# MATTHEWS CIVIL PTY LTD

# STAGE 1 ENVIRONMENTAL SITE ASSESSMENT

# RALSTON AVENUE, BELROSE, NSW

**Environmental Investigations**

**Report No. E1669.1 AB**

**29th November 2012**

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# Report Distribution

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*EI Report No.* *E1669.1 AB*
*Date:* *29th November 2012*

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## 1.0 INTRODUCTION

*Environmental Investigations* (EI) was engaged by Matthews Civil Pty Ltd to conduct a Stage 1 Environmental Site Assessment (ESA 1) on a parcel of land adjacent to Ralston Avenue, Belrose, NSW, and is also referred to as the "Ralston Avenue Site" as shown in Figure 1 and 2 (henceforth referred to as 'the site').

The site can also be identified as being part of Lot 1, DP1139826 (*Ref.* Fig.1), situated within the Local Government Authority of Warringah Council, Parish of Manly Cove and County of Cumberland covering a total area of approximately 17.15 Ha, as depicted in Figure 2.

At the time of this investigation the site was a part of a 135.3 Ha lot of land which adjoins Garigal National Park and was mostly a vacant parcel of land situated on high grounds which are characterised by relatively low change in gradient as compared to the surrounding terrain, being mostly overgrown with trees, shrubs and vegetation, having a paved road partially marking its southern boundary which extends from Ralston Avenue and leading to an electrical substation facility at the end of it.

It is understood that the subject land is proposed for re-zoning as residential land. It is further understood that the purpose of this assessment is to evaluate the potential for contamination on site in support of a re-zoning application to Warringah Council.

This report documents the findings of a detailed site walkover inspection, a desk study involving reviews of site history and relevant soil and hydrogeological maps and includes a discussion of the potential areas of environmental concern.

The work reported herein follows standard environmental procedures and was conducted in accordance with the following set of guidelines:

- EPA (1997) *Guidelines for Consultants Reporting on Contaminated Sites*, NSW Environmental Protection Authority (NSW EPA);
- NEPC (1999) *Guidelines on Data Collection, Sample Design and Reporting* published by the National Environmental Protection Council (NEPC)

## 2.0 OBJECTIVES AND SCOPE OF WORK

The main objective of this assessment was to appraise the site for potential contamination resulting from any past and/or present land uses and to assess its suitability for the proposed re-zoning into residential land. It was therefore proposed to conduct an investigation that follows standard environmental procedures following the Australian and New Zealand Guidelines for the Assessment of Contaminated Sites (ANZECC/NHMRC 2000) and the DEC Guidelines for the NSW Site Auditor Scheme (2006).

In order to achieve the above objective, and in keeping the project cost-effective and defensible for Council requirements, the following scope of works was proposed:

- a detailed site walkover inspection;
- a search of historical aerial photographs archived at NSW Land and Property Information in order to review previous site uses and the historical sequence of land development in the neighbouring area;
- a land titles search also conducted through NSW Land and Property Information;
- a search of records held by Warringah Council pertaining previous site uses and/or relevant environmental incidents;
- reviews of relevant topographic and hydrogeological maps;
- a search through the NSW EPA/OEH Land Information records to confirm that there are no statutory notices current on the site under the *Unhealthy Building Land Act* (1990) or the *Contaminated Land Management Act* (1997);
- data interpretation and reporting.

## 3.0 SITE DESCRIPTION

### 3.1 Property Identification, Physical Setting and Local Land Use

The subject land is situated at the end of Ralston Avenue, Belrose, NSW, continuing along the paved road track extending from Ralston Avenue leading onto private land with the majority of the subject area being on the northern side of this track. The site is further identified as being part of Lot 1, DP1139826 which falls within the Local Government Authority of Warringah Council, Parish of Manly Cove and County of Cumberland.

According to Warringah Local Environmental Plan (LEP) 2011 the zoning of the site is a deferred matter (Zoning Map – *DM deferred matter*).

The site is located in the vicinity of a residential area of the suburb of Belrose, being part of the larger property identified as Lot 1 DP1139826 (i.e. having an area of 135.3 Ha) which adjoins Garigal National Park and is an irregular shaped parcel of land, mostly undeveloped and overgrown with shrubs, trees and various types of vegetation, situated on high grounds with relatively low change in gradient in comparison to the surrounding terrain, and covering a total area of approximately 17.15 Ha. The subject land comprises an area on the southern side of Ralston Avenue which continues as a paved road track onto the private land with the remainder of the subject area situated to the north of the road which partially marks its southern boundary. The site has a residential property situated at its eastern end and is bound by mostly vacant bushland due north, south and west with a communications facility/tower and Sydney East Substation located due east of it as well as a facility being part of the substation infrastructure situated at the end of road/track due south-west of the subject land.

Reference to the *Hornsby 1:25,000 Topographic and Orthophoto Map* (9130-4S, 3rd Edition, Land and Property Information NSW, 2001) indicates that the site lies at an elevation of about 140-160m above Australian Height Datum (AHD).

The site is situated on relatively high, flat grounds (~170m AHD) characterised by low change in gradient as compared to the surrounding terrain which comprises mostly moderate to steeply inclined slopes and hills with frequent rock outcrops, with grounds sloping down naturally in the northern, southern and western direction away from the subject area and elevating in an easterly direction, with gradient varying between 1 in 5 to 1 in 25 across the site surface.

## 3.2 Regional Geology and Hydrogeological Conditions

***Geology***

Information on regional sub-surface conditions, referenced from the Department of Mineral Resources Geological Map *Sydney 1:100,000 Geological Series Sheet 9130* (DME 1983), indicated that the site overlies Hawkesbury Sandstone of the Wianamatta Group (*Rh*). Hawkesbury Sandstone is characterised by medium to coarse-grained quartz sandstone, very minor shale and laminate lenses.

Sandstone bedrock forms the aquifer system for the region and although the depth to the water table is unknown, it is expected to be greater than 5m. Natural site soils are characterised as firm, low-permeability, clay soils overlying sandstone, which restrict downward infiltration into the groundwater system.

The Soil Conservation Service of NSW *Soil Landscapes of Sydney 1:100,000* (Chapman, G.A., Murphy, C.L. and Tille, P.J. 1991) indicated that the site overlies an interchange of an *Erosional Landscape – Lmabert (la)*, *Colluvial Landscape – Hawkesbury (ha)* and *Residual Landscape – Somersby (so).*

*Erosional Landscape – Lambert (la)*

According to Chapman and Murphy, this landscape type is characterised by undulating to low rolling hills on Hawkesbury Sandstone which consists of medium to coarse-grained quartz sandstone with minor shale and laminate lenses. Local relief is 20-120m and slopes of <20%. Broad convex crests and plateau surfaces with gently to moderately inclined sideslopes, often associated with small hanging valleys. Small, poorly drained seepage areas are common.

Vegetation is predominantly uncleared open-heathlands, closed-heathlands and scrublands, with patches of low eucalypt woodland. The heathlands and scrublands are often exposed to strong winds. Their shallow, poorly drained soils fluctuate between being saturated or dry.

*Colluvial Landscape – Hawkesbury (ha)*

According to Chapman and Murphy, this landscape type consists of medium to coarse-grained quartz sandstone with minor shale and laminate lenses. Sandstones are either massive or cross-bedded sheet facies with vertical or subvertical joint sets. The combination of bedding planes and widely spaced joints gives sandstone outcrops a distinctive blocky appearance.

The topography consists of rolling to very steep hills. Local relief varies from 40m to 200m. Slope gradients range from 25% to 70%. Crests and ridges are convex and narrow, at >300m wide. Slopes are moderately inclined to precipitous. Rock outcrop occurs as horizontal benches and broken scarps up to 10m high. Boulders and cobbles cover up to 50% of the ground surface. Valleys are narrow and incised.

Vegetation is mostly uncleared open-woodland with pockets of tall open-forest and closed-forest.

The dominant land uses are national parks and nature reserves which are used for education and recreation. Population pressures, scenic views and bushland settings have contributed to the urbanisation of this landscape.

Severe sheet erosion often occurs during storms and after ground cover is destroyed by bushfires. Minor gully erosion occurs along unpaved tracks and fire trails, especially those used regularly by four wheel drive vehicles, motorcycles and horses.

Soils consist of shallow (>50cm) discontinuous lithosols/siliceous sands associated with rock outcrop; earthy sands, yellow earths and some yellow podzolic soils on the inside of benches and along joints and fractures; localised yellow and red podzolic soils associated with shale lenses; siliceous sands and secondary yellow earths along drainage lines.

*Residual Landscape – Somersby (so)*

According to Chapman and Murphy, this landscape type consists of medium to coarse-grained quartz sandstone with minor shale and laminate lenses. Deep weathering of the sandstone is widespread. The deep weathering products are known as friable sandstone. Laterite material occurs on some crests.

The topography consists of undulating low rises and plains on plateau surfaces. Local relief is up to 40 m. Slope gradients are generally <15%. Ridges and crests are broad and valleys are wide and open. Rock outcrop is absent.

The original vegetation of his landscape type includes eucalypt open-woodland and scrub. Poorly drained areas support scrubland of heath banksia and tea tree.

The dominant land uses include market gardens, citrus orchards, plant nurseries, cut flower nurseries, horse riding schools, horse studs and sand and gravel quarries. Some areas have been

used for urban residential development (i.e. Terrey Hills, Belrose). Small parts are proclaimed national parks. Small areas of unused bushland remain.

Minor to moderate sheet and rill erosion occur on land cleared for cultivation. Severe sheet and rill and minor to moderate gully erosion have occurred where soils have been disturbed by road construction, quarrying and over-glazing.

Soils consist of moderately deep to deep red earths and yellow earths overlying laterite gravels and clays on crests and upper slopes; yellow earths and earthy sands on mid slopes; leached sands and siliceous sands on lower slopes and drainage lines; gleyed podzolic soils in low lying poorly drained areas.

***Hydrogeology***

A search of registered groundwater bores through the NSW water bore database accessed through the *NSW Natural Resource Atlas* website http://nratlas.nsw.gov.au/ revealed three (3) registered water supply bores (as summarised in Table 1) to have been constructed within 2 km of the site.

A plan of the bore location is included with the detailed information of the identified water bores. (*Ref.* Appendix A).

**Table 1.** Summary of registered groundwater bores within 2 km of the site

| Bore No. | Drilled Date / Bore Depth (mBGL) | SWL (m BGL) / Salinity * | Bore Purpose | |
|---|---|---|---|---|
| | | | Authorised Use | Intended Use |
| GW014050 | 1958 / 30.50 | 15.20 / - | Domestic Farming Stock | Domestic Stock |
| GW014474 | 1958 / 18.00 | 3.60 / - | Farming Stock | General Use |
| GW105329 | 2004/ 202.00 | 74.00 / 3.00 | Industrial – Sand & Gravel | Industrial – Sand & Gravel |

***Footnotes***

SWL = Standing Water Level, * Salinity Units - not recorded

The nearest watercourse is Frenchs Creek approximately 150-200 metres south of the site which runs into Bare Creek and eventually to Middle Harbour, located approximately 4.0 to 4.5 km due north.

## 4.0 SITE CONTAMINATION APPRAISAL

### 4.1 HISTORICAL AERIAL PHOTOGRAPHY REVIEW

The site history review included a search of historical aerial photographs sourced from the Land and Property Management Authority. The inspected photographs were as follows:

1. 6 March 1930, runs 1-12, print 1198, Sydney Survey MAP 3427
2. January 1947, run 36, print 59-111, Broken Bay
3. 1961, run 24, print 5105 Cumberland Series NSW 1053
4. 10 August 1982, run 16W, print 217, Sydney NSW 3243-40
5. 10 October 1994, run 6, print 70, Sydney NSW 4245
6. 16 March 2002, run 6, print 254, Sydney NSW 4724 (M2302)

***1930***

The 1930 aerial photograph revealed the site to be a vacant, undeveloped bushland overgrown with trees and vegetation and no apparent structures of any kind. The surrounding land appeared to be also undeveloped being mostly bushland overgrown with trees and shrubs. The closest established infrastructure appeared to be currently existing Ralston Avenue due east, being an unpaved track at that time, as well as rural estate situated either side of the Ralston Avenue with some market gardening activities taking place.

***1947***

The 1947 aerial photograph revealed the site to have little changes since 1930s remaining mostly an undeveloped bushland overgrown with trees, shrubs and other vegetation. The surrounding land remained also mostly unchanged being largely undeveloped and overgrown with trees and vegetation with an exception of the area to the east of the subject land which appeared to have been cleared and levelled with some tracks/roads established in its vicinity, most likely facilitating preparation works for the construction of the electrical substation facility; further details are subjective due to the poor quality of the photograph. The land further east of the site along Ralston Ave. (mainly along the northern side of the road) appeared to have had more rural/domestic properties established as compared to the previous aerial photograph, some of which appeared to be used for market gardening activities.

***1961***

The 1961 aerial photograph revealed the site to remain mostly unchanged since the previous aerial photograph, remaining largely an undeveloped parcel of land overgrown with trees and vegetation. The immediate surrounding remained also largely unchanged apart from the area due east which appeared to be an active construction site for the electrical substation facility and appeared to have been further cleared and levelled as compared to the previous aerial photograph extending onto the subject land. A number of facilities/structures most likely associated with the construction site, were erected in the locality, some appeared to have been situated on the subject land itself, with a number of tracks/roads established, most likely facilitating the construction works taking place. The properties further east mostly along the northern side of Ralston Avenue remained largely unchanged being mostly rural in nature with some being in use for market gardening activities, however the land in close proximity of the subject land along the southern side of Ralston Avenue appeared to be developed into a number of properties rural/residential in nature.

