

Report on Preliminary Site Investigation

Proposed Manufactured Home Estate

27-33 Metford Road, Tenambit NSW

Prepared for Regal Hunter Properties Pty Ltd

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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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Executive Summary

Douglas Partners Pty Ltd (Douglas) has been engaged by Regal Hunter Properties Pty Ltd to prepare this Preliminary Site Investigation (contamination) (PSI) undertaken for a Proposed Manufactured Home Estate for the site at 27-33 Metford Road, Tenambit NSW

The objective of the PSI is 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 regards to the proposed development. The scope of works for this assessment comprised a review of published information, site history review (historical aerial photos, historical title search, NSW EPA and council notifications, PFAS search), review of recently completed preliminary geotechnical investigation for the site, site walkover, preparation of a conceptual site model and preparation of this report.

The site history review suggested that the site was subject to grazing/farming from the 1920s (possible dairy farming) until about the late 1970s to 1980s. The public bar and restaurant was constructed adjacent to the site in the late 1970s or early 1980s. Residences within the site were constructed in the early 1990s.

The site condition at the time of the assessment (March 2024) indicated that the site generally comprised grassed cleared areas, with some structures (residences, sheds etc) with some localised fill observed.

The results of the assessment suggested that the potential sources of contamination at the site include fill use/placement, opportunistic dumping, former agricultural use, potential demolition of structures and storage and use of household quantities of chemicals, oils etc including vehicle and caravan storage and potential maintenance.

The potential for gross contamination at the site is considered to be low. The site is likely to be suitable for the proposed development subject to assessment of the potential contamination sources and contaminants of concern and subsequent remediation and/or management of contaminant impacts where identified.



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Report on Preliminary Site Investigation Proposed Manufactured Home Estate 27-33 Metford Road, Tenambit NSW

1. Introduction

Douglas Partners Pty Ltd (Douglas) has been engaged by Regal Hunter Properties Pty Ltd to prepare this Preliminary Site Investigation (contamination) (PSI) undertaken for a Proposed Manufactured Home Estate for the site at 27-33 Metford Road, Tenambit NSW (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken with reference Douglas' proposal 223276.00.P.001.Rev1 dated 17 January 2024.

The objective of the PSI is 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 regards to the proposed development. It is understood that the report will be used to support a development application for a proposed manufactured home estate.

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

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).

The proposed development comprises the construction of a manufactured home development with associated pavements, recreational areas (including indoor pool), landscaping and stormwater basins. Preliminary concept plans are provided in Appendix A (HDB Ref 22159 PC). It is understood that the development comprises demolition of existing structures, earthworks and construction of the manufactured home estate.

The PSI was conducted in conjunction with a concurrent preliminary geotechnical investigation at the site by Douglas.

2. Scope of Work

The scope of work for the assessment comprised the following:

- Review of available published information on the site, including geological, topographical, acid sulfate soil and soil landscape maps and registered groundwater bores;
- Brief review of available site history information, including a review of historical aerial photo records, council and EPA records, a historical titles search, third party business search;



- Brief review of subsurface conditions from the preliminary geotechnical investigation for the site, conducted concurrently with this assessment;
- Site inspection by a Douglas engineer to assess current site condition and identify areas of potential contamination;
- Preparation of a preliminary conceptual site model (CSM) as required by NEPC (2013); and
- Preparation of this PSI report presenting the results of the assessment, including requirements for additional assessment, remediation and/or management.

3. Site Information

Site address	27-33 Metford Road, Tenambit NSW		
Legal description	Lots 7 and 8 DP810442 and part Lot 11 DP597659		
Approximate area	5.5 ha		
Zoning	Zone RU2 Rural Landscape		
Local council area	Maitland City Council		
Current use	Rural Residential / vacant		
Surrounding uses	North – Commercial (bar and restaurant) / vacant and manufactured home estate		
	East – Morpeth Wastewater Treatment Works (WWTW) / vacant		
	South – rural residential		
	West –residential / Morpeth Road		





Figure 1: Site boundary (in yellow)

4. Environmental Setting

4.1 Topography

The general topography of Tenambit is undulating, with localised ridges and some gullies, with a maximum elevation of approximately RL54 (AHD) and minimum elevation of approximately RL2.

The site generally falls to the east to south-east, with the northern section of the site sloping more directly east. Elevation ranges from approximately RL25 at the western site boundary and RL6 to RL8 in the south eastern and eastern parts of the site.

4.2 Soil Landscape

Published mapping indicates that the site is underlain by the residual Beresfield soil landscape. The Beresfield soil landscape comprises undulating low hills and rises on Permian sediments in the East Maitland Hills region..



Limitations of these soils include localised shallow soils, localised steep slopes, localised rock outcrop hazard, high foundation hazard, water erosion hazard, seasonal waterlogging and high run-on localised lower slopes, widespread recharge zone, highly acid soils of low fertility and localised salinity hazard, it is further noted that while the site is not within a proclaimed mine subsidence district, parts of Tenambit have been subject to coal mining in the past.

4.3 Site Geology

Published mapping indicates that the site is underlain by the Permian period Tomago Coal Measures, generally comprising very fine to medium-grained grey lithic sandstone, sporadically interbedded with laminated to carbonaceous shale and mudstone, siltstone, coal with sporadic interbeds of carbonaceous shale, claystone, sideritic bands, rare pebble paraconglomerate.

Quaternary alluvium is mapped approximately 70 m south-east of the site.

Published acid sulfate soils (ASS) risk mapping indicates that the site is outside a mapped ASS risk area. It is noted, however, that an area mapped as a high probability of ASS occurring within 1 m of the ground surface, is located approximately 85 m south east of the site.



Figure 2: Acid sulfate soil mapping with approximate site location based on published 1:25,000 Acid Sulfate Soil Risk Mapping

4.4 Surface Water and Groundwater

Ponds associated with the adjacent wastewater treatment works are located between approximately 90 m and 170 m east of the eastern site boundary. The closest water body to the site are the ponds south of the Morpeth WWTW. An unnamed low-lying area/water body associated with Four Mile Creek is located approximately 230 m south-east of the site. Four Mile Creek flows through this water body which feeds into the Hunter River. This would be considered as the closest sensitive receptor.



A search of the publicly available registered groundwater bore database indicated that there are two registered groundwater bores within 1 km of the site. These groundwater bores are approximately 700 m and 800 m to the north-east of the site (i.e. within Morpeth WWTW) and have no recorded standing groundwater level. The wells were installed in 2014 to 6 m and 9 m with 'monitoring bore' listed as the intended use. Subsurface conditions in the boreholes generally comprised upper fill/topsoil underlain by clay and relatively shallow rock. To water bearing zones were noted on the well license information.

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 south-east towards Four Mile Creek and the associated unnamed water body to the south-east of the site.

5. Site History

5.1 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.



Table 1: Summary of historical aerial photographs

Year		Site		Surrounding land use
		Site appeared largely vacant;	•	Circular tanks (i.e. Infrastructure possibly associated with the Morpeth WWTW) were present to the north east with one accompanying pond;
	•	No visible surface water bodies; The site was mostly grassland with sparse mature trees, particularly in the south western portion;	•	Majority of the land to the east of the site appeared to be vacant cleared grassland with sparse mature trees and possible low-lying/water inundated areas further east;
1954 (B&W)	•	Unsealed track evident in southern portion Lot 7.	•	Metford road was present immediately to the west of the site, with the majority of the land appearing largely cleared and vacant. Cultivated paddocks were observed to the south west ([possible agriculture use) and some possible rural residential use (houses/sheds/vehicle or machinery evident;
			•	Property to the north of the site appeared to be vacant, with two to three small dams that remain until present day. An unsealed track ran through the property and into the southern portion of the site (Lot 7);
			•	Scattered mature trees and possible small structures were present to the south of the site.
1966 (B&W)		Site remained similar to the 1954 aerial photograph; Possible small structures (sheds?) in the south-	•	Most of the surrounding land use appears similar to 1954 aerial photograph;
		eastern portion of the site;	•	Some additional small structures (possible residential) to the south west;
		A possible trench alignment is evident in the southern portion of the site which appears to extend from the WWTW to the north, immediately south of the unsealed track.	•	A possible trench is evident to the north of the site running in straight section to the WWTW.
1977 (Colour)		Most of the site remained similar to previous photographs;	•	Additional ponds associated with the WWTW now appear east of the site;
		Disturbed ground is evident in the southern portion of Lot 7, in the vicinity of current services easements.	•	A dam was present in the north-western corner of Lot 11 (i.e. in the vicinity of the current hotel (The Regal Inn) car park
	The disturbed ground extends into properties north and south of the site and appears approximately between the RL 10 and RL12 contours.	•	Properties to the north and south of the site also appeared similar to previous photographs	
		between the RE 10 and RE12 contours.	•	additional residential development to the west and south west
1984 (B&W)	•	The site appears similar to previous photographs.	•	A building (possible commercial structure – likely initial Regal Inn) appeared in the northern corner of the Lot 11, with an accompanying smaller structure (possible residence) to the east. Possible pavement is also now present over part of this Lot;
			•	A track (horse racing?) is present to the north of the site and north west of the WWTW;
			•	The WWTW has expanded with new settling ponds constructed south-west of the treatment plant;
			•	A cemetery is present north of the horse racing track and WWTW;
			•	Residential housing density to the west has increased,;
		•	A small dam appeared immediately north of the eastern portion of the site.	
1993	•	A residential structure is present in the south western	•	Possible acreage residential properties south of the site;
(Colour)		portion of the site (Lot 8); Possible smaller structure(s) (sheds) in the south	•	The rest of the surrounding land appears similar to previous photographs.
		central portion of the site now present; South-eastern portion of the site appeared to possibly have been used for agricultural purposes (i.e. possible fencing, slashing;		
		An unsealed track with possible gravel fill is situated adjacent the southern site boundary providing access to Lot 7 and the residence on Lot 8;		
	•	Disturbed ground is evident in the southern portion of Lot 7 (similar to previous).		
1998 (Colour)	•	An additional residential structure is present in the central portion of the site (western side of Lot 7). A	•	Additional residential structures, as well as possibly sheds / garages are now present in the properties to the south of the site;
(Low Res)		smaller structure (possible shed / garage) is evident to the south of this amongst trees;	•	The rest of the remaining land remains similar to previous photographs.
		Another structure (possible shed) is present in the eastern portion of Lot 8 east of the residence;	•	Pavement is visible to the north-west of the site (i.e. associated with commercial structure)
		Some access tracks/cleared areas are present in the south-eastern portion of the site (Lot 7) in rectangular		



Year	Site	Surrounding land use
	shapes (possible fenced paddocks for horses / livestock);	
	A dark area (possible dam) is situated south of the hotel	
	The rest of the site remains similar to previous photographs.	
	•	•
(Colour)	• Similar to previous photograph. Some smaller structures around the agricultural use area. (i.e. small shed in the southern portion of Lot 7);	Possible vehicle storage in the property to the south of the site.
	 Possible creek / drain now evident south-west of hotel near boundary of Lot 8 and Lot 11. Green grass is evident downgradient of this and the dam situated immediately east of Lot 7 (area likely in low rainfall period at time). 	
2007 (Colour)	Similar to previous photographs (although clearer image);	A Horse training/race track is now evident around the two dams north of the site. The track appears to have recently been constructed (edges
	Possible fill stockpiles in the eastern portion of Lot 11;	bare) and the track potentially constructed from imported soil);
	 A drain is evident through the southern portion of Lot 11, directing water to the dam immediately east of Lot 7; 	 The WWTW has undergone modifications to the treatment plant; Additional structures now present on the property to the south of the site.
	A shed and possible water tank is situated north of the residence in Lot 8. The lot have several internal paddocks separated via fencing (likely horse/livestock paddocks);	
	The shed south of the residence on Lot 7 has stockpiled parts, machinery or rubbish to the south of it and bare ground (possible fill on the northern side for access;	
	Shed/stables are evidence adjacent rectangular paddocks to the south east of this shed;	
2012	 Possible minor earthworks and/or fill placement may 	Similar to previous photographs;
(Colour)	have occurred to the east of the Regal Inn main	 The car park accompanying the Regal Inn appears to have been
	structure (i.e. in the eastern portion of the site).	refurbished, as well as a refurbished roof on the commercial structure;
2015 (Colour)	The eastern portion of Lot 11 contains numerous stockpiles of soil, vegetation and possible demolition waste (including rectangular light grey objects)	A playground has been constructed to the south of the hotel within Lot 11. Fencing has been erected around the Lott 11 boundaries and internally separating the hotel from the eastern paddock;
	(possible concrete pieces));	Similar to previous photographs.
	 Lot 8 comprises large areas of bare ground, however, they may be associated with horses rather than imported fill 	
2020	Similar to previous photograph.	the area to the north-north-east of the site (i.e. dams and track)
(colour)	• Stockpiled materials within the eastern portion of Lot 11 are not longer obvious (potentially overgrown by grass/shrubs or removed from site);	appears to have been subject to earthworks (i.e. removal of track and construction of a basin). Small structures are present on the north-north-east of the site (i.e. possible current manufactured home estate);
	Light grey soil (possible fill) evident in the central portion of Lot 8, north of the residence;	remainder of surrounding areas are similar to previous photograph.
	A stockpile of material (possible soil/vegetation waste is evident to the west of this area in the same paddock;	
	Several caravans are present within Lot 7 south of the shed;	
	A stockpile of material (possible waste or vegetation) is present at the northern end of the row of trees within the central portion of Lot 7	
2023 (Colour)	 Previously placed fill in the central-western portion of Lot 11 (i.e. north of the drain) appears to have been regraded; 	similar to previous photograph
	Green grass evident either side of the possible service alignment in southern portion Lot 7.	