***1982***

The 1982 aerial photograph revealed the site and the immediate surrounding land uses to be mostly unchanged from the previous aerial photograph apart from the road/track being established extending from Ralston Avenue leading through the subject land, in part marking its southern boundary, towards a facility/structure situated at the end of it. Previously identified construction site area due east of the site appeared to now be an established and operating electrical substation facility situated along the northern side of Ralston Avenue. The land further south-east of the subject area along Ralston Avenue appeared to have been subdivided, as compared to the 1961 aerial photograph, and developed into mainly residential type properties and local school premises (along the northern side of Ralston Avenue) now comprising a residential estate.

***1994***

The 1994 aerial photograph revealed the site to be relatively unchanged from the previous photograph. A communications facility/tower appeared to have been established due east of the subject area immediately west of the established Sydney east substation facility grounds. The building/facility at the end of road/track extending from Ralston Avenue was identified to be a part of the electrical substation infrastructure. The remainder of the surrounding land as well as properties due south-east of the subject land along Ralston Avenue had little or no change associated as from the 1982 aerial photograph.

***2002***

The 2002 aerial photograph revealed the subject land to be relatively unchanged as compared to the previous aerial photograph, with an exception of a residential property which appeared to have been established at the eastern end of the subject area. The remainder of the surrounding land as well as properties due south-east of the site along Ralston Avenue appeared to have had little or no change associated.

In summary, the site was vacant bushland overgrown with trees and vegetation and no structures/buildings of any kind since at least 1930s. Only minor development appeared to have taken place on the subject land since, some of some of which included the establishment of road/track extending from Ralston Avenue onto the private land by 1982 which also in part marks the southern boundary of the subject land, and construction of a residential property (i.e. 54 Ralston Ave) in the eastern end of the subject land by 2002. The surrounding land was mostly undeveloped since at least 1930s apart from the large development that took place sometime between 1947 and 1982 for the Sydney east electrical substation located east of the site, which during its construction stages had the associated works extending onto the subject land, as well as having some of the project related infrastructure (i.e. accessing roads and various facilities/structures) established within the locality as well as on the subject land itself. A small facility identified as part of the substation infrastructure was identified to have been established by 1982 located at the end of the road track extending from Ralston Avenue. The land in the vicinity of Ralston Avenue as well as due south-east of the subject land appeared to have been rural in nature with some properties being associated with market gardening activities since at least 1930s until at least 1961, with most of the properties in the locality becoming predominantly residential in nature by 1982.

## 4.2 LAND TITLES INFORMATION

A historical land titles search was conducted through Service First Registration Pty Ltd. Copies of relevant documents resulting from this search are presented in Appendix B.

The site comprised of a single lot and a summary of owners are compiled in Table 2.

**Table 2.** Title Summary – Ralston Avenue Site

| Date of Acquisition | Registered Proprietor(s) & Occupations where available | Reference to Title at Acquisition and sale |
|---|---|---|
| **As regards the land cross hatched red and highlighted yellow and green on the attached copy of D.P. 1139826**<br>This land was created as Portion 1978 by plan 5773-2030 dated 12.05.1941 | | |
| Special Lease 1940/130 | To L Mills Pty Ltd | Forfeited 16.02.1945 |
| Special Lease 1949/44 | Refused | |
| Special Lease 1951/205 | To Aterio Bussa | Expired 31.12.1967 |
| 05.09.1958 | Reserve R 81044 from Sale for Future Public Requirements | See Crown Plan 7070-2030 |
| **As regards the land highlighted green and also the land cross hatched red and highlighted green on the attached copy of D.P. 1139826**<br>This land was comprised within land dedicated for Public Recreation by notification in Government Gazette dated 14.09.1923<br>17.02.1955. Proved for as a Crown Road 20.1168 metres wide – See Crown Plan 7070-2030<br>12.04.1979. The part cross hatched red and highlighted green was closed by notification in Government Gazette 12.04.1979<br>03.08.1979. Reserve No. 91519 for Public School Purposes affecting the part cross hatched red and highlighted green, revoked 18.11.1983 | | |
| **As regards the land highlighted green and also the land cross hatched red and highlighted green on the attached copy of D.P. 1139826**<br>This land was comprised within land dedicated for Public Recreation by notification in Government Gazette dated 14.09.1923<br>17.02.1955. Proved for as a Crown Road 20.1168 metres wide – See Crown Plan 7070-2030<br>12.04.1979. The part cross hatched red and highlighted green was closed by notification in Government Gazette 12.04.1979<br>03.08.1979. Reserve No. 91519 for Public School Purposes affecting the part cross hatched red and highlighted green, revoked 18.11.1983 | | |
| **As regards the land highlighted yellow and marked (B) on the attached copy of D.P. 1139826**<br>This land was comprised within land dedicated for Public Recreation by notification in | | |

| | | |
|---|---|---|
| Government Gazette dated 14.09.1923<br><br>03.08.1979. Reserve No. 91519 for Public School Purposes affecting the part cross hatched red and highlighted green, revoked 18.11.1983 | | |
| **As regards the land highlighted yellow and marked (C) on the attached copy of D.P. 1139826**<br><br>This land was comprised within land dedicated for Public Recreation by notification in Government Gazette dated 14.09.1923 | | |
| 14.09.1923 | Dedicated for Public Recreation<br>(Now known as Davidson State Recreation Area) | Government Gazette |
| Date unknown | Subsequently becoming part of Garigal National Park | |
| **As regards the land hatched red and highlighted yellow on the attached copy of D.P. 1139826**<br><br>This land was comprised within land dedicated for Public Recreation by notification in Government Gazette dated 14.09.1923<br><br>17.02.1955. Now forming part of Portion 1978 – See Crown Plan 7070-2030 | | |
| Special Lease 1951/205 | To Aterio Bussa | Expired 31.12.1967 |
| 05.09.1958 | Reserve R 81044 from Sale for Future Public Requirements | See Crown Plan 7070-2030 |
| **Search continued as regards the lands known as Ralston Avenue Site** | | |
| 14.10.2009<br>(2009 to date) | # Metropolitan Local Aboriginal Land Council<br>(Transferred from the State of New South Wales) | 1/1139826 |

# Denotes current registered proprietor

**Easements: -**

- 17.11.1972. Easement for Transmission Line variable width – Appears to affect part of the Ralston Avenue Site
- 30.04.1982. Easement for Cable and Access 10 wide (D.P. 602729) – Affects part of the Ralston Avenue Site
- 23.07.2009. Easement for Access over Track in Use (D.P. 1139826) – Affects part of the Ralston Avenue Site

**Leases: - NIL**

The title search revealed the subject land to have been incorporated within the land dedicated for Public Recreation as per notification in Government Gazette dated 14.09.1923. It subsequently became a part of Garigal National Park, parts of the subject land were recorded to have been on special lease to Mr. Aterio Bussa from 1951 which expired in 1967. Parts of the subject land were also indicated to have been reserved from sale for future public requirements in 1958. Southern parts of the subject land were indicated to have been reserved for public school purposes from 1979 until 1983 most likely utilised by the nearby school for the associated recreational activities.

The title search indicated the subject land to have been transferred in 2009 from the State of NSW to Metropolitan Local Aboriginal Land Council which remains its current registered proprietor and overseer.

A number of easements were recorded to have been attributed to the parts of the subject land, and were indicated to be for the purposes of transmission line (dating to 1972), cable and access (dating to 1982) and were most likely associated with the nearby electrical substation infrastructure, an easement for the purposes of an access over the track in use was also recorded dating to 2009.

Overall the title search revealed that the subject land to be dedicated for Public Recreation with parts of it being attributed to Garigal National Park since at least 1923. The subject land was most likely used for predominantly recreational purposes since, with title search revealing parts of it being on special lease to various individuals/corporate body as well as being utilised by a public school, and having a number of easements attributed to it mainly in association with electrical substation infrastructure, until 2009 when it was transferred to Metropolitan Local Aboriginal Land Council.

### 4.3 COUNCIL INFORMATION

The search of site history records held by Warringah Council was initiated on the 31st July 2012. Correspondence from Council was received on 16th August 2012, advising that a cursory search of records held by the Local Council Authority reveal no relevant documentation, correspondences or approvals pertaining to the past uses of the subject land or possible risks of contamination.

### 4.4 HAZARDOUS CHEMICALS AND REGULATORY COMPLIANCE

On 21st August 2012, an on-line search of the *Contaminated Land – Record of EPA Notices* was conducted, this being a database that is maintained by the NSW OEH. This search confirmed that the NSW OEH has no current involvement, or regulation, under Section 58 of the *Contaminated Land Management Act 1997* for the NSW subject land identified as Lot 1 D.P. 1139826. Section 58 of the *CLM Act 1997* relates to the investigation, remediation and management of sites where

contamination poses a significant risk of harm, and includes Sections 35 and 36 of the *Environmentally Hazardous Chemicals Act 1985*.

## 4.5 SITE WALKOVER INSPECTION

Mr. Anthony Barkway (EI, Environmental Engineer) and Mr. Eric Gerges (EI, Senior Engineer) made the following observations during an inspection of the site on the 15th August, 2012:

- The site is located in the vicinity of a residential area of the suburb of Belrose, being part of the larger property identified as Lot 1 DP1139826 (i.e. having an area of 135.3 Ha) which adjoins Garigal National Park and is an irregular shaped parcel of land, mostly undeveloped and overgrown with shrubs, trees and various types of vegetation, situated on high grounds with relatively low change in gradient in comparison to the surrounding terrain, and covering a total area of approximately 17.15 Ha. The subject land comprises an area on the southern side of Ralston Avenue which continues as a paved road track onto the private land with the remainder of the subject area situated to the north of the road which partially marks its southern boundary. The site has a residential property situated at its eastern end.

- The subject area was surrounded mostly by vacant bushland due north, south and west with communications facility/tower and Sydney East Substation located due east of it as well as a facility, part of the substation infrastructure being situated at the end of road/track due south-west of the subject land. Residential properties were located further east and south-east of the site along Ralston Avenue.

- The land within the immediate proximity of the subject land is to a large extent an undeveloped bushland overgrown with trees and vegetation. Communications facility/tower is situated to the east of the site accessed as well as Sydney East Substation which was situated on the elevated reworked/levelled grounds further east of the communications tower site, being to the north of Ralston Avenue. Open channel storm water drainage was identified located between the road and the substation grounds along Ralston Avenue, situated downhill of the substation grounds, and uphill of the subject land, it was identified to incorporate a 50kL spill

oil tank situated directly above the channel, an overall gradient which the drainage pattern will follow is due east away from the subject land.

- The site is situated on relatively high, flat grounds (~170m AHD) characterised by low change in gradient as compared to the surrounding terrain which comprises mostly of moderate to steeply inclined slopes and hills with frequent rock outcrops, with grounds sloping down naturally away from the subject area in the northerly direction towards Fireclay Gully, in the southerly direction towards Frenchs Creek and towards Bare Creek in a westerly direction as well as elevating towards substation grounds in an easterly direction, with gradient varying between 1 in 5 to 1 in 25 across the site surface.

- Occasional waste dumping was identified at some parts of the site mainly along the road/track extending from Ralston Avenue leading towards the facility at the end of the road, and was mainly characterised as being domestic waste (i.e. carpets, putrescibles garbage etc.) also having some construction debris (i.e. bricks, wooden framework etc.) as well as some soil waste and a car wreck. There were no signs of mobile contamination identified anywhere across the subject area.

## 4.6 AREAS AND CONTAMINANTS OF ENVIRONMENTAL CONCERN

On the basis of site history information collected during the assessment and the site walkover inspection, potential Areas of Environmental Concern (AEC) and Contaminants of Concern were identified as summarised in Table 3.

**Table 3.** Summary of Potential Areas and Chemicals of Environmental Concern

| *AEC* | *Potential Contaminating activities* | *Location* | *Chemicals of Concern* | *Likelihood of Contamination* |
|---|---|---|---|---|
| 1 | Waste dumping in the form of: car wrecks, domestic waste, construction debris/waste. | Across the identified parts of the site premises | Heavy metals, Total Petroleum Hydrocarbons, BTEX, Polyaromatic Hydrocarbons, OCPs, PCBs, OPPs, asbestos | Low |

### 4.6.1 Potential Chemicals of Concern

Soil sampling and associated laboratory analytical testing were therefore deemed necessary at the targeted central southern part of the site where illegal rubbish dumping has taken place for the following parameters of concern:

- heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc);
- total petroleum hydrocarbons (TPHs);
- the monocyclic aromatic hydrocarbons *benzene*, *toluene*, *ethyl-benzene* and *xylenes* (BTEX);
- polycyclic aromatic hydrocarbons (PAHs);
- organochlorine pesticides (OCPs);
- polychlorinated biphenyls (PCBs);
- organophosphate pesticides (OPPs); and
- asbestos.

This list includes standard parameters recommended under the EPA (1994*) Table 1 Minimum Soil Sampling Protocol* for imported fill, as well as the DUAP / EPA (1998) *Appendix A Industries and Chemicals Used*.

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

The site located at the end of Ralston Avenue, Belrose, NSW as depicted in Figures 1 and 2 was the subject of a Stage 1 Environmental Site Assessment (ESA 1) in order to determine the potential for site contamination associated with the identified current and former land uses. Based on the findings of this ESA 1, it was concluded that:

- The subject land was dedicated for Public Recreation with parts of it being attributed to Garigal National Park since at least 1923. The subject land was most likely in use for mainly recreational purposes since then, with some of the parts being utilised by a public school, as well as having a number of easements attributed to it mainly in association with electrical substation infrastructure, until 2009 when it was transferred to Metropolitan Local Aboriginal Land Council overall remaining mostly undeveloped until present time;

- The site was free of statutory notices issued by the NSW EPA/DECC;

- Site observations during the assessment revealed the site to be mostly an undeveloped parcel of land being overgrown with trees and vegetation, situated on high grounds with relatively low change in gradient in comparison to the surrounding terrain, and covering a total area of approximately 17.15 Ha

- The site is situated on relatively high, flat grounds (~170m AHD) characterised by low change in gradient as compared to the surrounding terrain which comprises mostly of moderate to steeply inclined slopes and hills with frequent rock outcrops, with grounds sloping down naturally away from the subject area in the northerly direction towards Fireclay Gully, in the southerly direction towards Frenchs Creek and towards Bare Creek in a westerly direction as well as elevating towards substation grounds in an easterly direction, with gradient varying between 1 in 5 to 1 in 25 across the site surface.