5.2 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 3.



Table 2: Historical title deeds, Lot 11 D.P. 597659, 33 Metford Road Tenambit

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred land use
10.10.1921 (1921 to 1926)	Alexander Leonard (Dairyman)	agriculture
03.03.1926 (1926 to 1926)	Agnes Maud Leonard (Widow) Stella Elixabeth Compton (Married Woman)	agriculture
03.03.1926 (1926 to 1952)	William Murphy (Freeholder)	agriculture
12.07.1952 (1952 to 1958)	Aileen Mary Timbs (Married Woman)	agriculture
25.07.1958 (1958 to 1966)	Thomas Lawrence James Ashcroft (Farmer)	agriculture
23.02.1966 (1966 to 1972)	David Michell (Farmer) John David Mitchell (Farmer)	agriculture
03.02.1972 (1972 to 1978)	John Roland Bannister (Labourer) Thelma Ettie Bannister (Married Woman)	agriculture
13.11.1978 (1978 to 1982)	Centaur Properties Limited	Property development
03.02.1982 (1982 to 1987)	Niami Pty. Limited	Unknown/public bar
23.07.1987 (1987 to 1988)	Big T. Marine & Cycle Pty. Limited	Unknown? Public bar
30.11.1988 (1988 to 1990)	F.R. Fray Pty. Limited	unknown/ public bar
15.01.1990 (1990 to 1993)	Lyntiv Holdings Pty Limited (In Liquidation)	unknown/ public bar
12.05.1993 (1993 to 1997)	Vadejil Pty Limited	Construction?, Public bar
25.09.1997 (1997 to 2003)	Cevit Pty Limited	accommodation and food services, public bar
05.05.2003 (2003 to 2019)	Hotels Regal Pty Limited	accommodation and food services, public bar
29.07.2019 (2019 to Date)	# Regal Hunter Properties Pty Ltd	accommodation and food services, public bar

Notes to Table 2: Leases Nil, Easements: - 01.08.1978 (D.P. 597659): Easement to drain water affecting the part(s) shown so burdened in the title diagram.



Table 3: Historical title deeds Lot 7 DP810442, 27 Metford Road Tenambit

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred land use
04.04.1927 (1927 to 1942)	Agnes Maud Leonard (Widow) Stella Elizabeth Compton (Married Woman)	agriculture
08.06.1942 (1942 to 1944)	Stella Elizabeth Compton (Married Woman) (Notice of Death)	agriculture
15.02.1944 (1944 to 1952)	William John Murphy (Retired Fairy Farmer)	agriculture
12.07.1952 (1952 to 1966)	Aileen Mary Timbs (Married Woman) (Section 94 Application not investigated)	agriculture
03.05.1966 (1966 to 1989)	John William Suters (Farmer)	agriculture
16.10.1989 (1989 to 1991)	Stannic Securities Pty. Limited	Securities, financial (residential?)
23.07.1991 (1991 to 2001)	Stanley Ronald Pilley Helen Marie Pilley	Residential
04.09.2001 (2001 to 2023)	Rodney William Wooding Claire Norma Wooding	Residential
27.10.2023 (2023 to Date)	# Regal Hunter Properties Pty Ltd	Residential

Notes to Table: Leases: - NIL

Easements: -

19.04.1942 (D44605): Easement for sewerage pipelines 2.4154 wide. 01.05.1970 (L903428): Easement for water pipe line 3.05 wide. 07.06.1991 (D.P. 810442): Easement for services 3.5 wide.

07.06.1991 (D.P. 810442): Easement for right of way 3.5.

The titles note the presence of easements for a sewer pipeline and a water pipeline in the south-eastern portion of Lot 7, as shown in Figure below.



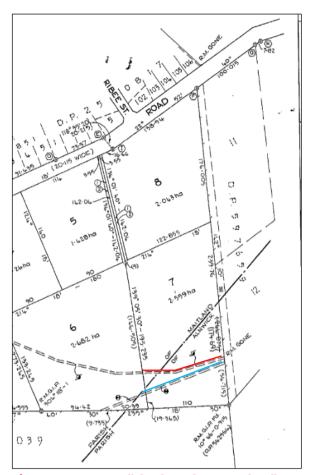


Figure 3: Water (blue) and sewer (red) easements in Lot 7



Table 4: Historical title deeds Lot 8 DP810442, 29 Metford Road Tenambit

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Inferred land use
04.04.1927 (1927 to 1942)	Agnes Maud Leonard (Widow) Stella Elizabeth Compton (Married Woman)	agricultural
08.06.1942 (1942 to 1944)	Stella Elizabeth Compton (Married Woman) (Notice of Death)	agricultural
15.02.1944 (1944 to 1952)	William John Murphy (Retired Fairy Farmer)	agricultural
12.07.1952 (1952 to 1966)	Aileen Mary Timbs (Married Woman) (Section 94 Application not investigated)	agricultural
03.05.1966 (1966 to 1989)	John William Suters (Farmer)	agricultural
16.10.1989 (1989 to 1992)	Stannic Securities Pty. Limited	Securities, financial (residential?)
13.07.1992 (1992 to 2022)	Michael Joseph Huckerby Helen Josephine Huckerby	Residential
29.06.2022 (2022 to 2022)	Helen Josephine Huckerby (Notice of Death)	Residential
14.10.2022 (2022 to Date)	# Regal Hunter Properties Pty Ltd	, residential

Notes to Table: Leases: - NIL Easements: - NIL



5.3 Public registers and planning records

EPA Notices available under Section 58 of the Contaminated Land Management Act (CLM Act)	There were no records of notices for the site or adjacent sites.
Database searched 13/02/2024	
Sites notified to EPA under Section 60 of the CLM Act	The site and adjacent sites were not listed as a notified contaminated site.
Database searched 13/02/2024	
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)	There were no records issued to the site or adjacent sites. The closet records are issued to Hunter Water Corporation for the Morpeth WTWW at Butcher Lane, Morpeth. There are multiple license variations listed, as well as a licence issued on 7 March 2001 for an off-street tank, which was surrendered on 11 September 2003.
Database searched 13/02/2024	
PFAS Investigation Sites listed on the EPA website	The site was not listed or adjacent to a site listed under: NSW EPA PFAS Investigation Program; Defence PFAS Investigation Program; Defence PFAS Management Program; Airservices Australia National PFAS Management Program The nearest listed site is Our Lady of Lourdes primary school in Tarro, located about 8.6 km south-east of the site.
SafeWork NSW	SafeWork NSW records not searched for this investigation. Based on the site history information, the site is considered to have a low risk of Dangerous Goods storage.
Planning Certificate(s)	Section 10.7 (2 and 5) Planning certificates for the site indicated the following: • There are no notices for the site under the Contaminated Land Management Act • The site is not within a mine subsidence district



No other matters regarding contamination were noted in the certificates Council Records One relevant council application was available for the lots comprising the site: **Application Application Description Type Date** ID 27 Metford Road, Tenambit (Lot 7 DP 810442) Dual Development DA/2022/690 27/06/2022 Occupancy Plan (Detached) 27 Metford Road, Tenambit (Lot 7 DP 810442) Temporary DA/2021/360 use of land 33 Metford Development (Markets), 25/6/2021 application Road Approved Tenambit

5.4 Historical Business Directory Search

A search of historical businesses for the area was conducted for Douglas by Land Insight. The results of the search are provided in Table 5.



Table 5: Historical Business Search Results

YEAR	Activity	Name	Address	Distance from site (m)	Direction
1990	Radio Communication Equipment &/or Service	J. Telectronic Services	73 Robert Street, Tenambit, NSW	441.7	South- west
1990	Television Receivers- Repairs & Service	J. Telectronic Services	73 Robert Street, Tenambit, NSW	441.7	South- west
1990	Video Equipment- Retail &/or Service	J. Telectronic Services	73 Robert Street, Tenambit, NSW	441.7	South- west
2005	Wedding Cars; Horse Drawn Vehicles	Horse & Carriage Weddings	17 Metford Rd, TENAMBIT, NSW, 2323	282.9	South- west
2005	Blinds	Ultimate Window Coverings	25 Stanton Drv, MORPETH, NSW, 2321	342.6	North- west
2005	Bricklayers	R J Irvine Bricklaying	83 Robert St, TENAMBIT, NSW, 2323	375.0	South- west
2005	Bricklayers	Irvine Ray	83 Robert St, TENAMBIT, NSW, 2323	375.0	South- west
2010	Bakeries	Andaba Cakes & Pastries	6 Crawford Ave TENAMBIT 2323 NSW	469.2	West
2015	Carriers - Car Transportation	Motow Motorcycle Transport	22 Ronald Street Tenambit NSW 2323	207.6	West

5.5 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.

5.6 Summary of site history

The site history suggests that the site was generally used for agricultural purposes, possibly until the 1980s. Subsequent development included the construction of a commercial structure (current hotel) in the northern portion of Lot 11, immediately adjacent to the site, in the in the early 1980s, followed by residential dwelling construction in the south-west and central portions of the site (Lots 7 and 8) in the early 1990s. Other signs of development on the site comprise small structures (sheds) on Lots 7 and 8, and some disturbance associated with possible service installation on Lot 7 (i.e. possible sewer and water services), some minor fill placement and stockpiles within the lots, some minor agricultural use and minor vehicle/caravan storage. A search of historical businesses in the area suggests that the potential for gross contamination on the site from surrounding land uses is low.

6. Site Walkover

6.1 **General**

A site walkover was undertaken by a senior environmental engineer from Douglas on 6 March 2024. The general site topography was consistent with that described in Section 4.1.

6.2 Lot 8, DP 810442

The following key site features pertinent to the PSI for the above lot were observed (refer to photographs in Appendix E).

- Existing residential structure in the southern portion of the lot (Figure E1)), which appeared to be of brick and tile construction;
- Sheet metal shed and localised exotic vegetation and possible minor fill in the southern corner of Lot 8 (Figure E2);
- Dumped cement sheeting, timber, metal, rubbish, gas cylinder and car batteries in the southern portion of Lot 8 (Figure E3);
- Localised fill platform in the southern portion of Lot 8 (Figure E4), with silty/clayey sand at the surface;
- Localised fill associated with cut/fill on the residence and associated concrete block retaining wall approximately 0.5 m high in the southern portion of Lot 8 (Figure E5). Grass cover prevent inspection of fill materials;
- Shed/shade structure of timber and sheet metal construction along with plastic water tank and exotic vegetation in the central portion of Lot 8 (Figure E6);



- Dumped stockpile of concrete and ceramic tile fragments in the central portion of Lot 8 (Figure E7);
- Vacant areas in the eastern, central and northern/north-western portions of Lot 8 (Figure E8, E9 and E10);
- Vehicle wheels in the eastern portion of Lot 8 (Figure E11).