- Occasional waste dumping was identified at some parts of the site mainly along the road/track extending from Ralston Avenue leading towards the facility at the end of the road, and was mainly characterised as being domestic waste (i.e. carpets, putrescibles garbage etc.) also having some construction debris (i.e. bricks, wooden framework etc.) as well as some soil

waste and a car wreck. There were no signs of mobile contamination identified anywhere across the subject area.

In view of the historical activities and site walkover inspection, Areas of Environmental Concern (AECs) may have been subject to potential soil contamination. These areas comprised spot locations where waste dumping was identified (AEC 1). The likelihood of contamination at the AEC was considered to be low.

It is therefore concluded that the site is considered suitable for the proposed re-zoning into residential land provided the identified dumped waste and car wreckage is removed prior to the approval given.

Given that no other evident sources of contamination could be visually identified on site, it is considered that the only surface validation sampling and laboratory analysis for the identified chemicals of concern should be carried out once the dumped waste and car wreckage is removed.

Should site soils require excavation and disposal from the site, then these soils should be classified in accordance with the DECCW (2009) *Waste Classification Guidelines* and disposed to an approved landfill facility. Any soils to be imported onto the site for the purpose of back-filling excavated areas will also require validation testing following the EPA (1995) Sampling Design Guidelines to confirm their suitability for the proposed land use.

## 6.0 STATEMENT OF LIMITATIONS

This Stage 1 Environmental Site Assessment evaluated the likelihood of site contamination resulting from previous uses of the site. This appraisal was limited to visual inspection of ground level conditions and a review of anecdotal and historical information that was available from local and state government authorities. It is assumed that this information was accurate and complete. Sampling and laboratory analysis of site materials were not conducted as part of this assessment. Although this methodology is consistent with current industry practice for such appraisal assessments, no warranty or guarantee of site conditions is given or intended.

This report has been prepared by Environmental Investigations for the sole use of Matthews Civil. No responsibility is accepted for the use of any part of this report in any other context or for any other purpose or by other third parties. This report does not purport to provide legal advice.

This report remains the property of EI subject to payment of all fees due for the assessment. The report shall not be reproduced except in full and with prior written permission by EI.

## REFERENCES

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DEC (2006) *Soil Investigation Levels for Urban Development Sites in NSW*, in *Guidelines for the NSW Site Auditor Scheme (2nd Edition)*, Department of Environment and Conservation, DEC 2006/121, April 2006, p52.

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EPA (1994) *Guidelines for Assessing Service Station Sites*, Environment Protection Authority of New South Wales, Contaminated Sites Unit, EPA 94/119, December 1994, 31pp.

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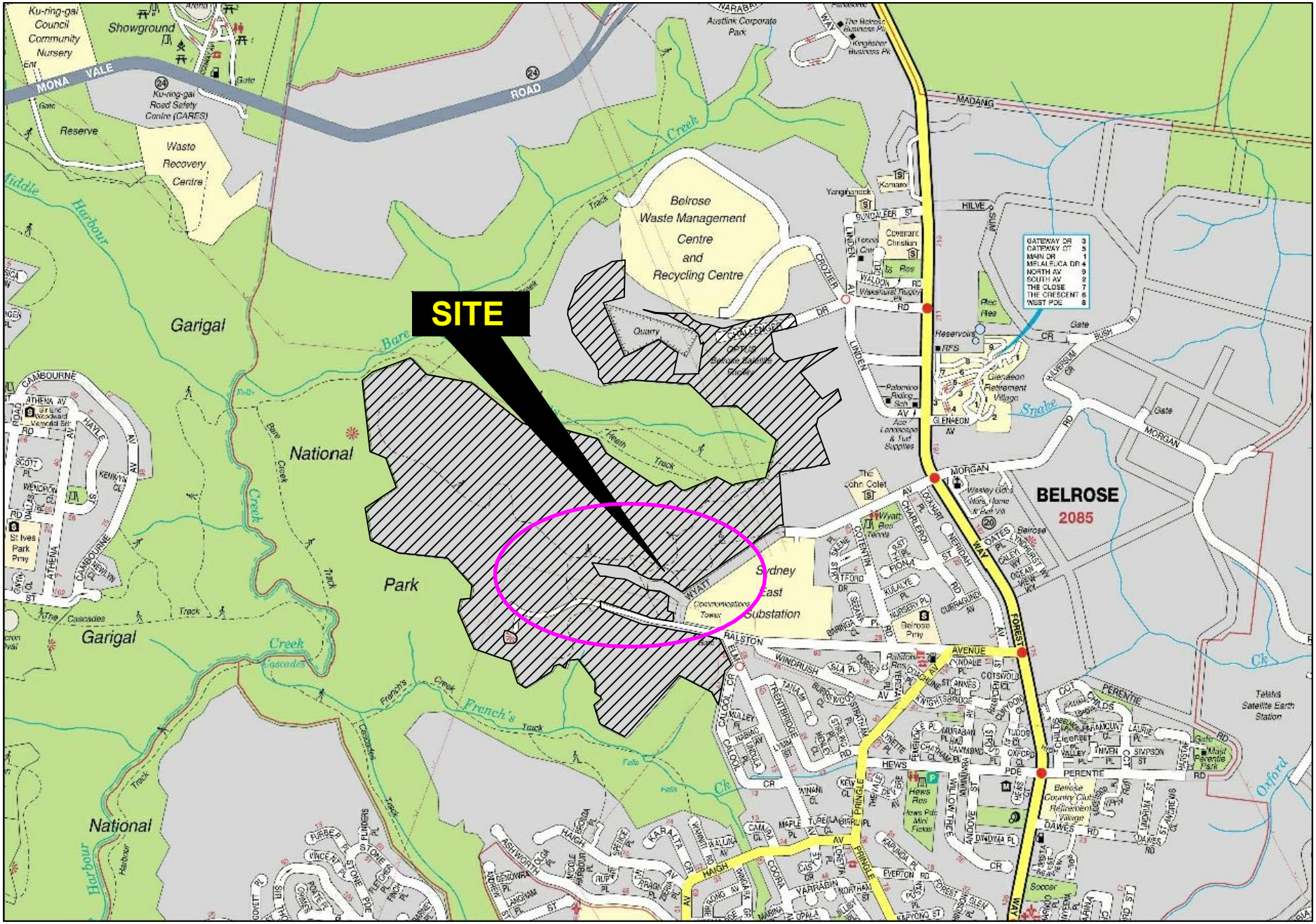
EPA (1997) *Guidelines for Consultants Reporting on Contaminated Sites*, Environment Protection Authority of New South Wales, Contaminated Sites Unit, EPA 97/104, November 1997, 22pp.

NEPC (1999) Schedule B(2) Guidelines on Data Collection, Sample Design and Reporting, National Environment Protection (Assessment of Site Contamination) Measure, National Environment Protection Council, 69pp.

## ABBREVIATIONS

| | |
|---|---|
| AAS | Atomic Absorption Spectrometry |
| AHD | Australian Height Datum |
| AST | Aboveground Storage Tank |
| ANZECC | Australian and New Zealand Environment Conservation Council |
| B(a)P | Benzo(a)Pyrene |
| BGL | Below Ground Level |
| BH | Borehole |
| BTEX | Benzene, Toluene, Ethyl benzene, Xylene |
| COC | Chemical of Concern |
| DEC | Department of Environment and Conservation, NSW |
| DECC | Department of Environment and Climate Change, NSW (formerly DEC) |
| DECCW | Department of Environment, Climate Change and Water, NSW (formerly DECC) |
| DP | Deposited Plan |
| DQO | Data Quality Objective |
| EI | Environmental Investigations |
| EIL | Ecological Investigation Level |
| EPA NSW | Environment Protection Authority, New South Wales |
| ESA | Environmental Site Assessment |
| GC-ECD | Gas Chromatograph-Electron Capture Detector |
| GC-FID | Gas Chromatograph-Flame Ionisation Detector |
| GC-MS | Gas Chromatograph-Mass Spectrometer |
| HIL | Health Based Investigation Level |
| ICP-AES | Inductively Couple Plasma – Atomic Emission Spectra |
| NATA | National Association of Testing Authorities, Australia |
| NEPC | National Environmental Protection Council |
| NHMRC | National Health and Medical Research Council |
| OCPs | Organochlorine Pesticides |
| OEH | Office of Environment and Heritage, NSW (formerly DECCW) |
| PAHs | Polycyclic Aromatic Hydrocarbons |
| PCBs | Polychlorinated Biphenyls |
| PID | Photoionisation Detector |
| PQL | Practical Quantitation Limit |
| P&T | Purge & Trap |
| QC | Quality Control |
| RAC | Remediation Acceptance Criteria |
| RAP | Remediation Action Plan |
| RPD | Relative Percentage Difference |
| SILs | Soil Investigation Levels |
| SWL | Standing Water Test |
| TP | Test Pit |
| TPHs | Total Petroleum Hydrocarbons |
| USEPA | United States Environmental Protection Agency |
| UST | Underground Storage Tank |
| VOC | Volatile Organic Compound |
| UCL | Upper Confidence Limit |

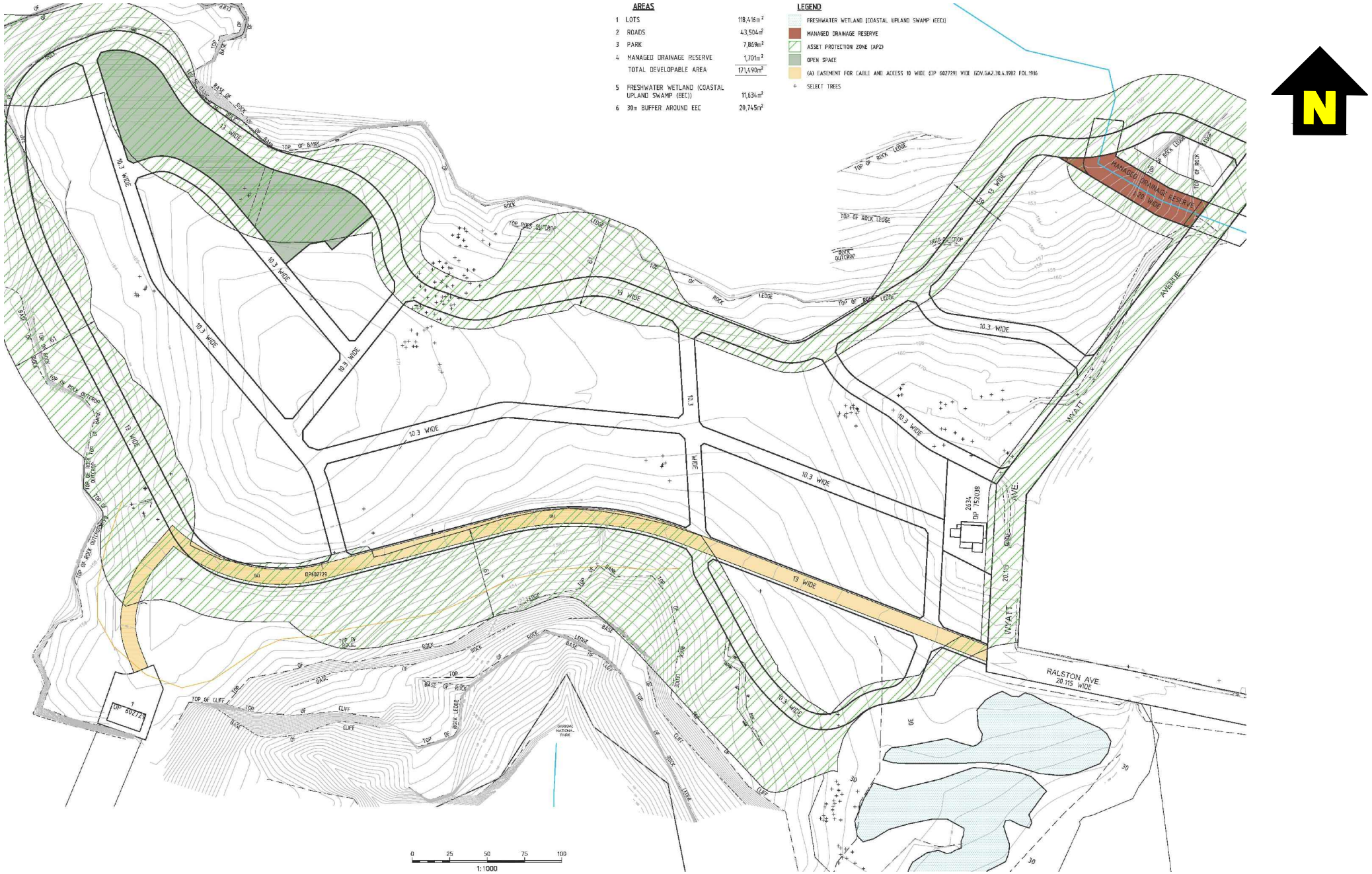
# FIGURES




| | | | |
|---|---|---|---|
| Environmental Investigations<br>Contamination Assessment Management & Geotechnical<br>P O Box 215, ST PETERS 2044<br>Ph (02) 9516 0722 Fax (02) 9516 0741 | Drawn: | A.B. | **Matthews Civil Pty Ltd**<br>Stage 1 Environmental Site Assessment<br>Lot 1 DP 1139826<br>"Ralston Avenue Site", Belrose NSW<br>Site Location Plan |
| | Approved: | E.G. | |
| | Date: | 02-08-12 | |
| | Approx Scale: | N.T.S | |

Figure: 1

Project: AB E1669.1




Environmental Investigations
Contamination Assessment Management & Geotechnical
P O Box 215, ST PETERS 2044
Ph (02) 9516 0722 Fax (02) 9516 0741

| | |
|---|---|
| Drawn: | L.L.T.S. |
| Approved: | |
| Date: | 14-11-12 |
| Approx Scale: | as shown |