6.3 **Part Lot 11 DP 597659**

The following key site features pertinent to the PSI for the above lot were observed (refer to photographs in Appendix E).

- Localised fill placement (concrete barriers and asphalt) in the central-southern portion of Lot 11 (Figure E12);
- Fill placement (possible driveway/access) along the southern boundary of Lot 11 (Figure E13);
- Vacant grassed area and possible fill placement (suggested by some localised hummocky ground surface) across the eastern portion of Lot 11 (Figure E14);
- Drainage channel adjacent to the southern boundary of Lot 11 (Figure E15);
- Localised dumped vegetation off-cuts and possible minor fill placement in the south-eastern corner of Lot 11 (Figure E16).

Note: Thick vegetation cover prevented inspection of fill materials.

6.4 **Lot 7 DP 810442**

The following key site features pertinent to the PSI for the above lot were observed (refer to photographs in Appendix E).

- Grassed and vegetated garden areas in the western and north-western portions of Lot 7 (Figure E17, E18);
- Imported quarry material used as driveway and site access in the western portion of Lot 7 (Figure E19):
- Sheet metal shed and awning, vehicle and trailer storage and small quantity of motor oil storage over unsealed gravel driveway in the south-western portion of Lot 7 (Figure E20 and E21);
- Dumped timber, metal, concrete and brick in the south-western portion of Lot 7 (Figures 22 and 23);
- Placed fill platform in the southern portion of Lot 7. The fill comprised crushed concrete, brick and tile at the surface (Figure E24);
- Vacant sheet metal shed and sheet metal car part/shade structure (no slab) in the southern portion of Lot 7 (Figure E25);
- Grassed paddock areas, including fenced areas, in the south-eastern portion of Lot 7 (Figure E26);
- Approximate alignment of sewer and/or water service in the south-eastern portion of Lot 7 (Figure E27). At the time of inspection, recent localised excavation had occurred in the vicinity of the alignment (i.e. possible positive identification and location survey);



• Dumped vegetation and cardboard in the south-eastern portion of Lot 7 (Figure E28).

6.5 Discussions with Site Personnel

Brief discussions were held with staff from the current resident of the dwelling in Lot 7. The resident had lived at the property for a few months and as such could not provide information on the historical land uses at the site. The resident did indicate that recent works had been conducted to locate a water pipe that ran from the adjacent wastewater treatment works to the East Maitland Golf Club, located approximately 1 km south-south-west of the site.

Subsequent discussions between Douglas and golf club staff indicated that there was a water pipeline, installed decades ago, that ran from the WWTW to a dam within the golf club site. It is understood that the pipeline was currently in use and will continue to be used in the future. Recent nearby road works had uncovered/damaged the pipeline. As a result, the golf club was undertaking location and survey works to positively locate the water pipeline. Information provided by the golf club indicated that the installed pipeline was of asbestos construction.

No information was available at the time of inspection regarding the current or previous site uses for Lot 7.

7. Subsurface Conditions

Preliminary subsurface investigation was conducted as part of a concurrent geotechnical investigation conducted by Douglas at the site (Douglas, 2024).

The field work for subsurface investigation comprised:

- Eight test pits excavated using a 5 t excavator. The pits were generally excavated to a target depth of 2 m to 2.5 m, or prior refusal;
- Regular collection of samples for identification and geotechnical testing purposes;
- Pocket penetrometer tests performed at selected depths and locations;
- Collection of two surface water samples to the south-east of the site and one surface water sample at the location of Pit 8 for field screening.

In summary, the subsurface conditions at the site comprised silty sand topsoil and upper silty sand, underlain by very stiff to hard clay (likely residual clay), which graded to weathered rock with depth. Surficial topsoil was encountered at most locations. Test pit logs are presented in Appendix F.

There were no observations of gross contamination (visual or olfactory indicators) in soils at the test pit locations.

Fill was encountered in Pit 104 (fill pad), generally comprising silty sand with intermixed crushed brick, tile and glass.



It is noted that the test pit locations were selected to assess the general geotechnical conditions within the site, and to assess the soil properties for basin construction in the south-eastern portion of the site. Targeted assessment for contamination was not conducted as part of this investigation.

As part of the field work, field screening / sieving of bulk soil samples (10 L) was conducted on one fill sample, from the filling in Pit 104, located in the south-eastern portion of the site (ie to assess for the presence of ACM with reference to the relevant guidelines (WA DoH, 2021) and (NEPC, 2013).

Potential ACM (fibro cement sheeting fragments) was not observed within the excavated fill or in the 10 L sample.

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).

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (CoPC) have been identified and summarised in Table 5.

Table 6: Summary of potential sources

Potential sources and associated CoPC

On site sources

S1: Fill: Associated with levelling for structures, importation for building pads, construction of pavements, driveways and site access, construction of landscaped areas

CoPC include metals, PFAS, TRH, BTEX, PAH, PCB, OCP, and asbestos

S2: Opportunistic fill dumping and placement, including fill and pavement material waste in Lot 11, and dumping of rubbish, metals, cement sheeting, timber etc in Lot 8

CoPC include metals, PFAS, TRH, BTEX, PAH, PCB, OCP, and asbestos

S3: Agricultural land use, including grazing, chemical storage and use, waste disposal,

CoPC include TRH, PAH, metals. OCP, OPP, asbestos

S4: Household chemical and oil storage and use, and vehicle and caravan storage and potential maintenance

CoPC include TRH, BTEX, PAH, VOC, metals

S5: Former structures, including possible demolition

COPC include metals, PCB, asbestos and possibly hydrocarbons (TRH, BTEX, PAH) subject to use

S6: Recycled water pipeline (asbestos construction)

COPC include asbestos



The following potential human and environmental receptors, along with relevant potential pathways, have been identified and summarised in Table 7.

Table 7: Summary of potential receptors and pathways

Potential human receptors

HR1: Current users [residential, site workers]

HR2: Construction and maintenance workers

HR3: End users [residential]

HR4: Adjacent site users [residential, commercial]

Potential environmental receptors

ER1: Surface water [Four Mile Creek, adjacent wastewater treatment works]

ER2: Groundwater

ER3: Terrestrial ecosystems

Potential pathways to human receptors

HP1: Ingestion and dermal contact

HP2: Inhalation of dust and/or vapours

Potential pathways to environmental receptors

EP1: Surface water run-off

EP2: Leaching of contaminants and vertical migration into groundwater

EP3: Lateral migration of groundwater providing base flow to water bodies

EP4: 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 S3) and receptors are provided in below Table 8.



Table 8: Summary of potentially complete exposure pathways

Source and CoPC	Exposure pathway	Receptor	Risk management action
S1: Fill: Associated with levelling for structures, importation for building pads, construction of pavements, driveways and site access, construction of	HP1: Ingestion and dermal contact HP2: Inhalation of dust and/or vapours	HR1: Current users [residential, site workers] HR2: Construction and maintenance workers HR3: End users [residential]	
landscaped areas: metals, PFAS, TRH, BTEX, PAH,	HP2: Inhalation of dust and/or vapours	HR4: Adjacent site users [residential, commercial]	An intrusive investigation is
PCB, OCP and asbestos S2: Opportunistic fill placement and dumping: metals, PFAS, TRH, BTEX, PAH, PCB, OCP and	EP1: Surface water run-off EP3: Lateral migration of groundwater providing base flow to water bodies	ER1: Surface water	recommended to assess possible contamination including testing
asbestos S3: Agricultural land use, including grazing, chemical storage and use,	EP2: Leaching of contaminants and vertical migration into groundwater	ER2: Groundwater	of the soils. If the recycled water pipeline is to be removed or disturbed, the
waste disposal, former structures (including demolition): TRH, PAH, metals. OCP, OPP, asbestos			process should be undertaken by a licensed asbestos removalist and
S4: Household chemical and oil storage and use, and vehicle and caravan storage and possible maintenance: TRH, BTEX, VOC, PAH, metals	EP4: Inhalation, ingestion and absorption	ER3: Terrestrial ecosystems	the stripped surface soils validated with reference to a specific remediation
S5: Former structures, including possible demolition: metals, asbestos, PCB, synthetic mineral fibres S6: Recycled water pipeline: asbestos			action plan (RAP).

Due to the site layout, topography and upslope low density residential development, the potential for off-site sources of contamination which have the potentially to impact the site is considered to be low.



9. Conclusions and Recommendations

The objective of this 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 the proposed manufactured home estate development.

The assessment of site history suggests that the site was subject to grazing/agricultural development from at least the 1920s. Residential development on the site appeared to occur in the early 1990s. Development of the public bar and restaurant on the western portion of Lot 11 (i.e. immediately adjacent to the site) appeared to occur in the late 1970s or early 1980s, with further renovations occurring between 2007 and 2010. Since the 1990s, further development at the site appears to have been limited to the construction of minor structures (sheds etc) within the residential lots, and some possible minor fill placement on all lots.

Potential contamination sources at the site have been identified as fill placement (associated with building and pavement construction, building pads and landscaping), opportunistic fill placement/dumping, agricultural use and storage and use of minor quantities of oil and chemicals and vehicle/caravan storage, demolition of former structures and underground water pipeline (asbestos).

Based on the findings of this preliminary site investigation, the potential for gross contamination at the site is considered to be low. The site is likely to be suitable for the proposed development subject to assessment of the potential contamination sources and contaminants of concern and subsequent remediation and/or management of contaminant impacts where identified.

It is recommended that a detailed site investigation (DSI) including targeted and systematic soil sampling and contamination testing be conducted at the site to address the identified potential contamination sources, assess the contamination status of soils and confirm remediation requirements (if any). The DSI should include testing of localised fill, opportunistic dumping, and near-surface soils in former agricultural areas and localised chemical storage areas. The DSI should be undertaken with reference to a site-specific sampling, analysis and quality plan (SAQP) in accordance with NEPC (2013).

10. References

Douglas. (2024). Preliminary Geotechnical Investigation, Proposed Manufactured Home Estate, 27-31 Metford Road Tenambit, prepared for Regal Hunter Properties Pty Ltd. 225276.00: 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.

WA DoH. (2021). Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia. WA Department of Health.



11. Limitations

Douglas Partners (Douglas) has prepared this report for this project at 27-31 Metford Road Tenambit with reference to Douglas' proposal dated 17 January 2024 and acceptance received from Regal Hunter Properties Pty Ltd dated 6 February 2024. The work was carried out under Douglas' Engagement Terms. This report is provided for the exclusive use of Regal Hunter Properties Pty Ltd 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 Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after Douglas' field testing has been completed.

Douglas' advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. 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. Douglas 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 Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

Potential asbestos containing materials (ACM) have been observed on the surface of the site. Building demolition materials, such as concrete, brick and tile, were, also located in previous below-ground fill, and these are considered as indicative of the possible presence of hazardous building materials (HBM), including asbestos.



Although the sampling plan adopted for this investigation is considered appropriate to achieve the stated project objectives, there are necessarily parts of the site that have not been sampled and analysed. 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 or untested parts of the site, between and beyond sampling locations, and hence no warranty can be given that asbestos is not present.

Appendix A

Drawing 1 – Test Location Plan Drawing 2 – Site Features



nbit Site

SITE LOCATION

LEGEND

- # Test Pit Location
- Surface Water Monitoring Location
- Site Boundary

0 20 40 60 80 100 m

1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from "Metromap" dated 15.10.2023, drawing provided by HDB Town Planning and Design, Ref 22159(PC) Rev C dated 9.3.2023.