**Matthews Civil Pty Ltd**

Stage 1 Environmental Site Assessment
Ralston Ave. Site, Belrose NSW
Draft Concept Plan

Figure:
2

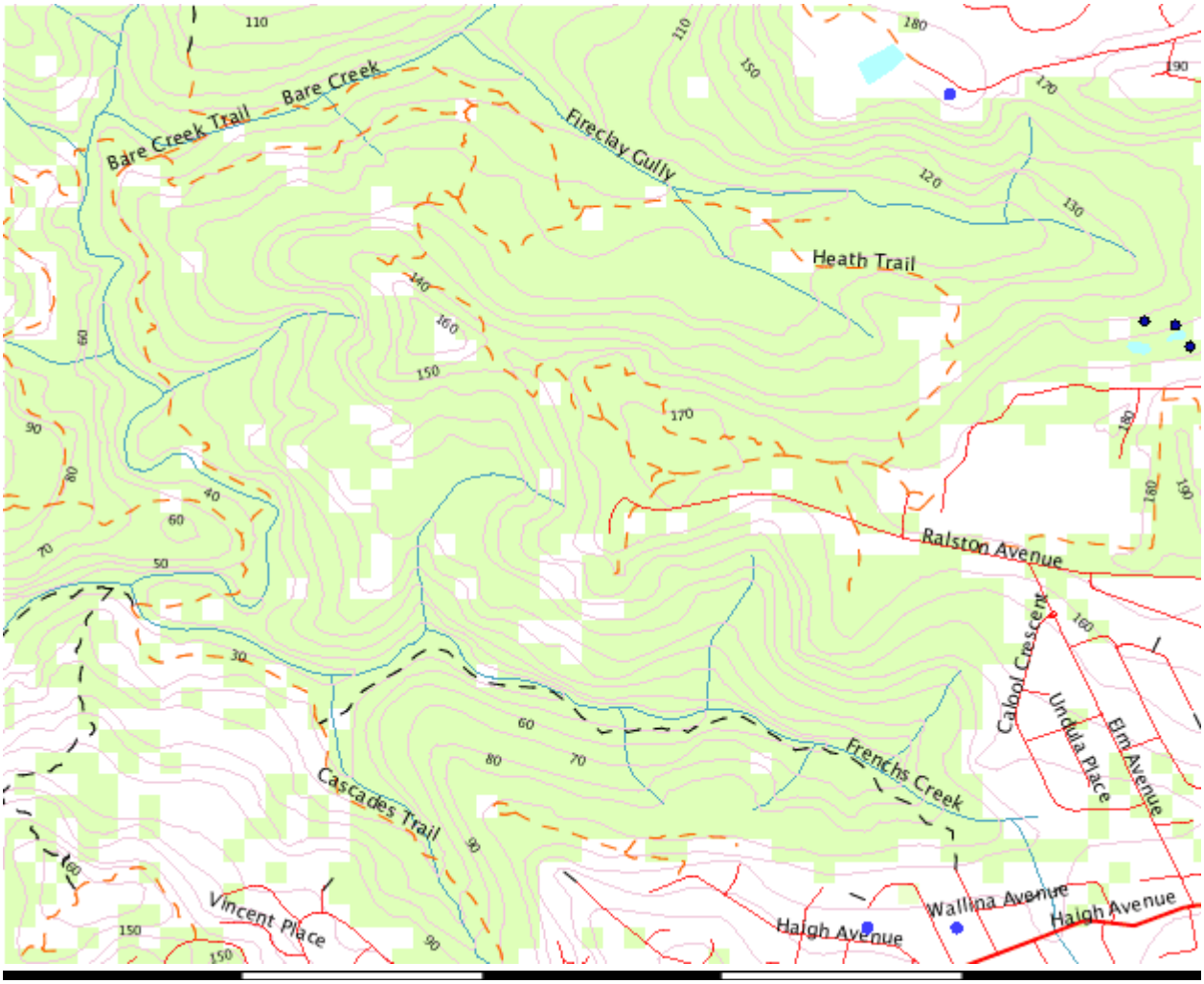
Project:
AB E1669.1

# APPENDIX A

## NSW NATURAL RESOURCE ATLAS SEARCH SUMMARY

# E1669.1 - NR Atlas

Map created with NSW Natural Resource Atlas - http://nratlas.nsw.gov.au
Thursday, August 23, 2012




0 2 Km

## Legend

| Symbol | Layer | Custodian |
|---|---|---|
| | Cities and large towns renderImage: Cannot build image from features | |
| Cowra | Populated places renderImage: Cannot build image from features | |
| | Towns | |
| | Groundwater Bores | |
| | Catchment Management Authority boundaries | |
| | Major rivers | |
| Primary/arterial road<br>Motorway/freeway<br>Railway<br>Runway<br>Contour<br>Background | Topographic base map | |

Copyright © 2012 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

# Groundwater Works Summary

For information on the meaning of fields please see Glossary
Document Generated on Thursday, August 23, 2012

Print Report

Works Details Site Details Form A Licensed Construction Water Bearing Zones Drillers Log

## Work Requested -- GW014050

### Works Details (top)

| | |
|---|---|
| **GROUNDWATER NUMBER** | GW014050 |
| **LIC-NUM** | 10WA108078 |
| **AUTHORISED-PURPOSES** | DOMESTIC FARMING STOCK |
| **INTENDED-PURPOSES** | DOMESTIC STOCK |
| **WORK-TYPE** | Bore open thru rock |
| **WORK-STATUS** | (Unknown) |
| **CONSTRUCTION-METHOD** | Cable Tool |
| **OWNER-TYPE** | Private |
| **COMMENCE-DATE** | |
| **COMPLETION-DATE** | 1958-03-01 |
| **FINAL-DEPTH (metres)** | 30.40 |
| **DRILLED-DEPTH (metres)** | 30.50 |
| **CONTRACTOR-NAME** | |
| **DRILLER-NAME** | |
| **PROPERTY** | N/A |
| **GWMA** | 603 - SYDNEY BASIN |
| **GW-ZONE** | - |
| **STANDING-WATER-LEVEL** | |
| **SALINITY** | |
| **YIELD** | |

### Site Details (top)

| | |
|---|---|
| **REGION** | 10 - SYDNEY SOUTH COAST |
| **RIVER-BASIN** | 213 - SYDNEY COAST - GEORGES RIVER |
| **AREA-DISTRICT** | |
| **CMA-MAP** | |
| **GRID-ZONE** | |
| **SCALE** | |
| **ELEVATION** | |
| **ELEVATION-SOURCE** | (Unknown) |
| **NORTHING** | 6265707.00 |
| **EASTING** | 333692.00 |
| **LATITUDE** | 33 44' 8" |
| **LONGITUDE** | 151 12' 17" |
| **GS-MAP** | 0055A3 |
| **AMG-ZONE** | 56 |
| **COORD-SOURCE** | GD.,PR. MAP |
| **REMARK** | |

### Form-A (top)

| | |
|---|---|
| **COUNTY** | CUMBERLAND |
| **PARISH** | MANLY COVE |
| **PORTION-LOT-DP** | 2175 |

## Licensed (top)

| | |
|---|---|
| **COUNTY** | CUMBERLAND |
| **PARISH** | MANLY COVE |
| **PORTION-LOT-DP** | 2175 |

## Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

| HOLE-NO | PIPE-NO | COMPONENT-CODE | COMPONENT-TYPE | DEPTH-FROM (metres) | DEPTH-TO (metres) | OD (mm) | ID (mm) | INTERVAL | DETAIL |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | Casing | Asbestos Cement | -0.10 | 1.70 | 152 | | | Driven into Hole |

## Water Bearing Zones (top)

| FROM-DEPTH (metres) | TO-DEPTH (metres) | THICKNESS (metres) | ROCK-CAT-DESC | S-W-L | D-D-L | YIELD | TEST-HOLE-DEPTH (metres) | DURATION | SALINITY |
|---|---|---|---|---|---|---|---|---|---|
| 15.20 | 15.20 | 0.00 | Consolidated | | | 0.01 | | | (Unknown) |
| 27.40 | 27.40 | 0.00 | Consolidated | | | 0.01 | | | (Unknown) |

## Drillers Log (top)

| FROM | TO | THICKNESS | DESC | GEO-MATERIAL | COMMENT |
|---|---|---|---|---|---|
| 0.00 | 0.60 | 0.60 | Soil | | |
| 0.60 | 30.48 | 29.88 | Sandstone White Water Supply | | |

---

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

# Groundwater Works Summary

For information on the meaning of fields please see Glossary
Document Generated on Thursday, August 23, 2012

Print Report

Works Details Site Details Form A Licensed Construction Water Bearing Zones Drillers Log

## Work Requested -- GW014474

### Works Details (top)

| | |
|---|---|
| **GROUNDWATER NUMBER** | GW014474 |
| **LIC-NUM** | 10WA108079 |
| **AUTHORISED-PURPOSES** | FARMING STOCK |
| **INTENDED-PURPOSES** | GENERAL USE |
| **WORK-TYPE** | Bore open thru rock |
| **WORK-STATUS** | (Unknown) |
| **CONSTRUCTION-METHOD** | Cable Tool |
| **OWNER-TYPE** | Private |
| **COMMENCE-DATE** | |
| **COMPLETION-DATE** | 1958-01-01 |
| **FINAL-DEPTH (metres)** | 17.90 |
| **DRILLED-DEPTH (metres)** | 18.00 |
| **CONTRACTOR-NAME** | |
| **DRILLER-NAME** | |
| **PROPERTY** | N/A |
| **GWMA** | 603 - SYDNEY BASIN |
| **GW-ZONE** | - |
| **STANDING-WATER-LEVEL** | |
| **SALINITY** | |
| **YIELD** | |

### Site Details (top)

| | |
|---|---|
| **REGION** | 10 - SYDNEY SOUTH COAST |
| **RIVER-BASIN** | 213 - SYDNEY COAST - GEORGES RIVER |
| **AREA-DISTRICT** | |
| **CMA-MAP** | |
| **GRID-ZONE** | |
| **SCALE** | |
| **ELEVATION** | |
| **ELEVATION-SOURCE** | (Unknown) |
| **NORTHING** | 6265711.00 |
| **EASTING** | 333872.00 |
| **LATITUDE** | 33 44' 8" |
| **LONGITUDE** | 151 12' 24" |
| **GS-MAP** | 0055A3 |
| **AMG-ZONE** | 56 |
| **COORD-SOURCE** | GD.,PR. MAP |
| **REMARK** | |

### Form-A (top)

| | |
|---|---|
| **COUNTY** | CUMBERLAND |
| **PARISH** | MANLY COVE |
| **PORTION-LOT-DP** | 1988 |

## Licensed (top)

| | |
|---|---|
| **COUNTY** | CUMBERLAND |
| **PARISH** | MANLY COVE |
| **PORTION-LOT-DP** | 1988 |

## Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

| HOLE-NO | PIPE-NO | COMPONENT-CODE | COMPONENT-TYPE | DEPTH-FROM (metres) | DEPTH-TO (metres) | OD (mm) | ID (mm) | INTERVAL | DETAIL |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | Casing | Asbestos Cement | 0.00 | 1.80 | 152 | | | Cemented |

## Water Bearing Zones (top)

| FROM-DEPTH (metres) | TO-DEPTH (metres) | THICKNESS (metres) | ROCK-CAT-DESC | S-W-L | D-D-L | YIELD | TEST-HOLE-DEPTH (metres) | DURATION | SALINITY |
|---|---|---|---|---|---|---|---|---|---|
| 9.10 | 9.10 | 0.00 | Consolidated | 3.60 | | 0.09 | | | (Unknown) |

## Drillers Log (top)

| FROM | TO | THICKNESS | DESC | GEO-MATERIAL | COMMENT |
|---|---|---|---|---|---|
| 0.00 | 0.60 | 0.60 | Soil | | |
| 0.60 | 17.98 | 17.38 | Sandstone Water Supply | | |

---

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# Groundwater Works Summary

For information on the meaning of fields please see Glossary
Document Generated on Thursday, August 23, 2012

Print Report

Works Details Site Details Form A Licensed Construction Water Bearing Zones Drillers Log

## Work Requested -- GW105329

### Works Details (top)

| | |
|---|---|
| **GROUNDWATER NUMBER** | GW105329 |
| **LIC-NUM** | 10WA109421 |
| **AUTHORISED-PURPOSES** | INDUSTRIAL - SAND & GRAVEL |
| **INTENDED-PURPOSES** | INDUSTRIAL - SAND & GRAVEL |
| **WORK-TYPE** | Bore |
| **WORK-STATUS** | |
| **CONSTRUCTION-METHOD** | Rotary |
| **OWNER-TYPE** | |
| **COMMENCE-DATE** | |
| **COMPLETION-DATE** | 2004-08-12 |
| **FINAL-DEPTH (metres)** | 202.00 |
| **DRILLED-DEPTH (metres)** | 202.00 |
| **CONTRACTOR-NAME** | |
| **DRILLER-NAME** | |
| **PROPERTY** | WARRINGAH GRAVEL & STONE |
| **GWMA** | - |
| **GW-ZONE** | - |
| **STANDING-WATER-LEVEL** | 74.00 |
| **SALINITY** | |
| **YIELD** | 25.00 |

### Site Details (top)

| | |
|---|---|
| **REGION** | 10 - SYDNEY SOUTH COAST |
| **RIVER-BASIN** | |
| **AREA-DISTRICT** | |
| **CMA-MAP** | |
| **GRID-ZONE** | |
| **SCALE** | |
| **ELEVATION** | |
| **ELEVATION-SOURCE** | |
| **NORTHING** | 6267715.00 |
| **EASTING** | 333822.00 |
| **LATITUDE** | 33 43' 3" |
| **LONGITUDE** | 151 12' 24" |
| **GS-MAP** | |
| **AMG-ZONE** | 56 |
| **COORD-SOURCE** | |
| **REMARK** | |

### Form-A (top)

| | |
|---|---|
| **COUNTY** | CUMBERLAND |
| **PARISH** | MANLY COVE |
| **PORTION-LOT-DP** | 2822 727090 |

## Licensed (top)

| | |
|---|---|
| **COUNTY** | CUMBERLAND |
| **PARISH** | MANLY COVE |
| **PORTION-LOT-DP** | 2822 727090 |

## Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

| HOLE-NO | PIPE-NO | COMPONENT-CODE | COMPONENT-TYPE | DEPTH-FROM (metres) | DEPTH-TO (metres) | OD (mm) | ID (mm) | INTERVAL | DETAIL |
|---|---|---|---|---|---|---|---|---|---|
| 1 | | Hole | Hole | 0.00 | 202.00 | 165 | | | Rotary Air |
| 1 | 1 | Casing | Galvinised Steel | 0.00 | 3.00 | 160 | | | C: 0-3m; Driven into Hole |

## Water Bearing Zones (top)

| FROM-DEPTH (metres) | TO-DEPTH (metres) | THICKNESS (metres) | ROCK-CAT-DESC | S-W-L | D-D-L | YIELD | TEST-HOLE-DEPTH (metres) | DURATION | SALINITY |
|---|---|---|---|---|---|---|---|---|---|
| 184.00 | 185.00 | 1.00 | | 74.00 | 200.00 | 25.00 | 202.00 | 3.00 | |

## Drillers Log (top)

| FROM | TO | THICKNESS | DESC | GEO-MATERIAL | COMMENT |
|---|---|---|---|---|---|
| 0.00 | 32.50 | 32.50 | SANDSTONE/IRONSTONE | | |
| 32.50 | 202.00 | 169.50 | SANDSTONE | | |

---

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# APPENDIX B

## LAND TITLES SEARCH

## Prior Title

Provides prior title details for computerised titles only.

Title Reference: **1/1139826**

**Prior Title(s):**

7027/1108760

CROWN LAND

Client Reference:
Date of Service: 07-Aug-2012 08:30:53

## Prior Title

Provides prior title details for computerised titles only.

Title Reference: **7027/1108760**

**Prior Title(s):**

CROWN LAND

Client Reference:
Date of Service: 07-Aug-2012 08:31:29

| SURVEYING REGULATION 2006 CLAUSE 61(2) | | | | | | | |
|---|---|---|---|---|---|---|---|
| MARK | HEIGHT | CLASS | ORDER | M.G.A CO-ORDINATES | | CLASS | ORDER |
| | | | | EASTING | NORTHING | | |
| PM10166 | 162 | U | U | 333 163.324 | 6266 629.779 | B | 2 |
| PM52759 | 178 | U | U | 333 003.156 | 6266 782.804 | B | 2 |
| PM52760 | 173 | U | U | 333 276.122 | 6266 811.740 | B | 2 |
| SSM38084 | 141.165 | LC | L3 | 334 158.660 | 6266 251.595 | B | 2 |
| SSM39064 | 162 | U | U | 333 160.193 | 6266 648.399 | B | 2 |
| SSM39065 | 164 | U | U | 333 177.753 | 6266 730.762 | B | 2 |
| SSM58265 | 182 | U | U | 334 457.768 | 6267 088.840 | B | U |
| SSM58266 | 181 | U | U | 334 284.265.963 | 6267 808.800 | B | U |
| SSM99964 | 130.311 | LC | L3 | 334 001.433 | 6266 176.210 | B | U |
| SOURCE: S.C.I.M.S. ON 26-6-2007 C.S.F: 0.999915 | | | | | | | |

(x) LAND EXCLUDES MINERALS - SEE SECTION 171 CROWN LANDS ACT,1989.

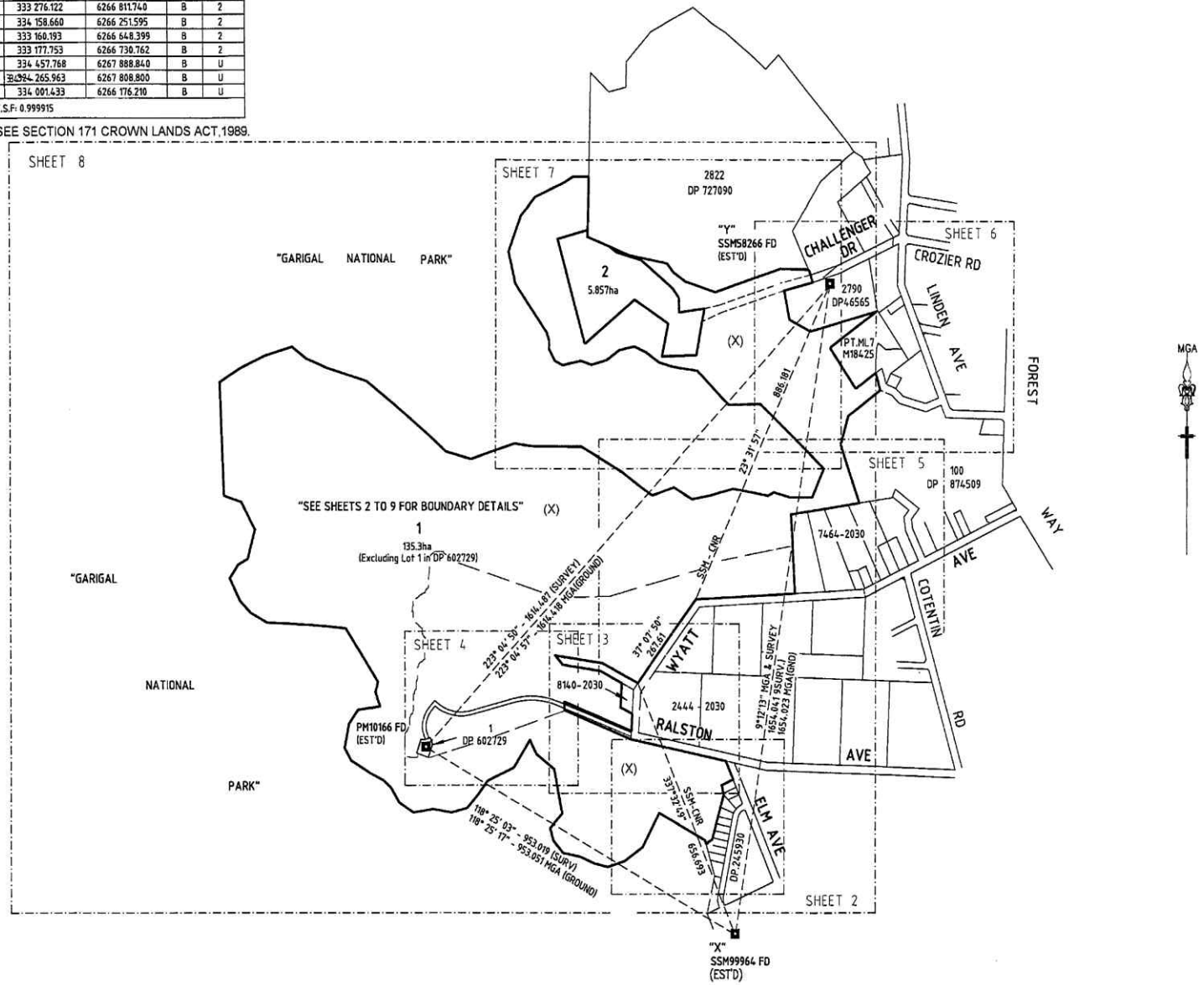
| | | | |
|---|---|---|---|
| Surveyor: JACEK IDZIKOWSKI<br>Date of Survey: 30-9-2007<br>Surveyor's Ref: 30401 DP | PLAN OF CROWN LAND INCLUDING<br>LOT 7027 DP 1108760<br>CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE | LGA: WARRINGAH<br>Locality: BELROSE<br>Subdivision No: ———<br>Lengths are in metres. Reduction Ratio 1:7500 | Registered:<br>23.7.2009 |

DP1139826 P

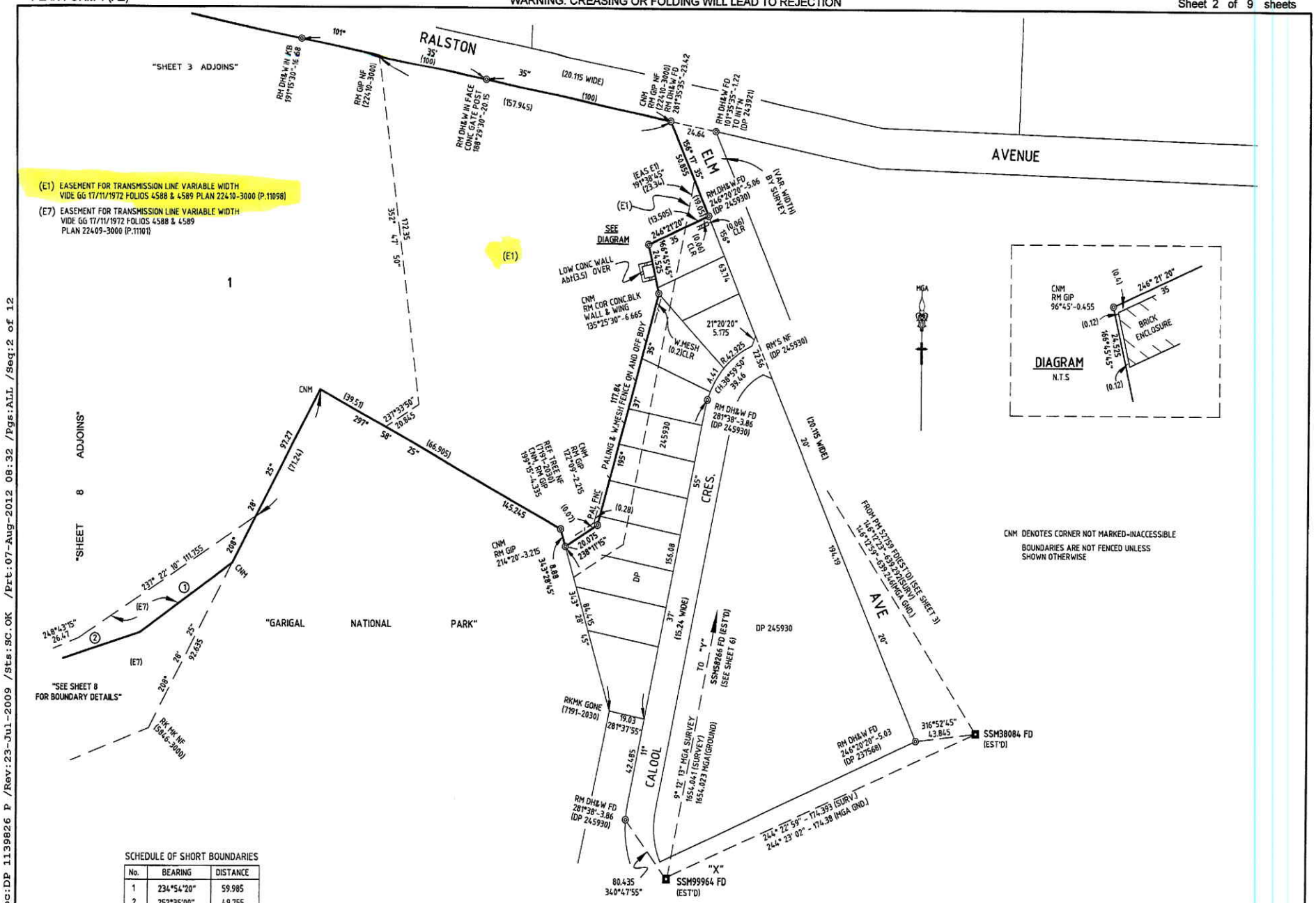
Req:R284116 /Doc:DP 1139826 P /Rev:23-Jul-2009 /Sts:SC.OK /Prt:07-Aug-2012 08:32 /Pgs:ALL /Seq:1 of 12
Ref:mg /Scr:M

| SURVEYING REGULATION 2006 CLAUSE 61(2) | | | | | | | |
|---|---|---|---|---|---|---|---|
| MARK | HEIGHT | CLASS | ORDER | M.G.A CO-ORDINATES | | CLASS | ORDER |
| | | | | EASTING | NORTHING | | |
| PM10166 | 162 | U | U | 333 163.324 | 6266 629.779 | B | 2 |
| PM52759 | 178 | U | U | 333 803.156 | 6266 782.804 | B | 2 |
| PM52760 | 173 | U | U | 333 276.122 | 6266 811.740 | B | 2 |
| SSM38084 | 141.165 | LC | L3 | 334 158.660 | 6266 251.595 | B | 2 |
| SSM39064 | 162 | U | U | 333 160.193 | 6266 648.399 | B | 2 |
| SSM39065 | 164 | U | U | 333 177.753 | 6266 730.762 | B | 2 |
| SSM58265 | 182 | U | U | 334 457.768 | 6267 888.840 | B | U |
| SSM58266 | 181 | U | U | 334 265.963 | 6267 808.800 | B | U |
| SSM99964 | 130.311 | LC | L3 | 334 001.433 | 6266 176.210 | B | U |
| SOURCE: S.C.I.M.S. ON 26-6-2007 C.S.F: 0.999915 | | | | | | | |

(x) LAND EXCLUDES MINERALS - SEE SECTION 171 CROWN LANDS ACT,1989.