2. Test locations are approximate only and were located using existing site features.



CLIENT: Regal Hunter Properties			
OFFICE: Newcastle	DRAWN BY: PLH		
SCALE: 1:3000 @A3	DATE: 04.June.2024		

TITLE: Test Location Plan, Preliminary Geotechnical Investigation
Proposed Manufactured Home Estate

27-31 Metford Road, Tenambit, NSW



PROJECT:	225276.00
DRAWING I	No: 1
REVISION:	0





SITE LOCATION

LEGEND

- Test Pit Location
- Surface Water Monitoring Location
- Site Boundary
- - Approx Location of Water & Sewer Easement
- - Approx Location of Drainage Channel
- Approx Location of Dumped Fill
 - Approx Photo Location & Orientation

0 20 40 60 80 100 m

CLIENT: Regal Hunter Properties OFFICE: Newcastle DRAWN BY: PLH SCALE: 1:3000 @A3 DATE: 06.June.2024

1. Drawing projection in GDA2020 / MGA zone 56, adapted from aerial imagery from "Metromap" dated 15.10.2023, drawing provided by HDB Town Planning and Design, Ref 22159(PC) Rev C dated 9.3.2023.

Site Features, Preliminary Site Investigation (Contamination) Proposed Manufactured Home Estate 27-31 Metford Road, Tenambit, NSW



PROJECT:	225276.00
DRAWING I	No: 2
DRAWING I	No:

2. Test locations are approximate only and were located using existing site features.

Appendix B

About this report

About this Report



November 2023

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.

continued next page



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.

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Appendix C

Historical aerial photographs



FigureC1: 1954 historical aerial photograph, site in red



Figure C2:: 1966 historical aerial photograph, site in red



Figure C3: 1977 historical aerial photograph, site in red



Figure C4: 1984 historical aerial photograph, site in red



Figure C5: 1993 historical aerial photograph, site in red



Figure C6: 1998 historical aerial photograph, site in red



Figure C7: 2001 historical aerial photograph, site in red



Figure C8: 2007 historical aerial photograph, site in red



Figure C9: 2012 historical aerial photograph, site in red



Figure C10: 2015 historical aerial photograph, site in red



Figure C11: 2020 historical aerial photograph, site in red



Figure C12: 2023 historical aerial photograph, site in red

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: - 27, 29 & 33 Meford Road, Tenambit, NSW

Description: - Lot 11 D.P. 597659 & Lots 7 & 8 D.P. 810442

As regards to Lot 11 D.P. 597659: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
10.10.1921 (1921 to 1926)	Alexander Leonard (Dairyman)	Volume 3236 Folio 7
03.03.1926 (1926 to 1926)	Agnes Maud Leonard (Widow) Stella Elixabeth Compton (Married Woman) (Transmission Application not investigated)	Volume 3236 Folio 7
03.03.1926 (1926 to 1952)	William Murphy (Freeholder)	Volume 3236 Folio 7
12.07.1952 (1952 to 1958)	Aileen Mary Timbs (Married Woman) (Section 94 Application not investigated)	Volume 3236 Folio 7
25.07.1958 (1958 to 1966)	Thomas Lawrence James Ashcroft (Farmer)	Volume 3236 Folio 7
23.02.1966 (1966 to 1972)	David Michell (Farmer) John David Mitchell (Farmer)	Volume 3236 Folio 7 Now Volume 11380 Folio 41
03.02.1972 (1972 to 1978)	John Roland Bannister (Labourer) Thelma Ettie Bannister (Married Woman)	Volume 11380 Folio 41 Now Volume 13694 Folio 181
13.11.1978 (1978 to 1982)	Centaur Properties Limited	Volume 13694 Folio 181
03.02.1982 (1982 to 1987)	Niami Pty. Limited	Volume 13694 Folio 181
23.07.1987 (1987 to 1988)	Big T. Marine & Cycle Pty. Limited	Volume 13694 Folio 181 Now 11/597659
30.11.1988 (1988 to 1990)	F.R. Fray Pty. Limited	11/597659
15.01.1990 (1990 to 1993)	Lyntiv Holdings Pty Limited (In Liquidation)	11/597659
12.05.1993 (1993 to 1997)	Vadejil Pty Limited	11/597659
25.09.1997 (1997 to 2003)	Cevit Pty Limited	11/597659

Continued Over.

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au



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

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
05.05.2003 (2003 to 2019)	Hotels Regal Pty Limited	11/597659
29.07.2019 (2019 to Date)	# Regal Hunter Properties Pty Ltd	11/597659

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 01.08.1978 (D.P. 597659): Easement to drain water affecting the part(s) shown so burdened in the title diagram.

As regards to the whole of Lots 7 & 8 D.P. 810442: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.04.1927 (1927 to 1942)	Agnes Maud Leonard (Widow) Stella Elizabeth Compton (Married Woman)	Volume 3988 Folio 83
08.06.1942 (1942 to 1944)	Stella Elizabeth Compton (Married Woman) (Notice of Death)	Volume 3988 Folio 83
15.02.1944 (1944 to 1952)	William John Murphy (Retired Fairy Farmer)	Volume 3988 Folio 83
12.07.1952 (1952 to 1966)	Aileen Mary Timbs (Married Woman) (Section 94 Application not investigated)	Volume 3988 Folio 83
03.05.1966 (1966 to 1989)	John William Suters (Farmer)	Volume 3988 Folio 83 Now 1/179694

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au



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 to Lot 8 D.P. 810442: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
16.10.1989 (1989 to 1992)	Stannic Securities Pty. Limited	1/179694 Now 8/810442
13.07.1992 (1992 to 2022)	Michael Joseph Huckerby Helen Josephine Huckerby	8/810442
29.06.2022 (2022 to 2022)	Helen Josephine Huckerby (Notice of Death)	8/810442
14.10.2022 (2022 to Date)	# Regal Hunter Properties Pty Ltd	8/810442

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL

Continued as regards to Lot 7 D.P. 810442: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
16.10.1989 (1989 to 1991)	Stannic Securities Pty. Limited	1/179694 Now 7/810442
23.07.1991 (1991 to 2001)	Stanley Ronald Pilley Helen Marie Pilley	7/810442
04.09.2001 (2001 to 2023)	Rodney William Wooding Claire Norma Wooding	7/810442
27.10.2023 (2023 to Date)	# Regal Hunter Properties Pty Ltd	7/810442

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 19.04.1942 (D44605): Easement for sewerage pipelines 2.4154 wide.
- 01.05.1970 (L903428): Easement for water pipe line 3.05 wide.
- 07.06.1991 (D.P. 810442): Easement for services 3.5 wide.
- 07.06.1991 (D.P. 810442): Easement for right of way 3.5.

Yours Sincerely Taylor Wilson 21st February 2024

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au



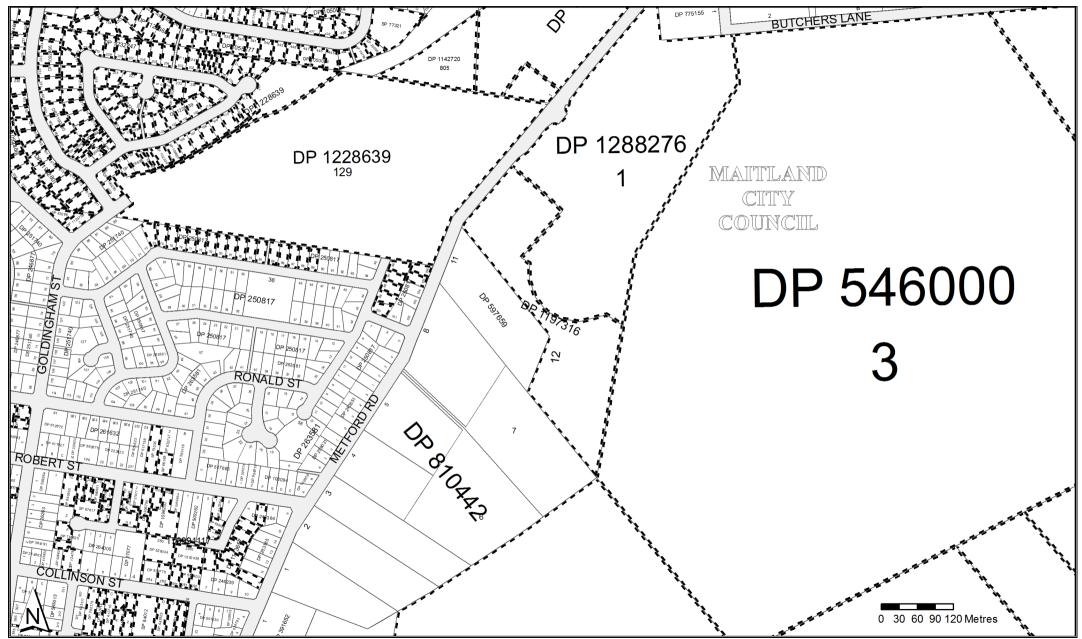
Cadastral Records Enquiry Report: Lot 12 DP 1197316

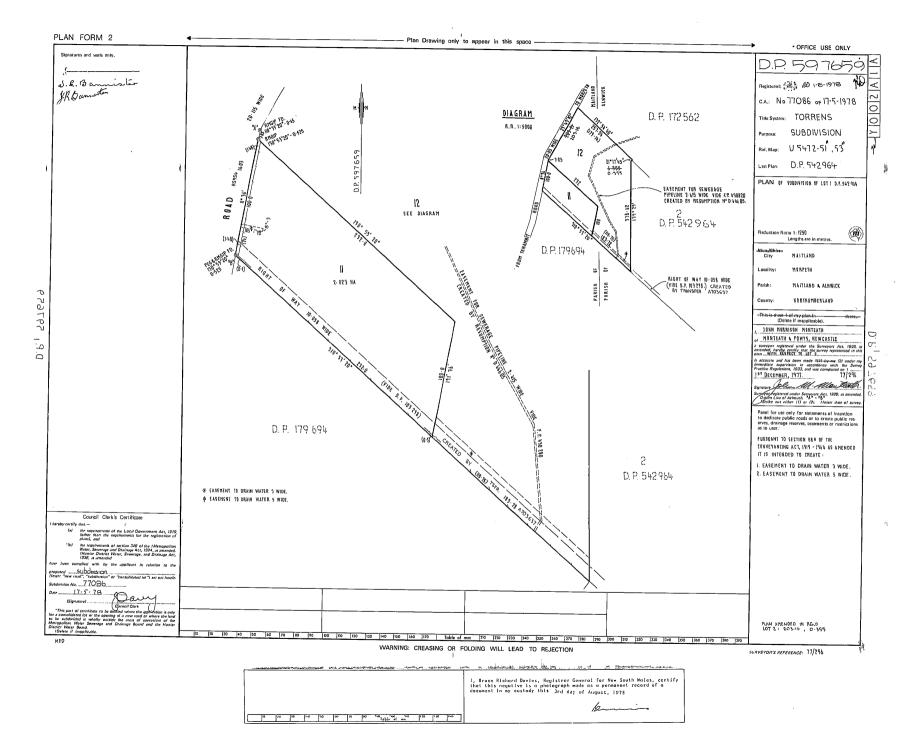
Parish: ALNWICK

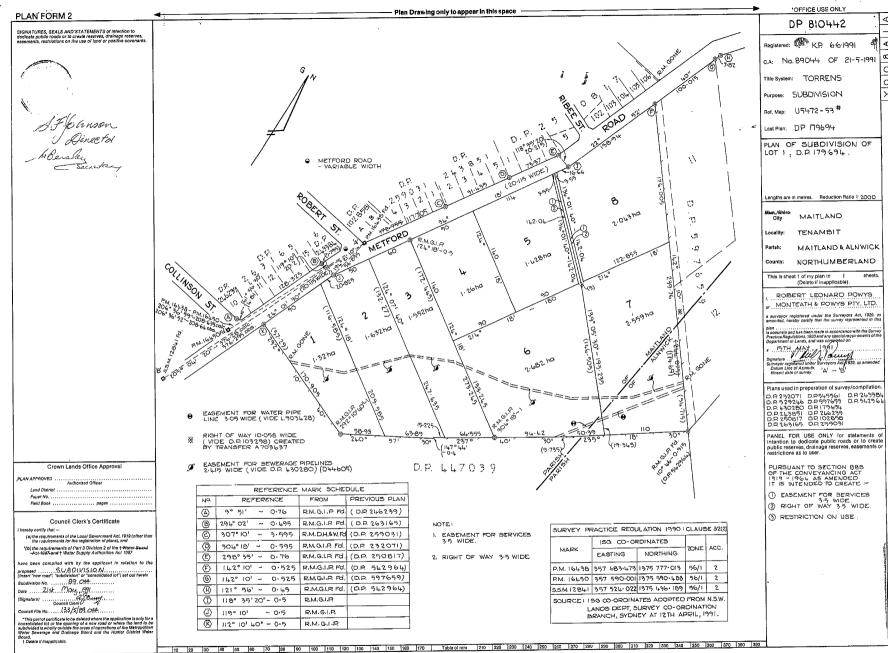
County: NORTHUMBERLAND

Ref: 27, 29 & 33 Metford Road, Tenambit

Locality : TENAMBIT Parish : Al
LGA : MAITLAND County : N







SURVEYOR'S REFERENCE: 89/200

M.P.D.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

10 20 30 40 50 60 70 Table of mm 110 120 130 140

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 7th June, 1991



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NEW SOUTH WALES Appln. No. 2373