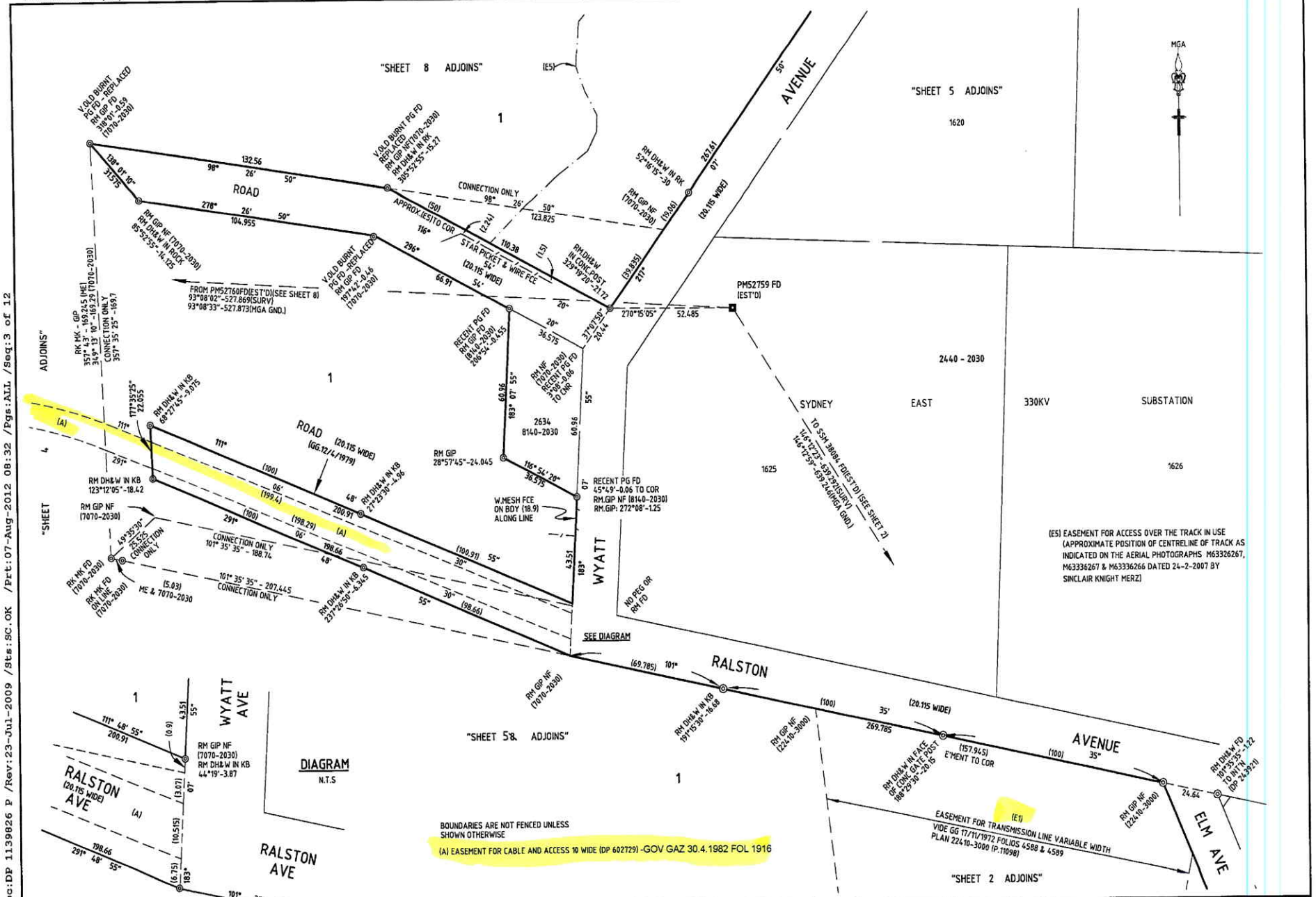

| | | | | |
|---|---|---|---|---|
| Surveyor: JACEK IDZIKOWSKI<br>Date of Survey: 30-9-2007<br>Surveyor's Ref: 30401 DP | PLAN OF CROWN LAND INCLUDING<br>LOT 7027 DP 1108760<br>CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE | LGA: WARRINGAH<br>Locality: BELROSE<br>Subdivision No: ——<br>Lengths are in metres. Reduction Ratio 1:7500 | Registered:<br>23.7.2009 | DP1139826 P |




SCHEDULE OF SHORT BOUNDARIES

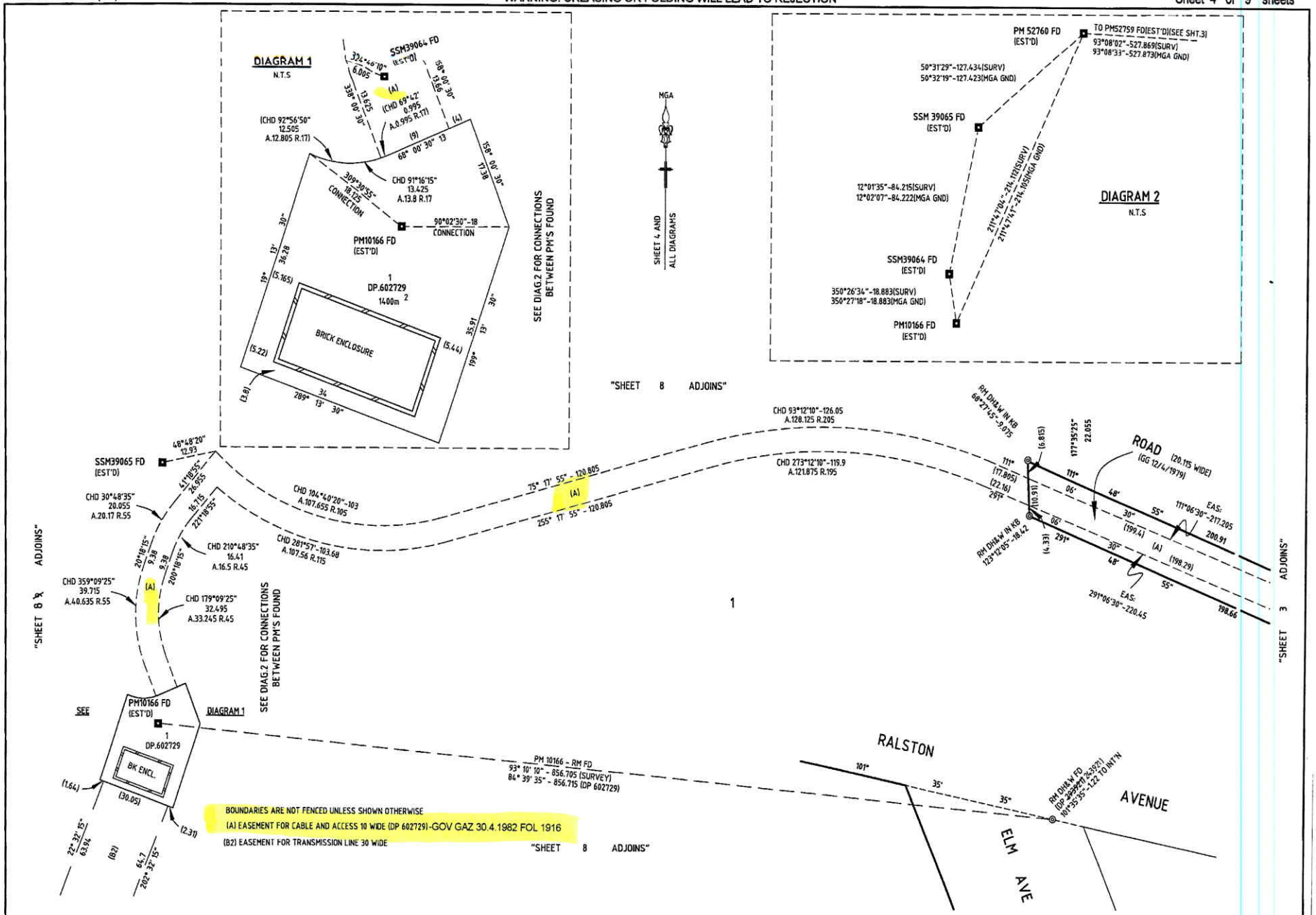
| No. | BEARING | DISTANCE |
|---|---|---|
| 1 | 234°54'20" | 59.985 |
| 2 | 252°35'00" | 49.755 |

| | | | |
|---|---|---|---|
| Surveyor: JACEK IDZIKOWSKI<br>Date of Survey: 30-9-2007<br>Surveyor's Ref: 30401 DP | PLAN OF CROWN LAND INCLUDING<br>LOT 7027 DP 1108760<br>CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE | LGA: WARRINGAH<br>Locality: BELROSE<br>Subdivision No: ———<br>Lengths are in metres. Reduction Ratio 1:1200 | Registered:<br>23.7.2009 | DP1139826 |

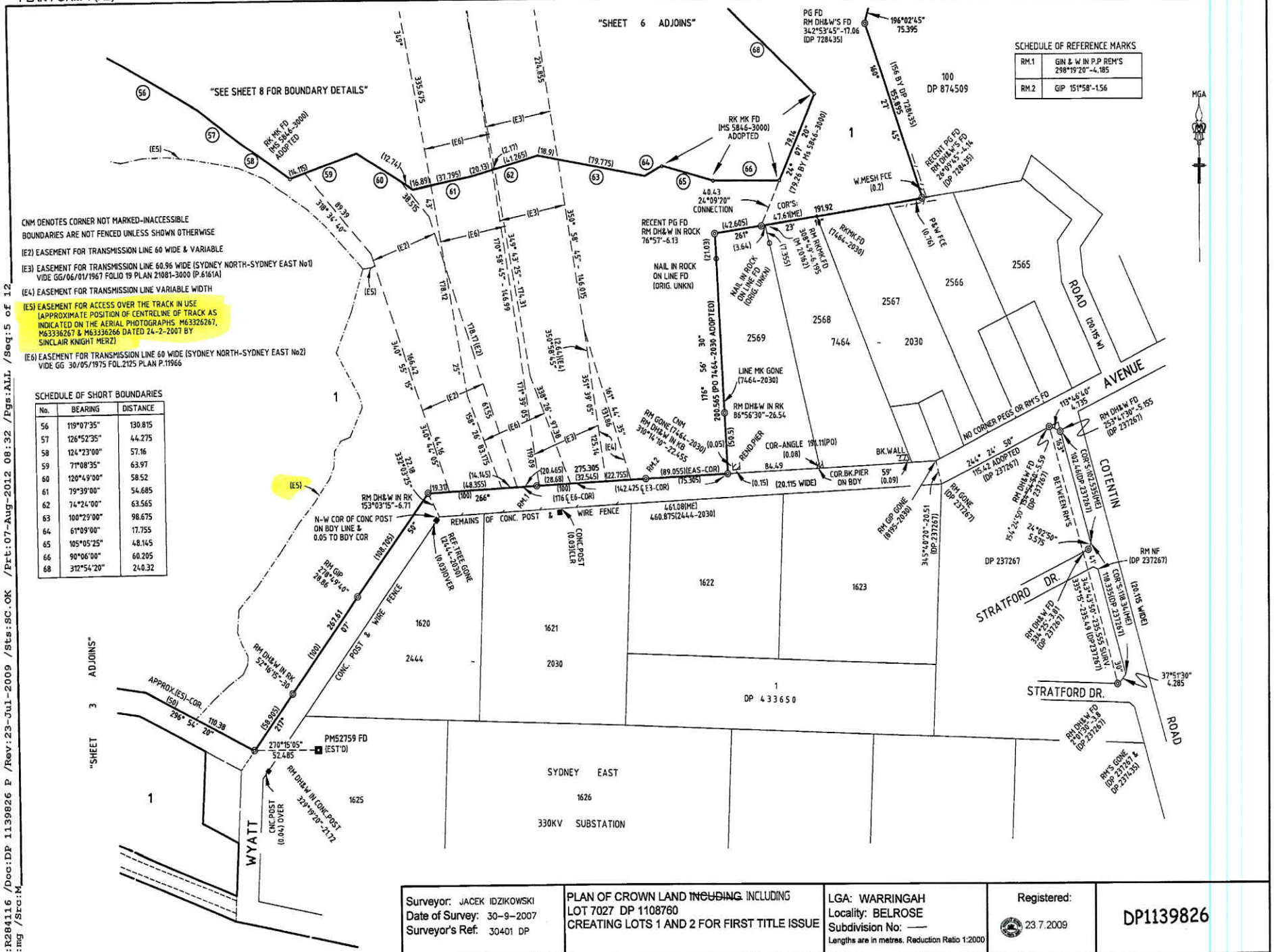



| | | | | |
|---|---|---|---|---|
| Surveyor: JACEK IDZIKOWSKI<br>Date of Survey: 30-9-2007<br>Surveyor's Ref: 30401 DP | PLAN OF CROWN LAND INCLUDING<br>LOT 7027 DP 1108760<br>CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE | LGA: WARRINGAH<br>Locality: BELROSE<br>Subdivision No: ——<br>Lengths are in metres. Reduction Ratio 1:1000 | Registered:<br>23.7.2009 | DP1139826 |

Req:R284116 /Doc:DP 1139826 P /Rev:23-Jul-2009 /Sts:SC.OK /Prt:07-Aug-2012 08:32 /Pgs:ALL /Seq:3 of 12
Ref:mg /Src:M