Prior Title Vol. 3236 Fol. 7

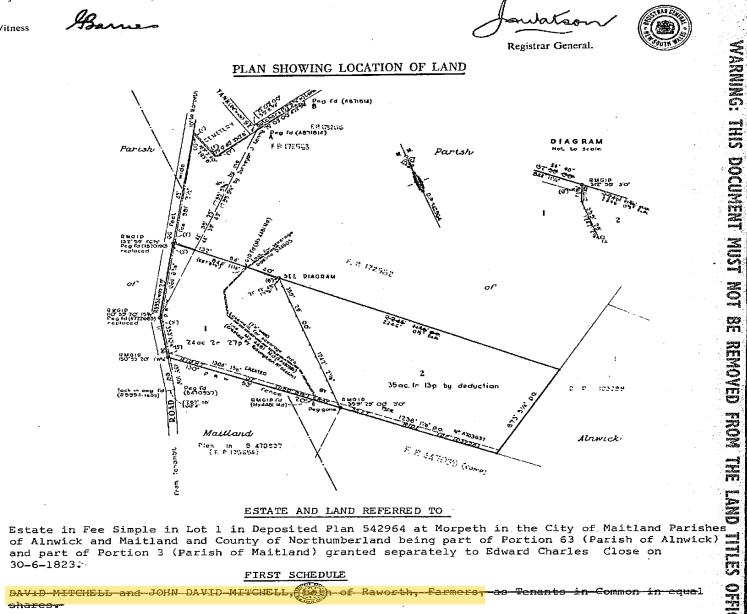


Edition issued 5-8-1970

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

Witness





SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
- 2. Right of Way created by Transfer No.A703637 affecting the piece of land shown as "Right of Way 33 ft. wide" in the plan hereon.
- Easement for sewerage pipe created by Resumption No.D44605 affecting the piece of land shown as "Easement for Sewerage pipe" in the plan hereon.
- Covenant created by Transfer No.H19294.

Registrar General.

<u>S</u>

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Vol.

(Page 2 of 2 pages)

INSTRUMENT NATURE NUMBER	i DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANC	ELLATION
		Interests created pursuant to Section 888 Conveyancing Act, 1919, by the registration of Depoches Fine 597659	1-8-1978			
			1-8.1718	Banan		
		This deed is cancelled as to WHOLE	-			
		New Certificates of Title have Issued on 12-9-1978 for lots in 2003/17/190 Plan No. 597659 as follows:	-			
		Loss 1/4 /2 Vol./3694 Fol./8/ 1/82 respectively.				
		- REGISTRAR GENERAL				
		The state of the s				

NEW SOUTH WALKS

Appln. No.2373

Prior Title Vol.11380 Fol.41



PROPERTY ACT, 1900

13694 Fol. 181

EDITION ISSUED

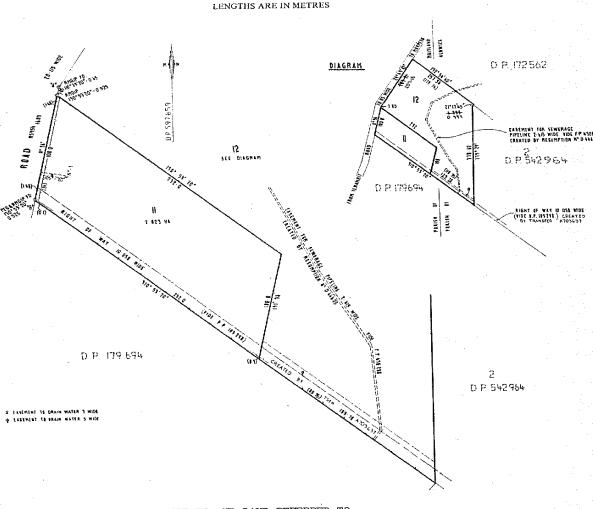
13 9 1978

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



Registrar General.





ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 11 in Deposited Plan 597659 at Morpeth in the City of Maitland Parish of Maitland and County of Northumberland being part of Portion 3 granted to Edward Charles Close on 30-6-1823.

FIRST SCHEDULE

JOHN ROLAND BANNISTER of Broadmeadow, Labourer and THEIMA ETTIE BANNISTER, his wife, as joint tenants.

SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Right of way affecting the part of the land above described shown so burdened in Deposited Plan 597659. RW(SB)2. A703637₽
 - CV 3. H19294 P Covenant.
- EW(S6)4. DP597659 P Easement to drain water affecting the part of the land above described shown so burdened in Deposited Plan 597659.
 - EW 25. DP597659P Easement to drain water appurtenant to the land above described.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

(Page 1) Vol.

FIRST SCHEDULE (continue	i)				
REGISTERED PROPRIETOR		INSTRUM NATURE	ENT NUMBER	REGISTERED	Signature of Registrar General
Centaur Properties Limited.	NA Z	Transfer	-0,946890	13-11-1978.	
Niami Pty. Limited by Transfer 5892828. Registered 3-2-1982					A TOWN
Beg T Monine and Cycle Pty himseted by Transon W979764	Registered	23-7-1987			(C)
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년 5	Centaur Properti	es Limited					1095	Transfer	-0946890	13-11-1978	Burn
4	Mini Din Tini	lad has Massa	TROPOSE CAR	egistered 3-2-1982			V. N. 2. 7		7,55,7	7	Bana
	B. T.M.		al Circle Pl	1	Transon Wa	1797KU D .	1	24 0 102	5		
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ſ					SECOND SCHEDU	ILF (continued)					
ł	INSTRUME	NT				, and the second second			Signature of		
F	NATURE	NUMBER			PARTICULARS .	***		REGISTERED	Registrar General	CANCE	ELLATION
1	Caveat	Q809894	by Centaur Pr	operties_Limited	en de l'employee de la company de la comp	- Control of the Cont		9-10-1978	be	Withdrawn	Q946889
-		- DQQ54QA	by Niemi Pty. L	imited-		150			4	Withdrawn	\$89282
Ŋſ	1NO 29765A.	Maslagia	1	- 0 k a k	·0 / / 0·	2	237	19-2-1980 15765		MINITEMII	309202
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1809894 PEXX , A (40789) 195198 Ptex 2





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/2/2024 3:55PM

FOLIO: 11/597659

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 13694 FOL 181

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/5/1988		AMENDMENT: PARISH-COUNTY	
14/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/11/1988	Y12439 Y12440 Y12441	DISCHARGE OF MORTGAGE DISCHARGE OF MORTGAGE TRANSFER	
30/11/1988	Y12442	MORTGAGE	EDITION 1
15/1/1990 15/1/1990	Y788575 Y788576	DISCHARGE OF MORTGAGE TRANSFER	
15/1/1990	Y788577	MORTGAGE	EDITION 2
22/10/1991	E3257	LEASE	EDITION 3
26/3/1992	E349511	MORTGAGE OF LEASE	EDITION 4
12/5/1993	I323422	DISCHARGE OF MORTGAGE	
12/5/1993		DISCHARGE OF MORTGAGE	
12/5/1993 12/5/1993	I323424 I323425	TRANSFER MORTGAGE	
12/5/1993	I323425 I323426	SURRENDER OF LEASE	EDITION 5
13/5/1993	1323427	LEASE	EDITION 6
17/6/1993	1415771	MORTGAGE OF LEASE	
2/11/1993	1762513	DISCHARGE OF MORTGAGE	
2/11/1993	1762514	TRANSFER OF LEASE	
2/11/1993	1762515	MORTGAGE OF LEASE	
9/3/1995	072666	DISCHARGE OF MORTGAGE	
9/3/1995	072667	TRANSFER OF LEASE	
9/3/1995	072668	MORTGAGE OF LEASE	
23/2/1996	0933529	REQUEST	EDITION 7

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/2/2024 3:55PM

FOLIO: 11/5	597659		PAGE	2
Recorded	Number	Type of Instrument	C.T. Issue	
8/7/1996 8/7/1996	2285505 2285506	DISCHARGE OF MORTGAGE MORTGAGE	EDITION 8	
31/10/1996	2577066	LEASE	EDITION 9	
25/9/1997 25/9/1997 25/9/1997	3427543	DISCHARGE OF MORTGAGE REQUEST TRANSFER		
25/9/1997		MORTGAGE	EDITION 10	
14/2/2000	6562406	DISCHARGE OF MORTGAGE	EDITION 11	
5/5/2003 5/5/2003	9577236 9577237	TRANSFER MORTGAGE	EDITION 12	
15/9/2010	AF677580	CANCELLATION OR EXTINGUISHMENT OF AN EASEMENT		
17/1/2011	AF901096	CANCELLATION OR EXTINGUISHMENT OF AN EASEMENT		
17/10/2015	AJ301565	REJECTED - LEASE		
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 13 CORD ISSUED	
29/7/2019 29/7/2019 29/7/2019		DISCHARGE OF MORTGAGE TRANSFER MORTGAGE	EDITION 14	
			CORD ISSUED	

*** END OF SEARCH ***

SW #	BI AMP DUTY	Minn Minn Minn Minn				Y015
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8. 8.	Torrens Title Reference	If Part Only, De	lete Whole and Give	Details .	\$42 Locati	inn.
DESCRIPTION OF LAND		W En Siny, Bo	WHOLE	Details		<u> </u>
Note (a)	Volume 13694 Folio 181				Parish of	Maitland Arthumberlan
18/11	IN FOLIO 11/597659	EØ .				
TRANSFEROR Note (6)	BIG T. MARINE & CYCLE PT	Y. LIMITED		_		:
다 연 ESTATE Note(단)	(the abovenamed TRANSFEROR) hereby acknowle and transfers an estate in fee simple in the land above described to the TRANSFEREE	edges receipt of the cons	sideration of \$ 468,	000.00		
TRANSFEREE Note (d)	F.R. FRAY PTY. LIMITED		-			OFFICE USE ONLY
TENANCY Note (e)	as joint tenante/tenants in common					<u>ت</u>
PRIOR ENCUMBRANCES	subject to the following PRIOR ENCUMBRANCES	1	••••			
Note (I)	DATE 30.9.86		3	······································	••••••••	****************
EXECUTION Note (g)	We hereby certify this dealing to be correct for the p THE COMMON SEAL OF BIG T.	MARINE & CYC coelly-known to me caffixed in t	LE) ()			
	Address and escupation of Witness	Ondw The Secre	tary	4	Monro Signature of Transference Director.	<u></u>
					DITECTOI.	
Note (g)	Signed in my presence by the transferee who is person	onally known to me				
Note (g)	Signed in my presence by the transferee who is personal signature of Witness	onally known to me	-		^	
Note (g)	Signed in my presence by the transferee who is person	onally known to me	- - 	<u> </u>	A founds signature of transcores G. FRAMPTO	on on Solicitor
TO BE COMPLETED BY LODGING PARTY	Signed in my presence by the transferee who is personal signature of Witness Name of Witness (BLOCK LETTERS) Address and occupation of Witness	onally known to me	ст отн		Signature of Transfered G. FRAMPTO OF DOCUMENTS	ozn iis Solie:(Ear
O BE COMPLETED LY LODGING PARTY Notes (In)	Signed in my presence by the transferee who is personal Marie of Witness Name of Witness (BLOCK LETTERS) Address and occupation of Witness LODGED BY National Mutual Revuit Savings B	onally known to me	ст отн			oza is solicitor n)
TO BE COMPLETED BY LODGING PARTY Notes (h)	Signed in my presence by the transferee who is personal signature of Witness Name of Witness (BLOCK LETTERS) Address and occupation of Witness Longed By National Mutual Royal Savings B Limited 74-80 George St., Parramatta	onally known to me	ст отн	ER Hørew		oza is solicitor n)
TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)	Signed in my presence by the transferee who is personal Mutual Royal Savings B	onally known to me	ст отн	ER Hørew	ith.	orn is solicited N
Note (g) TO BE COMPLETED BY LODGING PARTY Notes (h) and (i) DEFICE USE ONLY	Signed in my presence by the transferee who is personal signature of Witness Name of Witness (BLOCK LETTERS) Address and occupation of Witness Limited 74-80 George St., Parramatta D.X. 8234 Parramatta Phone 635 3888	onally known to me	CT OTH	ER Herew In L.T.	ith.	ozn is Solie:(Ex

	RP13	TRAN	SFFR MINIMUM MANAGER 1
		Real Propert	
	CONTRACTOR OF THE PARTY OF THE	(a) (a)	Office of State Revenue use only CEPICE OF STATE REVENUE N13 ETRAP DUTY 1982/93
(A)	LAND TRANSFERRED	Folio Identifi	er 11/597659
,	Show no more than 20 References to Title. If appropriate, specify the share transferred.		
(B)	LODGED BY	38W	rame, Address or DX and TelephoheRALPH & CO LEVEL 19, M.L.C CENTRE MARTIN PLACE, SYDNEY DX 347 SYDNEY FAX: 233 8645 PH: 233 8088 38W UA SUU Leference (max. 15 characters):
(C)	TRANSFEROR	A.C.N. 002.941	SS PTY LIMITED (In Liquidation)
(D) (E)	and as regards the land specified at	pove transfers to the tr	DRED & TWENTY THOUSAND DOLLARS ansferee an estate in fee simple
(F)			A.C.N. 010 220 783
(G)		as	joint tenants/tenants in common
(H)	We certify this dealing correct for Property Act, 1900	the purposes of the Re	pal DATE OF EXECUTION
	Signed in my presence by the trans known to me	sferor who is personall	
	The	dew J.P.	(IN LIQUIDATION) [A.C.N.002 941 8 by its Liquidator WILLIAM EDWARD
	Signature of Witness NOWAN AN		ANDREW & Gudner
	Name of Witness (BLOCK LET		OFFICIAL LIQUID ATOR, Signature of Transferor
	Name of Witness (BLOCK LET	TTERS) TO TER	OFFICIAL LIQUIDATOR
	Name of Witness (BLOCK LET Address of Witness	TTERS) TO THE TOTAL STATE STAT	OFFICIAL HIAVID ATOR, Signature of Transferor
	Name of Witness (BLOCK LET Address of Witness Signed in my presence by the trans	sferee who is personal	OFFICIAL HIAVID ATOR, Signature of Transferor
	Name of Witness (BLOCK LET Address of Witness Signed in my presence by the transknown to me	sferee who is personal	OFFICIAL HIAVID ATOR, Signature of Transferor

: °د	Form: 01T Release: 2.1 www.lpi.nsw.go	v.au		TRANS New South Real Property	Wales	957722	
	STAMP DUTY		E: this information to Revenue use on	·	red and will vecome	95/723(POLY NEW SURTH WHILES 11-04-2003 SECTION 18(2) DUTY	0001358494-00 \$ *********
(A)	TORRENS TITLE	F <mark>OLIO IDI</mark>	ENTIFIER 11/	<mark>59765</mark> 9			
(B)	LODGED BY	Вох		or DX and Telepho Seven Hills NS 5A Fax: 8	MEN BANK Mghway W 2147 325 0404	C19902	CODES T TW
(C)	TRANSFEROR		-	N 079 529 534	······································		(Sheriff)
(D) (E) (F) (G)	ESTATE SHARE TRANSFERRED		fied above transfe		tion of \$ 1,550,00 an estate in fee simp		and as regards
(H)	TRANSFEREE			ITED ACN 103	665 729		
(H) (I)	TRANSFEREE			ITED ACN 103	665 729		TV
,	DATE 17. Certified correct and executed on authorised person pursuant to the au	FENANCY: 04 20 for the purposes behalf of the con(s) whose signature of the conton o	EGAL PTY LIM 203 s of the Real Proprioration named lature(s) appear(s)	perty Act 1900 below by the below	665 729		A.C.N. 9 529 534 Inmman Brai
(I)	DATE 17. Certified correct and executed on authorised person pursuant to the authority: Corporation: (Authority:	FENANCY: 04 20 for the purposes behalf of the con(s) whose signatuthority specific CEVIT PTY Learning or service of the purposes of the purpose of the purposes of the purposes of the purposes of the purpose of the purposes of the purposes of the purposes of the purpose of the purposes of the purposes of the purposes of the purpose of the purposes of the purposes of the purposes of the purpose of the purposes of the purpose of the pu	EGAL PTY LIM 203 s of the Real Proprioration named tature(s) appear(s)	perty Act 1900 below by the below	Signature of authori	sed person:	9 529 534 S omman
(I)	DATE 17. Certified correct and executed on authorised person pursuant to the authorised corporation: (Authority:	FENANCY: 04 20 for the purposes behalf of the con(s) whose signatuthority specific CEVIT PTY Learning desired person: sed person:	EGAL PTY LIM 203 s of the Real Proprioration named tature(s) appear(s)	perty Act 1900 below by the below	Signature of authorical Name of authorised Office held:	sed person:	9 529 534 Inmman Brai FENELEY Derty Act
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(I)	DATE 17. Certified correct and executed on authorised person pursuant to the authorised to the authority: Signature of authorise Office held:	FENANCY: 04 20 for the purposes behalf of the con(s) whose signatuthority specific CEVIT PTY Learning desired person: sed person:	egal PTY LIM 203 s of the Real Propriporation named lature(s) appear(s) ed. IMITED ACN (perty Act 1900 below by the below	Signature of authorised Office held: Certified for the pur 1900 by the person	sed person: person: Secretary FECIL HENE rposes of the Real Prop whose signature appea	9 529 534 Initimate Prai FENELEY Derty Act rs below.





NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 11/597659

EDITION NO DATE SEARCH DATE TIME _____ ____ -----____ 20/2/2024 3:55 PM 14 29/7/2019

LAND

LOT 11 IN DEPOSITED PLAN 597659

AT MORPETH

LOCAL GOVERNMENT AREA MAITLAND PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND TITLE DIAGRAM DP597659

FIRST SCHEDULE

REGAL HUNTER PROPERTIES PTY LTD

(T AP425782)

SECOND SCHEDULE (5 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) 1
- COVENANT 2 H19294
- 3 DP597659 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP597659 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED
- AP425783 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

27, 29 & 33 Metford Road, Tenambit

PRINTED ON 20/2/2024

^{*} Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

20/2/2024 4:00PM

FOLIO: 1/179694

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 3988 FOL 83

Recorded	Number	Type of Instrument	C.T. Issue
16/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
31/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/9/1989	Y633692	DEPARTMENTAL DEALING	
16/10/1989	Y644909	TRANSFER	EDITION 1
7/6/1991	DP810442	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

27, 29 & 33 Metford Road, Tenambit

PRINTED ON 20/2/2024



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE _____

20/2/2024 3:55PM

FOLIO: 8/810442

First Title(s): OLD SYSTEM Prior Title(s): 1/179694

Recorded	Number	Type of Instrument	C.T. Issue
7/6/1991	DP810442	DEPOSITED PLAN	FOLIO CREATED EDITION 1
27/4/1992	E363949	REQUEST	EDITION 2
13/7/1992	E601202	TRANSFER	EDITION 3
9/10/1992	E814105	MORTGAGE	EDITION 4
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
29/6/2022	AS259438	NOTICE OF DEATH	EDITION 6
14/10/2022 14/10/2022 14/10/2022	AS550029 AS550030 AS550031	DISCHARGE OF MORTGAGE TRANSFER MORTGAGE	EDITION 7

*** END OF SEARCH ***

Offi	Fice of the Registrar-General /Src:InfoTrack /Ref:27? 29 ? 33 Metford Road? Tenambit	
	TRANSFER Reci Property Act, 1900 Office of	E 192 K
	180292 0405 04 800210225/03 \$2.00	
(A)	Show no more than 20 References to Title. Folio Identifier 8/810442	
•	If appropriate, specify the share transferred.	
(B)	L.T.O. Box Name, Address or Property on & SON LAW STATION AS,	
	FIRST	
	- 1	
	REFERENCE (max. 15 characters) 50085-40CK	
(C)	트 레이터리 레이트 리 : 그리고 그리고 있다고 있다면 보는 그 이 노래에서 보고 하는 것이다. 그는 사람들은 사람들은 그리고 있다.	
~	acknowledges receipt of the consideration of \$85,000.00	
(D)	and as regards the land specified above transfers to the transferee an estate in fee simple	
Œ	보다 사용하는 경영 (1987년 1987년 1984년 1984년 - 1984년 1984년 1984년 - 1984년	بنيدنين
	고리스타트로 프로토리 (1000년 1일	
(F)	MICHAEL JOSEPH HUCKERBY and HELEN JOSEPHINE HUCKERBY	
	of 1 Macquarie Avenue, Gateshead	
(G)	as joint tenants/t énants la commen	
	We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE OF EXECUTION 200 Tuly,	1992
(H)	6: — I is a second on the two second with a personally known to make	
	Signed in my presence by the transferor who is personally known to the countries of the cou	
	Signature of Witness	
	Name of Witness (BLOCK LETTERS)	
	mon de 906 SVE Folimion	
	Address of Witness Signature of Transferor	
	Signed in my presence by the transferee who is personally known to me.	
**	Signature of Witness	
* · .	Name of Witness (BLOCK LETTERS)	
	Address of Witness Solicitor For Signature of Transferres Whose	
	Address of Witness Solicitor for Signature of Transferees whose signatures cannot be obtained without difficulty and delay.	·
4 m 1 m	without difficulty and delay. «	—

Lodger Details

Lodger Code 501995

PARTNERS OF MORAY & AGNEW MORAY & Name

AGNEW NEWCASTLE

Address L 2, 45 WATT ST

1W

NEWCASTLE 2300

Lodger Box

Phone

Email

Reference ESE:459003 For Office Use Only

AS259438

NOTICE OF DEATH

NEW SOUTH WALES Jurisdiction

Privacy Collection Statement

Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

Land Title Reference

8/810442

Deceased Joint Tenant

MICHAEL JOSEPH Given Name(s) Family Name **HUCKERBY** Date of Death 2020-11-20 Pursuant to **Death Certificate** Evidence No. 966659/2020

Surviving Joint Tenant

Given Name(s) **HELEN JOSEPHINE**

Family Name **HUCKERBY**

The surviving joint tenant applies to be registered as proprietor of the Estate of the deceased joint tenant as specified in this Instrument.