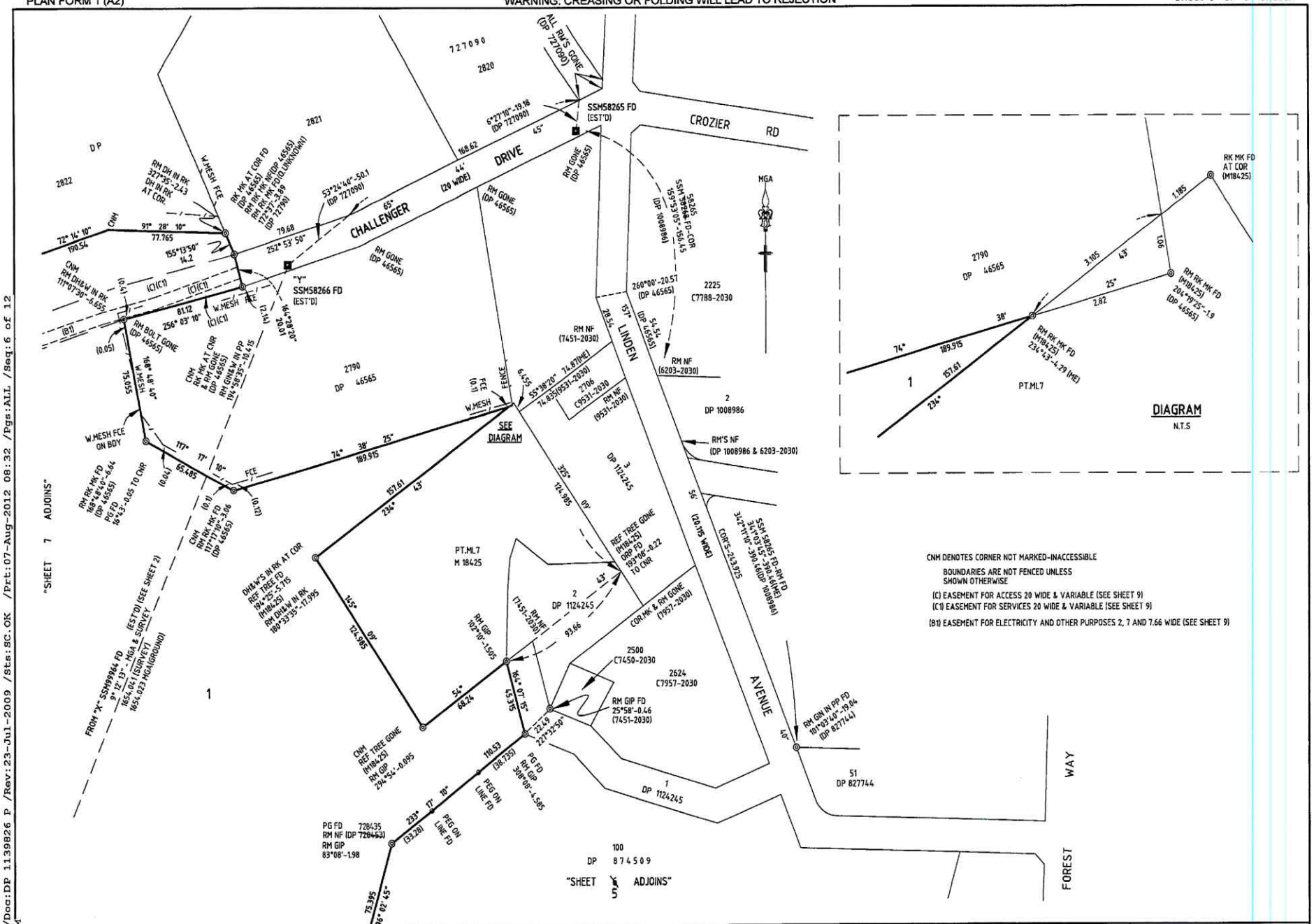



| Surveyor: JACEK IDZIKOWSKI<br>Date of Survey: 30-9-2007<br>Surveyor's Ref: 30401 DP | PLAN OF CROWN LAND INCLUDING<br>LOT 7027 IN DP 1108760<br>CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE | LGA: WARRINGAH<br>Locality: BELROSE<br>Subdivision No: ———<br>Lengths are in metres. Reduction Ratio 1:1000 | Registered:<br>23.7.2009 | DP1139826 |
|---|---|---|---|---|




| Surveyor: JACEK IDZIKOWSKI<br>Date of Survey: 30-9-2007<br>Surveyor's Ref: 30401 DP | PLAN OF CROWN LAND ~~INCUDING~~ INCLUDING<br>LOT 7027 DP 1108760<br>CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE | LGA: WARRINGAH<br>Locality: BELROSE<br>Subdivision No: —<br>Lengths are in metres. Reduction Ratio 1:2000 | Registered:<br>23.7.2009 | DP1139826 |
|---|---|---|---|---|

Req:R284116 /Doc:DP 1139826 P /Rev:23-Jul-2009 /Sts:SC.OK /Prt:07-Aug-2012 08:32 /Pgs:ALL /Seq:5 of 12
Ref:mg /Src:M

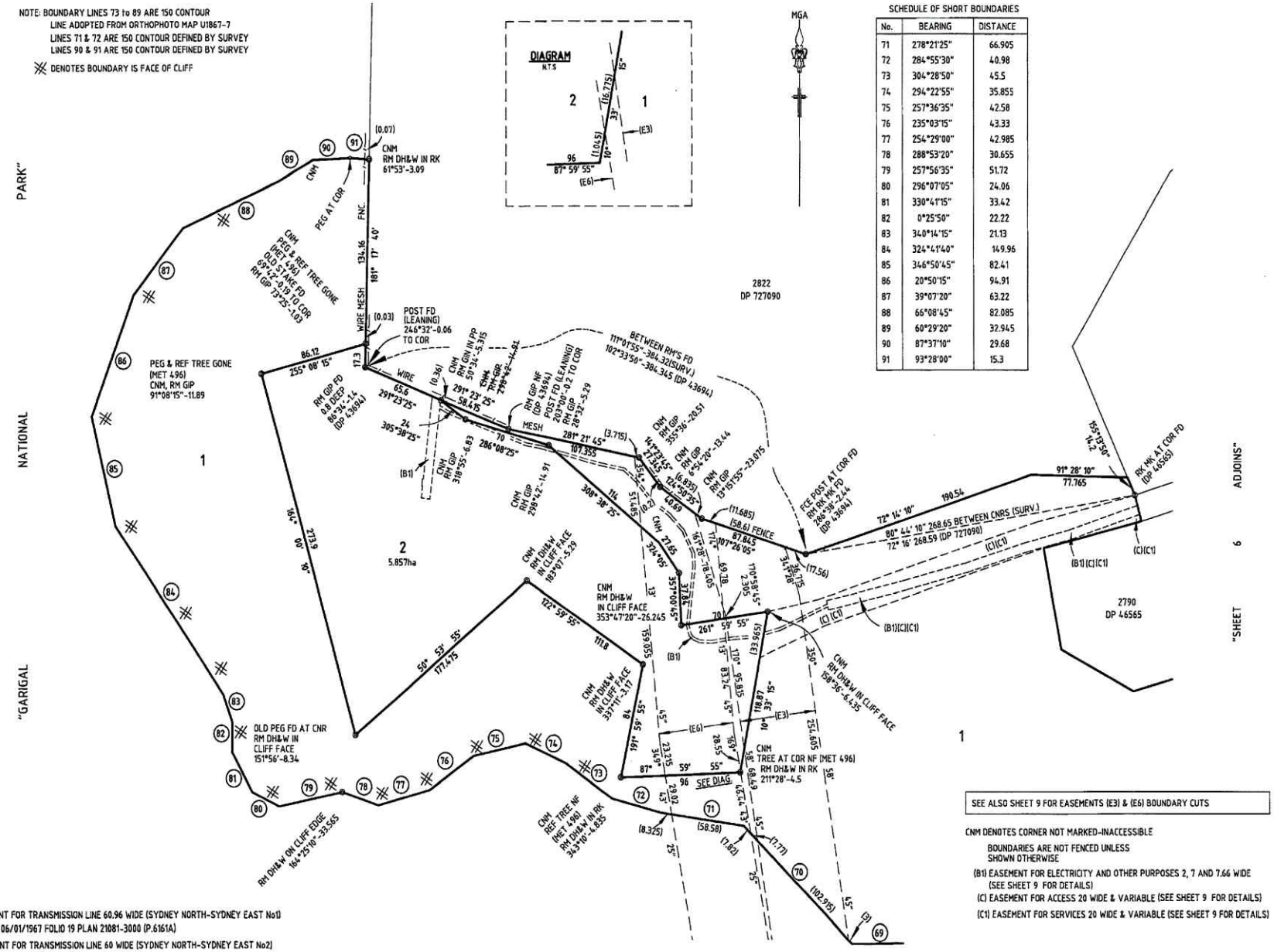



| | | | | |
|---|---|---|---|---|
| Surveyor: JACEK IDZIKOWSKI<br>Date of Survey: 30-9-2007<br>Surveyor's Ref: 30401 DP | PLAN OF CROWN LAND ~~INCLUDING~~ INCLUDING<br>LOT 7027 DP 1108760<br>CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE | LGA: WARRINGAH<br>Locality: BELROSE<br>Subdivision No: ——<br>Lengths are in metres. Reduction Ratio 1:1500 | Registered:<br>23.7.2009 | DP1139826 |

Req:R284116 /Doc:DP 1139826 P /Rev:23-Jul-2009 /Sts:SC.OK /Prt:07-Aug-2012 08:32 /Pgs:ALL /Seq:6 of 12
Ref:ing /Src:M

NOTE: BOUNDARY LINES 73 to 89 ARE 150 CONTOUR
LINE ADOPTED FROM ORTHOPHOTO MAP U1867-7
LINES 71 & 72 ARE 150 CONTOUR DEFINED BY SURVEY
LINES 90 & 91 ARE 150 CONTOUR DEFINED BY SURVEY

DENOTES BOUNDARY IS FACE OF CLIFF




SCHEDULE OF SHORT BOUNDARIES

| No. | BEARING | DISTANCE |
|---|---|---|
| 71 | 278°21'25" | 66.905 |
| 72 | 284°55'30" | 40.98 |
| 73 | 304°28'50" | 45.5 |
| 74 | 294°22'55" | 35.855 |
| 75 | 257°36'35" | 42.58 |
| 76 | 235°03'15" | 43.33 |
| 77 | 254°29'00" | 42.985 |
| 78 | 288°53'20" | 30.655 |
| 79 | 257°56'35" | 51.72 |
| 80 | 296°07'05" | 24.06 |
| 81 | 330°41'15" | 33.42 |
| 82 | 0°25'50" | 22.22 |
| 83 | 340°14'15" | 21.13 |
| 84 | 324°41'40" | 149.96 |
| 85 | 346°50'45" | 82.41 |
| 86 | 20°50'15" | 94.91 |
| 87 | 39°07'20" | 63.22 |
| 88 | 66°08'45" | 82.085 |
| 89 | 60°29'20" | 32.945 |
| 90 | 87°37'10" | 29.68 |
| 91 | 93°28'00" | 15.3 |

SEE ALSO SHEET 9 FOR EASEMENTS (E3) & (E6) BOUNDARY CUTS

CNM DENOTES CORNER NOT MARKED-INACCESSIBLE

BOUNDARIES ARE NOT FENCED UNLESS SHOWN OTHERWISE

(B1) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2, 7 AND 7.66 WIDE (SEE SHEET 9 FOR DETAILS)

(C) EASEMENT FOR ACCESS 20 WIDE & VARIABLE (SEE SHEET 9 FOR DETAILS)

(C1) EASEMENT FOR SERVICES 20 WIDE & VARIABLE (SEE SHEET 9 FOR DETAILS)

(E3) EASEMENT FOR TRANSMISSION LINE 60.96 WIDE (SYDNEY NORTH-SYDNEY EAST No1) VIDE GG 06/01/1967 FOLIO 19 PLAN 21081-3000 (P.6161A)

(E6) EASEMENT FOR TRANSMISSION LINE 60 WIDE (SYDNEY NORTH-SYDNEY EAST No2) VIDE GG 30/05/1975 FOL.2125 PLAN P.11966
POSITION OF EASEMENT BY CENTRELINES OF TOWERS AS SURVEYED

| | | | |
|---|---|---|---|
| Surveyor: JACEK IDZIKOWSKI<br>Date of Survey: 30-9-2007<br>Surveyor's Ref: 30401 DP | PLAN OF CROWN LAND INCLUDING<br>LOT 7027 DP 1108760<br>CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE | LGA: WARRINGAH<br>Locality: BELROSE<br>Subdivision No: ———<br>Lengths are in metres. Reduction Ratio 1:2000 | Registered:<br>23.7.2009 | DP1139826 |

Req:R284116 /Doc:DP 1139826 P /Rev:23-Jul-2009 /Sts:SC.OK /Prt:07-Aug-2012 08:32 /Pgs:ALL /Seq:7 of 12
Ref:mg /Src:M

NOTE:

BOUNDARY LINES 1 to 20 (INCL.) AND 22 TO 32 (INCL.) ARE 120 CONTOUR LINE ADOPTED FROM ORTHOPHOTO MAP U 1860-11

LINE 21 IS 120 CONTOUR DEFINED BY SURVEY

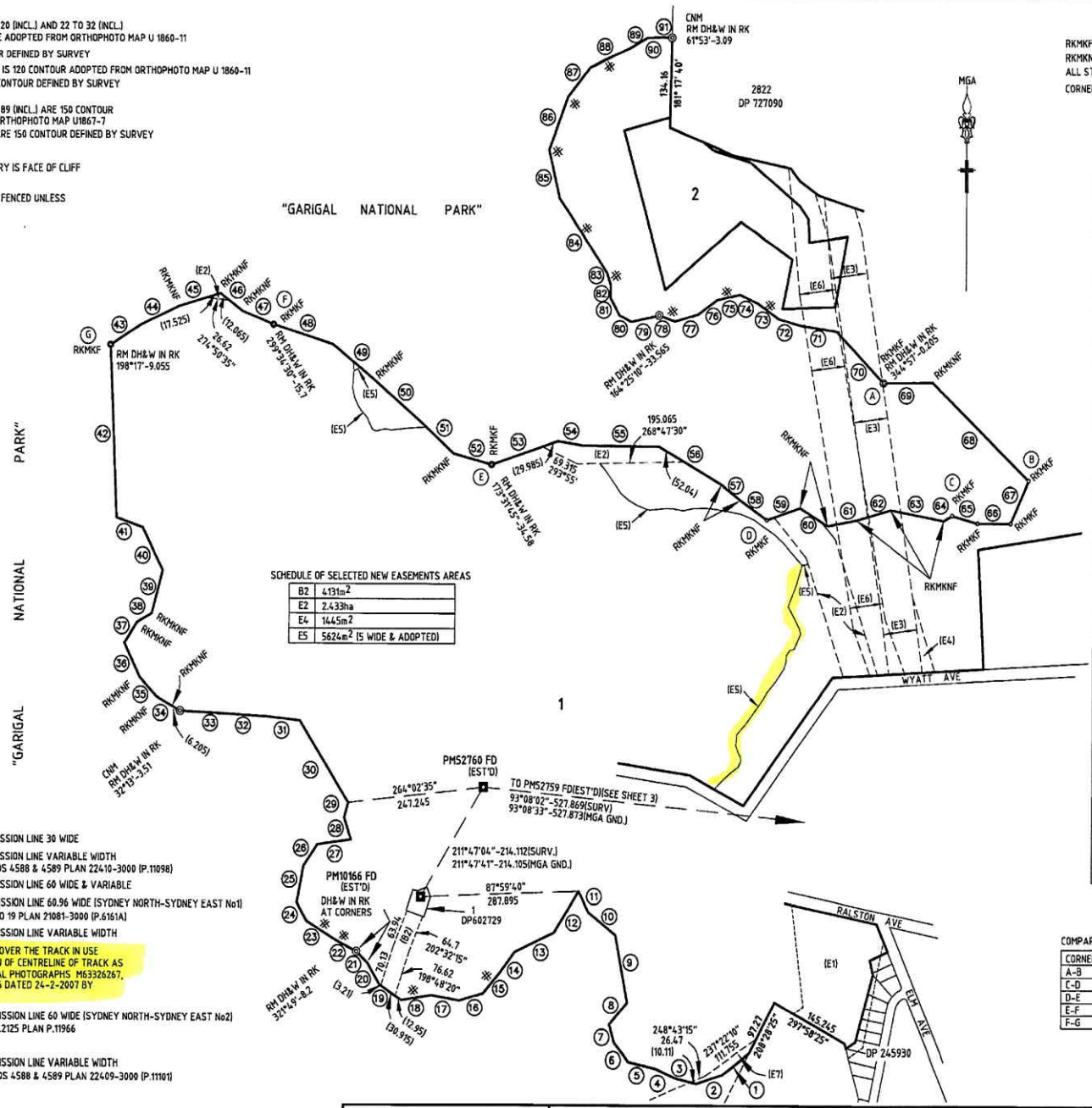
LINE 33: EASTERN END IS 120 CONTOUR ADOPTED FROM ORTHOPHOTO MAP U 1860-11
WESTERN END IS 120 CONTOUR DEFINED BY SURVEY

BONDARY LINES 73 to 89 (INCL.) ARE 150 CONTOUR LINE ADOPTED FROM ORTHOPHOTO MAP U1867-7
LINES 71, 72, 90 & 91 ARE 150 CONTOUR DEFINED BY SURVEY

※ DENOTES BOUNDARY IS FACE OF CLIFF

BOUNDARIES ARE NOT FENCED UNLESS SHOWN OTHERWISE

RKMKF DENOTES ROCK MARK FD AT CORNER (5846-3000) AND ADOPTED
RKMKNF DENOTES ROCK MARK NF (5846-3000)
ALL STAKES (CORNER MARKS) (5846-3000) NOT FOUND
CORNERS ARE NOT MARKED UNLESS SHOWN OTHERWISE




SCHEDULE OF SHORT BOUNDARIES

| No. | BEARING | DISTANCE | No. | BEARING | DISTANCE |
|---|---|---|---|---|---|
| 1 | 234°54'20" | 59.985 | 47 | 111°46'50" | 61.965 |
| 2 | 252°35'00" | 49.755 | 48 | 106°47'35" | 113.55 |
| 3 | 283°41'50" | 38.805 | 49 | 127°27'35" | 94.19 |
| 4 | 293°39'15" | 39.69 | 50 | 129°32'35" | 113.55 |
| 5 | 282°01'45" | 50.91 | 51 | 131°17'35" | 77.245 |
| 6 | 319°01'45" | 40.325 | 52 | 105°02'35" | 71.8 |
| 7 | 343°44'05" | 32.255 | 53 | 71°52'35" | 126.995 |
| 8 | 41°44'30" | 49.33 | 54 | 98°47'35" | 44.88 |
| 9 | 348°53'55" | 114.6 | 55 | 90°27'35" | 140.075 |
| 10 | 307°20'30" | 62.17 | 56 | 119°07'35" | 130.815 |
| 11 | 332°45'25" | 39.82 | 57 | 126°52'35" | 44.275 |
| 12 | 212°52'10" | 82.9 | 58 | 124°23'00" | 57.16 |
| 13 | 245°34'50" | 78.755 | 59 | 71°08'35" | 63.97 |
| 14 | 217°46'35" | 45.195 | 60 | 120°49'00" | 58.52 |
| 15 | 221°43'00" | 44.82 | 61 | 79°39'00" | 54.685 |
| 16 | 255°07'35" | 44.555 | 62 | 74°24'00" | 63.565 |
| 17 | 279°44'35" | 51.165 | 63 | 100°29'00" | 98.675 |
| 18 | 261°15'30" | 55.28 | 64 | 61°09'00" | 17.755 |
| 19 | 302°47'25" | 47.075 | 65 | 105°05'25" | 48.145 |
| 20 | 328°42'40" | 42.55 | 66 | 90°06'00" | 60.205 |
| 21 | 312°41'15" | 27.74 | 67 | 24°07'20" | 79.14 |
| 22 | 296°23'15" | 49.445 | 68 | 312°54'20" | 240.32 |
| 23 | 300°33'55" | 63.74 | 69 | 269°09'20" | 89.49 |
| 24 | 330°23'20" | 36.08 | 70 | 314°39'20" | 121.505 |
| 25 | 10°58'35" | 62.125 | 71 | 278°21'25" | 66.905 |
| 26 | 35°22'45" | 43.69 | 72 | 284°55'30" | 40.98 |
| 27 | 82°22'00" | 61.535 | 73 | 304°28'50" | 45.5 |
| 28 | 341°12'30" | 38.8 | 74 | 294°22'55" | 35.855 |
| 29 | 15°28'25" | 25.8 | 75 | 257°36'35" | 42.58 |
| 30 | 326°34'45" | 161.8 | 76 | 235°03'15" | 43.33 |
| 31 | 275°52'40" | 62.185 | 77 | 254°29'00" | 42.985 |
| 32 | 273°39'25" | 62.14 | 78 | 288°53'20" | 30.655 |
| 33 | 270°56'05" | 89.51 | 79 | 257°56'35" | 51.72 |
| 34 | 299°09'45" | 57.5 | 80 | 296°07'05" | 24.06 |
| 35 | 315°54'45" | 42.245 | 81 | 330°41'15" | 33.42 |
| 36 | 333°39'45" | 64.175 | 82 | 0°25'50" | 22.22 |
| 37 | 33°39'45" | 41.24 | 83 | 340°14'15" | 21.13 |
| 38 | 61°24'45" | 30.375 | 84 | 324°41'40" | 149.96 |
| 39 | 15°09'45" | 76.245 | 85 | 346°50'45" | 82.41 |
| 40 | 332°24'45" | 79.865 | 86 | 20°50'15" | 94.91 |
| 41 | 288°54'45" | 50.495 | 87 | 39°07'20" | 63.22 |
| 42 | 357°37'45" | 288.275 | 88 | 66°08'45" | 82.085 |
| 43 | 58°26'50" | 64.985 | 89 | 60°29'20" | 32.945 |
| 44 | 65°26'50" | 76.655 | 90 | 87°37'10" | 29.68 |
| 45 | 73°41'50" | 78.065 | 91 | 93°28'00" | 15.3 |
| 46 | 126°26'50" | 49.29 | | | |

SCHEDULE OF SELECTED NEW EASEMENTS AREAS

| | |
|---|---|
| B2 | 4131m² |
| E2 | 2.433ha |
| E4 | 1445m² |
| E5 | 5624m² (5 WIDE & ADOPTED) |

COMPARISON BETWEEN CORNER MARKS FOUND (5846-3000)

| CORNERS | BY Ms 5843-3000 | BY SURVEY |
|---|---|---|
| A-B | 114°01'45"-311.28 | 121°26'05"-311.18 |
| C-D | 261°27'30"-337.45 | 268°36'25"-338.485 |
| D-E | 273°08'55"-509.94 | 280°16'35"-510.165 |
| E-F | 293°25'10"-459.85 | 300°12'40"-461.045 |
| F-G | 255°44'35"-299.295 | 263°11'25"-299.33 |

(B2) EASEMENT FOR TRANSMISSION LINE 30 WIDE

(E1) EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH
VIDE GG 17/11/1972 FOLIOS 4588 & 4589 PLAN 22410-3000 (P.11098)

(E2) EASEMENT FOR TRANSMISSION LINE 60 WIDE & VARIABLE

(E3) EASEMENT FOR TRANSMISSION LINE 60.96 WIDE (SYDNEY NORTH-SYDNEY EAST No1)
VIDE GG 06/01/1967 FOLIO 19 PLAN 21081-3000 (P.6161A)

(E4) EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH

(E5) EASEMENT FOR ACCESS OVER THE TRACK IN USE
(APPROXIMATE POSITION OF CENTRELINE OF TRACK AS INDICATED ON THE AERIAL PHOTOGRAPHS M63326267, M63336267 & M63336266 DATED 24-2-2007 BY SINCLAIR KNIGHT MERZ)

(E6) EASEMENT FOR TRANSMISSION LINE 60 WIDE (SYDNEY NORTH-SYDNEY EAST No2)
VIDE GG 30/05/1975 FOL.2125 PLAN P.11966

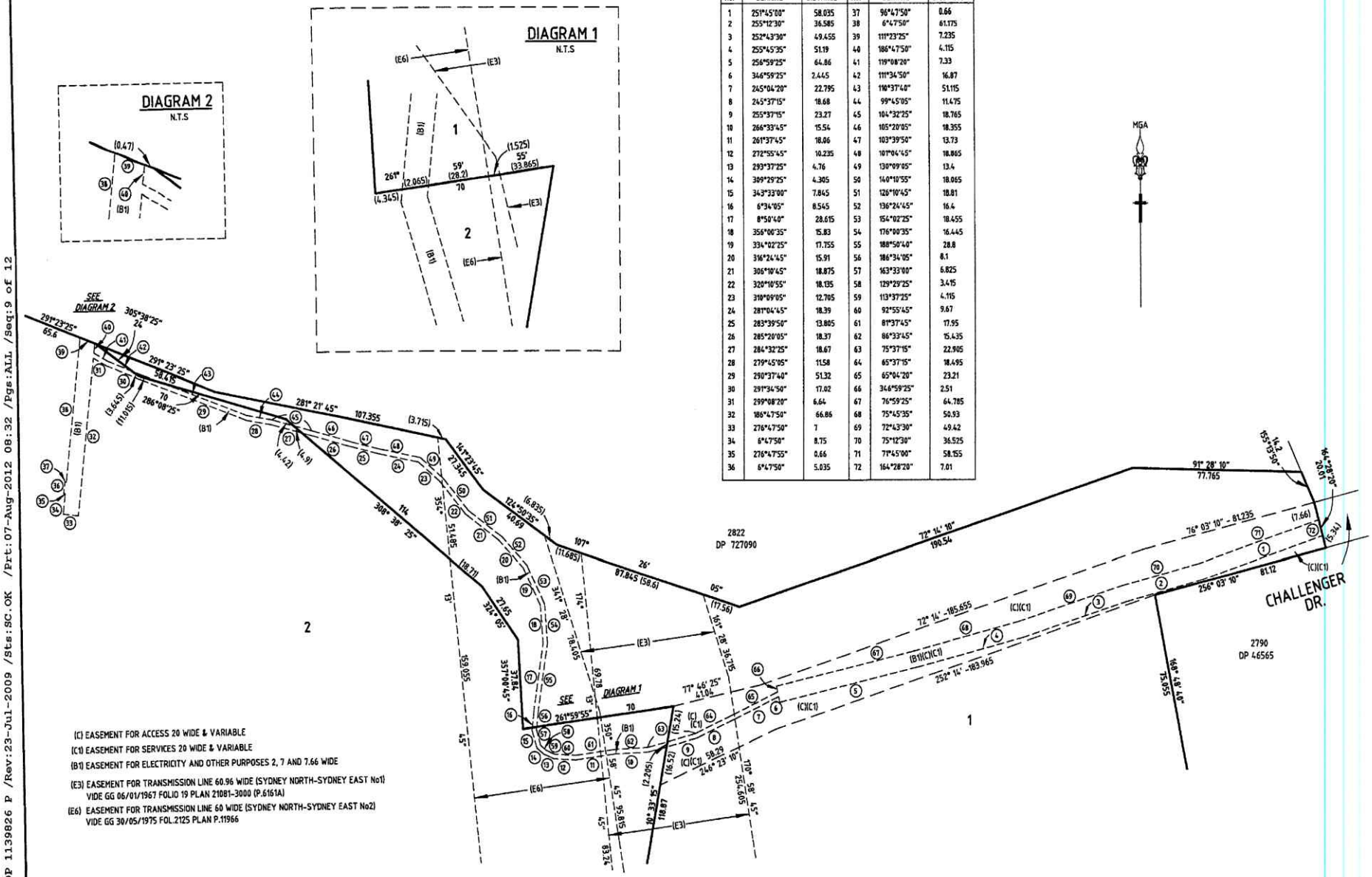
(E7) EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH
VIDE GG 17/11/1972 FOLIOS 4588 & 4589 PLAN 22409-3000 (P.11101)

| | | | |
|---|---|---|---|
| Surveyor: JACEK IDZIKOWSKI<br>Date of Survey: 30-9-2007<br>Surveyor's Ref: 30401 DP | PLAN OF CROWN LAND INCLUDING<br>LOT 7027 DP 1108760<br>CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE | LGA: WARRINGAH<br>Locality: BELROSE<br