APPLICANT EXECUTION

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of HELEN JOSEPHINE HUCKERBY Signer Name **ELISHA SKYE EMERTON**

Signer Organisation PARTNERS OF MORAY & AGNEW PRACTITIONER CERTIFIER Signer Role

Execution Date 29/06/2022





NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 8/810442

EDITION NO DATE SEARCH DATE TIME _____ ____ -----20/2/2024 3:55 PM 7 14/10/2022

LAND

LOT 8 IN DEPOSITED PLAN 810442

AT TENAMBIT

LOCAL GOVERNMENT AREA MAITLAND PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND TITLE DIAGRAM DP810442

FIRST SCHEDULE

REGAL HUNTER PROPERTIES PTY LTD

(T AS550030)

SECOND SCHEDULE (4 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- EASEMENT(S) APPURTENANT TO THE LAND ABOVE DESCRIBED CREATED BY: DP810442 -RIGHT OF WAY 3.5 WIDE
- DP810442 RESTRICTION(S) ON THE USE OF LAND 3 E363949 VARIATION OF RESTRICTION ON USE
- AS550031 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP TITMTTED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

27, 29 & 33 Metford Road, Tenambit

PRINTED ON 20/2/2024

^{*} Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE _____

20/2/2024 3:55PM

FOLIO: 7/810442

First Title(s): OLD SYSTEM Prior Title(s): 1/179694

Recorded	Number	Type of Instrument	C.T. Issue
7/6/1991	DP810442	DEPOSITED PLAN	FOLIO CREATED EDITION 1
23/7/1991	Z798550	TRANSFER	EDITION 2
14/9/2000	7089785	DEPARTMENTAL DEALING	
4/9/2001 4/9/2001	7910781 7910782	TRANSFER MORTGAGE	EDITION 3
18/5/2009 18/5/2009		DISCHARGE OF MORTGAGE MORTGAGE	EDITION 4
15/9/2018	AN713179	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
27/10/2023 27/10/2023 27/10/2023	AT553207 AT553208 AT553209	DISCHARGE OF MORTGAGE TRANSFER MORTGAGE	EDITION 6

*** END OF SEARCH ***

IP 13	Registrar-General /Src:InfoTrack /		
	e de la companya de La companya de la co	TRANSFER	of
		REAL PROPERTY ACT, 1900	
	Torrens Title Reterence	11 Carlo Delete Whole and Give Details	\$ Location
SCRIPTION	FORTERS THE PREFERENCE	If Part Only, Delete Whole and Give Details WHOLE	LOCATION
te (a)			19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	Folio Identifier 7/810442		At: Tenambit Ph: Alnwick
			Co: Northumberland
ANSFEROR te (b)			
10 (0)	STANNIC SECURITIES PTY.LI	MITED of 283 George Street	., Sydney
TATE	(15- 5- august TRANSFEROR) hereby acknowle	The consideration of \$ QA EAC	
te (c)	(the abovenamed TRANSFEROR) hereby acknowled and transfers an estate in fee simple in the land above described to the TRANSFEREE	edges receipt of the consideration of \$ 94,500	
ANSFEREE le (d)		9 Westwood Avenue, Adamsto	own AND HELEN OFFICE USE ONLY
0 1 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	MARIE PILLEY of the same a		
NANCY 6 (e)	as joint tenants/tenants in common.		
Ç. OR	subject to the following PRIOR ENCUMBRANCES		
CUMBRANCES e (f)	2	3	
15.00	DATE 16 14 July 1991		
1073	We hereby certify this dealing to be correct for the pi	purposes of the Real Property Act, 1900.	
CUTION e (g)	Signed in my presence by the transferor who is person	COMINER	the state of the s
~ () ,	THE COMMON SEAL OF STANNIC SE PTY, LIMITED WAS HEREUNTO AFFIX	V+5	
	PURSUANT TO A RESOLUTION OF THE BOARD OF DIRECTORS IN THE PRES	HE 1/3/2 13/1	IN.
	OF:- hobers de	1 2 2 2 2 2	It blinson
\$2.60	Address and occupation of Witness 300	906 SPE 000	Signature of Transferor
	Signed in my presence by the transferee who is person	onally known to me	
e (g)	Signature of Witness		2 /
	Name of Witness (BLOCK LETTERS)	····	a PK/
	Address and occupation of Witness	Sendo	July 1 dahr
	Aduless Bits Occupation of Transport	GEORGE Solicijor	
E COMPLETED			OCATION OF DOCUMENTS
ODGING PARTY es (h) (i)	LODGED BY	CT OTHER	
(1)	L. J. KANE & CO.		Herewith.
	RSO Sex 507		In L.T.O. with
ICE USE ONLY	Ref: 83 - Filley. Delivery Box Number		Produced by
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System Document Identification

Form Number:01T-e Template Number:t_nsw18 ELN Document ID:2141690350 ELN NOS ID: 2141690351

TRANSFER

New South Wales Real Property Act 1900 **Land Registry Document Identification**

AT553208

Stamp Duty: 10754744-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

LODGED BY:

Responsible Subscriber: DENTONS AUSTRALIA ABN 69100963308

Address: 77 Castlereagh ST

Sydney 2000

Email: DentonsRCS.AU@dentons.com

ELNO Subscriber Number: 1157
Customer Account Number: 500091E
Document Collection Box: 1W

Client Reference: JRC / 43066475

LAND TITLE REFERENCE

7/810442

TRANSFEROR

RODNEY WILLIAM WOODING

CLAIRE NORMA WOODING

TRANSFEREE

REGAL HUNTER PROPERTIES ACN 633829893

Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$2,000,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

- 1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
- 2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

RODNEY WILLIAM WOODING CLAIRE NORMA WOODING

Signed By: Christine Jones Signer Capacity: Practitioner Certifier ELNO Signer Number: 5132 Digital Signing Certificate Number:

Signed for GREENHILLS CONVEYANCING PTY LTD ABN 30160821723

Subscriber: GREENHILLS CONVEYANCING GREENHILLS CONVEYANCING

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 2688 Customer Account Number: 500584

Date: 27/10/2023

SIGNING FOR TRANSFEREE

I certify that:

- 1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
- 2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

REGAL HUNTER PROPERTIES

Signed By: Sean Simon ShotterSigner Capacity: Practitioner CertifierELNO Signer Number: 37639Digital Signing Certificate Number:

Signed for Subscriber: SHOTTERS LAW FIRM PTY LIMITED ABN 58055083255

SHOTTERS LAW FIRM PTY LIMITED

SHOTTERS LAWYERS

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 15799 Customer Account Number: 501786

Date: 27/10/2023





NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7/810442

EDITION NO DATE SEARCH DATE TIME _____ ____ _____ 20/2/2024 3:55 PM 27/10/2023 6

LAND

LOT 7 IN DEPOSITED PLAN 810442

AT TENAMBIT

LOCAL GOVERNMENT AREA MAITLAND PARISH OF ALNWICK COUNTY OF NORTHUMBERLAND PARISH OF MAITLAND COUNTY OF NORTHUMBERLAND TITLE DIAGRAM DP810442

FIRST SCHEDULE

_____ REGAL HUNTER PROPERTIES

(T AT553208)

SECOND SCHEDULE (5 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM CREATED BY:

D44605 -FOR SEWERAGE PIPELINES 2.415 WIDE

L903428 -FOR WATER PIPE LINE 3.05 WIDE

DP810442 -FOR SERVICES 3.5 WIDE

DP810442 -RIGHT OF WAY 3.5 WIDE

EASEMENT(S) APPURTENANT TO THE LAND ABOVE DESCRIBED CREATED BY:

DP810442 -FOR SERVICES 3.5 WIDE

DP810442 -RIGHT OF WAY 3.5 WIDE

- 4 DP810442 RESTRICTION(S) ON THE USE OF LAND
- AT553209 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

27, 29 & 33 Metford Road, Tenambit

PRINTED ON 20/2/2024

^{*} Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Appendix E

Site Photographs



Figure E1: Residential dwelling in the southern portion of Lot 8



Figure E2: shed and localised fill and exotic vegetation in the southern corner of Lot 8



Figure E3: Dumped timber, cement sheeting, metal, gas cylinder, car batteries, plastic and rubbish in the southern portion of Lot 8



Figure E4: Possible localised fill in the southern portion of Lot 8, looking north



Figure E5: Minor fill in the vicinity of the residence on Lot 8



Figure E6: Minor shade structures/sheds, water tank and exotic vegetation in the central portion of Lot 8



Figure E7: Minor fill stockpile (concrete and ceramic tile) in the central portion of Lot 8



Figure E8: Vacant grassed area and exotic vegetation in the eastern portion of Lot 8



Figure E9: vacant and unvegetated area in the central portion of Lot 8, Looking south-west



Figure E10: vacant grassed area in the northern/north-western portion of Lot 8, looking north-east



Figure E11: vehicle tyres/wheels in the north-eastern portion of Lot 8, looking north-west



Figure E12: Asphalt and concrete barrier fill in the central-southern portion of Lot 11, looking north-west



Figure E13: Fill placement along the southern boundary of Lot 11, looking south-east



Figure E14: vacant grassed area and possible fill placement in the eastern portion of Lot 11, looking north-east



Figure E15: Drainage channel (marked in blue) in the southern portion of Lot 11, looking west



Figure E16: Dumped vegetation and possible minor fill placement in the south-eastern corner of Lot 11



Figure E17: grassed garden areas (with minor fill placement) in the north-western portion of Lot 7



Figure E18: grassed area to the east of the brick and sheet metal residence in Lot 7, looking south-west



Figure E19: imported quarry gavel in the western portion of Lot 7, looking west-north-west



Figure E20: Shed, vehicle storage and minor oil storage in the south-western portion of Lot 7



Figure E21: small quantities of oil storage in the south-western portion of Lot 7



Figure E22: treated timber, timber and metal in the south-western portion of Lot 7



Figure E23: Concrete and brick in the south-western portion of Lot 7



Figure E24: placed fill, comprising crushed concrete, tile and brick in the southern portion of Lot 7, looking south-west



Figure E25: Shed/carport in the southern portion of Lot 7



Figure E26: Vacant grassed paddock areas (with fencing) in the south-eastern portion of Lot 7, looking south-east



Figure E27: Approximate alignment of sewer and/or water service alignment in the southeastern portion of Lot 7, looking south



Figure E28: dumped vegetation and cardboard in the south-eastern portion of Lot 7, looking east

Appendix F

Test Pit Logs – Pits 101 to 108

CLIENT: Regal Hunter Properties Pty LtdPROJECT: Proposed Manufactured Home EstateLOCATION: 27-31 Metford Road, Tenambit, NSW

COORDINATE: DATUM/GRID:

SURFACE LEVEL: 20.0 AHD

LOCATION ID: 101 **PROJECT No:** 225276.00

DIP/AZIMUTH: 90°/---°

DATE: 20/03/24 **SHEET:** 1 of 1

			CONDITIONS ENCOUNTERED					SAM	1PLE	:			TESTING AND REMARKS
GROUNDWATER	RL (m)	DEРТН (m)	DESCRIPTION OF STRATA	GRAPHIC	O	CONSIS.(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DЕРТН (m)	TEST TYPE	RESULTS AND REMARKS
ter observed		0.05	Silty SAND (SM), trace gravel: light brown; fine; with rootlets. Silty SAND (SM), with gravel: light brown; fine to medium; trace rootlets.	/ × · ·	RS	NA	М						
20/03/24 no free groundwater observed		0.50		X X X X X X X X X X X X X X X X X X X	RS	NA	М						
20/03/2			Silty CLAY (CL): dark brown mottled orange; low plasticity; trace rootlets.	× × × × × × × × × × × × × × × × × × ×	DC.								—>400kPa
		1 -		× × × × × × ×	RS	Н	w <pl< td=""><td></td><td></td><td></td><td>- 1 -</td><td></td><td>—>4UUKPa</td></pl<>				- 1 -		—>4UUKPa
		1.10	Gravelly CLAY (CL): light brown mottled orange white; low plasticity; grading to bedrock.	× 0 0	RS	NA	w <pl< td=""><td></td><td></td><td></td><td></td><td></td><td></td></pl<>						
			Test Pit discontinued at 1.30m depth. Virtual refusal on rock.										
		- - - -											

PLANT: 450mm bucket with teeth

OPERATOR: (Foster Excavations) **LOGGED:** Grosvenor

METHOD:



CLIENT: Regal Hunter Properties Pty LtdPROJECT: Proposed Manufactured Home EstateLOCATION: 27-31 Metford Road, Tenambit, NSW

COORDINATE: DATUM/GRID:

DATUM/GRID: DIP/AZIMUTH: 90°/---°

SURFACE LEVEL: 21.5 AHD

LOCATION ID: 102 **PROJECT No:** 225276.00

DATE: 20/03/24 **SHEET:** 1 of 1

	CONDITIONS ENCOUNTERED					SAM	1PLE				TESTING AND REMARKS
RL (m) DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS.(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DEРТН (m)	TEST TYPE	RESULTS AND REMARKS
0.30	TOPSOIL / Silty SAND (SM): brown; fine to medium; with rootlets. Silty SAND (SM), with clay: brown grey; fine to medium; trace roots.	/ × ×	TOP	NA NA	М		D/ES		- 0.05 - - 0.10 -		
- 0.30	CLAY (CH), trace gravel: orange mottled grey; high plasticity; fine to medium gravel; trace rootlets.		RS	Н	w>PL		D/ES		- 0.40 - 	- PP -	—>400kPa
- 1.00	Sandy CLAY (CL), with gravel: grey mottled orange; low plasticity.		RS	VSt	w <pl< td=""><td></td><td>D/ES:</td><td></td><td>- 1 - 1.20</td><td>- PP -</td><td>—200-400kPa</td></pl<>		D/ES:		- 1 - 1.20	- PP -	—200-400kPa
- Sp	1.50m: grading to rock Test Pit discontinued at 1.60m depth. Virtual refusal on rock.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							1.30		
2 -											
Ф -											
	gin is "probable" unless otherwise stated. ^{(†} Consistency/Relative densit										

PLANT: 450mm bucket with teeth

OPERATOR: (Foster Excavations)

LOGGED: Grosvenor

METHOD:



CLIENT: Regal Hunter Properties Pty LtdPROJECT: Proposed Manufactured Home EstateLOCATION: 27-31 Metford Road, Tenambit, NSW

SURFACE LEVEL: 18.5 AHD
COORDINATE:
DATUM/GRID:

DATE: 20/03/24 **SHEET:** 1 of 1

LOCATION ID: 103

PROJECT No: 225276.00

ION: 27-31 Metford Road, Tenambit, NSW

DATUM/GRID:
DIP/AZIMUTH: 90°/---°

			CONDITIONS ENCOUNTERED)				SAN	1PLE				TESTING AND REMARKS
GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS.(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
20/03/24 no free groundwater observed		0.05	TOPSOIL / Silty SAND (SM): brown; fine to medium; with rootlets. Silty SAND (SM), with gravel: light brown; fine to medium; trace rootlets.		RS	NA NA	М		D/ES		- 0.05 - - 0.10 - - 0.30 -		
20/03/24 no free	<u>φ</u>	0.40	CLAY (CH), trace sand: grey mottled orange; high plasticity; trace rootlets, grading to sandstone.		RS	н	w=PL		D/ES		- 0.50 - - 0.80 - - 0.90 -		—>400kPa
	_	1 -	SANDSTONE: white mottled orange; highly weathered.		RS	NA	NA		D/ES		- 1 - - 1.10 -		
		- - -	Test Pit discontinued at 1.10m depth. Refusal on rock virtual.										
		-											
NOTE	S: (#S	Soil ori	gin is "probable" unless otherwise stated. ("Consistency/Relative densi	ity shading i	s for visu	al referenc	e only - no	o correlation I	betweer	ı cohesi	ve and	granula	r materials is implied.

PLANT: 450mm bucket with teeth

OPERATOR: (Foster Excavations) LC

LOGGED: Grosvenor

METHOD:

Generated with CORE-GS by Geroc - Soil Log



CLIENT: Regal Hunter Properties Pty Ltd **PROJECT:** Proposed Manufactured Home Estate

LOCATION: 27-31 Metford Road, Tenambit, NSW

SURFACE LEVEL: 13.5 AHD

COORDINATE:

PROJECT No: 225276.00 **DATE:** 20/03/24 SHEET: 1 of 1

LOCATION ID: 104

DATUM/GRID: **DIP/AZIMUTH:** 90°/---°

	CONDITIONS ENCOUNTERED)				SAN	IPLE				TESTING AND REMARKS
RL (m) DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS.(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DЕРТН (m)	TEST TYPE	RESULTS AND REMARKS
	FILL / Silty SAND (SM): brown; fine to medium; trace brick, tile, gravels, glass.	× × × × × × × × × × × × × × × × × × ×	PILL	NA	М		D/ES		- 0.30 -		
0.40 m	Silty SAND (SM), with gravel, trace clay: brown; fine to medium; trace rootlets.	× × × × ×	RS	NA	М		D/ES		- 0.40 -		
. 0.60	CLAY (CH): grey mottled orange; high plasticity; trace rootlets, grading to sandstone.		RS	VSt	w=PL		D/ES		- 0.60 - - 0.70 - 		—200-400kPa
1.30	SANDSTONE: white mottled orange; highly weathered.		RS	NA	NA		D/ES		- 1.20 - - 1.30 - - 1.50 -		
2 -	Test Pit discontinued at 1.50m depth. Virtual refusal on rock.										

PLANT: 450mm bucket with teeth

OPERATOR: (Foster Excavations)

LOGGED: Grosvenor

METHOD:



CLIENT: Regal Hunter Properties Pty Ltd **PROJECT:** Proposed Manufactured Home Estate LOCATION: 27-31 Metford Road, Tenambit, NSW

DATUM/GRID:

COORDINATE:

SURFACE LEVEL: 13.5 AHD

PROJECT No: 225276.00 **DATE:** 20/03/24

LOCATION ID: 105

DIP/AZIMUTH: 90°/---° SHEET: 1 of 1

		CONDITIONS ENCOUNTERED					SAI	MPLE				TESTING AND REMARKS
GROUNDWATER	RL(m) DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS.(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
ater observed	0.20	TOPSOIL / Silty SAND (SM), with gravel: brown; fine to medium gravel; with rootlets.	× × × × × × × × × × × × × × × × × × ×	ТОР	NA	М		D/ES		- 0.20 -		
20/03/24 no free groundwater observed	ರ್	CLAY (CH), trace sand: brown mottled red; high plasticity; fine sand.		RS	VSt	w>PL		D/ES		- 0.30 - - 		—200-400kPa
Š	- 1.00			23	VSC	WALE		D/L3		- - - 0.90 -		
	. 1.00	CLAY (CH), trace sand: grey mottled red; high plasticity; coarse sand; grading to claystone.								- - - 1.10 - -		
	t t			RS	St	w <pl< td=""><td></td><td>D/ES</td><td></td><td> - -</td><td>PP .</td><td>100-200kPa</td></pl<>		D/ES		 - -	PP .	100-200kPa
•	• 2	Test Pit discontinued at 2.00m depth.								- 1.90 -		
	F											
NOTES	S: #Soil or	igin is "probable" unless otherwise stated. ("Consistency/Relative density	y shading i	s for visu	al referenc	e only - no	correlation	betweer	n cohes	ive and	granula	ar materials is implied.

PLANT: 450mm bucket with teeth

OPERATOR: (Foster Excavations)

LOGGED: Grosvenor

METHOD:



CLIENT: Regal Hunter Properties Pty LtdPROJECT: Proposed Manufactured Home EstateLOCATION: 27-31 Metford Road, Tenambit, NSW

COORDINATE:
DATUM/GRID:
DIP/AZIMUTH: 90°/---°

SURFACE LEVEL: 8.0 AHD

LOCATION ID: 106 **PROJECT No:** 225276.00

DATE: 20/03/24 **SHEET:** 1 of 1

		CONDITIONS ENCOUNTERED					SΔN	1PLE				TESTING AND REMARK
(F	DEPTH (m)	DESCRIPTION OF	GRAPHIC	ORIGIN(#)	CONSIS.(*) DENSITY.(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DЕРТН (m)	TEST TYPE	RESULTS AND REMARKS
RL (m)	8	STRATA	8	O		Σ	A.	7	Ξ	DE	Ţ	
	0.10	TOPSOIL / Silty SAND (SM), with gravel: brown; fine to medium gravel; with rootlets.	××	TOP								
•).40	Silty SAND, with gravel: brown; fine to medium gravel; trace rootlets.	×	RS	NA	М		D/ES		- 0.30 -		
_		Sandy CLAY: brown mottled orange.		RS	St	w>PL		D/ES		– 0.50 –	- PP -	—100-200kPa
),60	Sandy CLAY: orange mottled grey; coarse sand; grading to claystone.		RS	St	w <pl< td=""><td></td><td>D/ES</td><td></td><td>- 0.60 - - - 0.80 -</td><td>- PP -</td><td>—100-200kPa</td></pl<>		D/ES		- 0.60 - - - 0.80 -	- PP -	—100-200kPa
0).90	CLAYSTONE: grey mottled red; highly weathered.		RS	NA	NA						
	-											
	2 -											

PLANT: 450mm bucket with teeth

OPERATOR: (Foster Excavations)

LOGGED: Grosvenor

METHOD:



CLIENT: Regal Hunter Properties Pty Ltd **PROJECT:** Proposed Manufactured Home Estate LOCATION: 27-31 Metford Road, Tenambit, NSW

COORDINATE: DATUM/GRID:

SURFACE LEVEL: 13.0 AHD

PROJECT No: 225276.00 **DATE:** 20/03/24 SHEET: 1 of 1

LOCATION ID: 107

DIP/AZIMUTH: 90°/---°

DESCRIPTION OF STRATA TOPSOIL/Clayey SiLT: brown; with rootlets. CLAY: brown mottled dark brown. PS F W-PL RS NA RS NA RS NA DESCRIPTION OF STRATA TOP SOIL/Clayey SiLT: brown; with rootlets. RESULTS AND REMARKS RESULTS AND REMARKS		CONDITIONS ENCOUNTERED	>				SAN	MPLE				TESTING AND REMARKS
TOPSOIL/Clayey SiLT: brown; with rootlets. O30 CLAY: brown mottled dark brown. RS F woPL DES DES DES DES DES DES DES DE	RL (m) DEPTH (m)	OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS.(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	AND
CLAY: brown mottled dark brown. RS F WPPL D/ES Sandy CLAY: grey mottled orange; grading to claystone. RS NA D/ES NA D/ES		TOPSOIL / Clayey SILT: brown; with rootlets.	× × × × × × × × × × × × × × × × × × ×	TOP	NA	М		D/ES		- 0.20 -		
Sandy CLAY: grey mottled orange; grading to claystone. RS NA D/ES	-	CLAY: brown mottled dark brown.		RS	ш	w>PL		D/ES		 		50-100kPa
	. 1.20	Sandy CLAY: grey mottled orange; grading to claystone.		RS	NA			D/ES		- 1.30 -		
	_F 2 -	Test Pit discontinued at 2.00m depth.								_ 2.00 =		
	Ec. (MCsil s-ii	gin is "probable" unless otherwise stated. ⁽¹⁾ Consistency/Relative dens	ity choding:	forview	n referen	o only re	correlation	hotuses	2000-	ivo and	grapul-	v materials is implied

PLANT: 450mm bucket with teeth

OPERATOR: (Foster Excavations)

LOGGED: Grosvenor

METHOD:



CLIENT: Regal Hunter Properties Pty Ltd **PROJECT:** Proposed Manufactured Home Estate LOCATION: 27-31 Metford Road, Tenambit, NSW

DATUM/GRID:

SURFACE LEVEL: 16.0 AHD

PROJECT No: 225276.00 **DATE:** 20/03/24 SHEET: 1 of 1

LOCATION ID: 108

DIP/AZIMUTH: 90°/---°

COORDINATE:

1	CONDITIONS ENCOUNTERED) 		_ E		SAN	1PLE				TESTING AND REMARK
RL(m) DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	O	CONSIS.(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DEРТН (m)	TEST TYPE	RESULTS AND REMARKS
0.05	TODGOU / C'IL CANID (CLA) III	X	TOP	NA	М		D/ES		- 0.05 - - 0.10 -		
- 0.50		× × × × × ×	RS	VSt	w <pl< td=""><td></td><td></td><td></td><td>- 0.40 -</td><td>PP.</td><td>200-400kPa</td></pl<>				- 0.40 -	PP.	200-400kPa
	CLAY (CH), trace sand: brown mottled orange; high plasticity; coarse sand; trace rootlets, grading to sandstone.		RS	St	w>PL		D/ES		- 0.60 -	- PP .	—100-200kPa
₽ 1.00	SANDSTONE: grey mottled orange; highly weathered.								- 0.90 - - 1 -		
			RS	NA	NA		D/ES		- 1.20 -		
	Test Pit discontinued at 1.70m depth.								- 1.70 -		
<u>₹</u> 2	Virtual refusal on rock.										
· ·											
	-										
	-										

PLANT: 450mm bucket with teeth

OPERATOR: (Foster Excavations) LOGGED: Grosvenor

METHOD:

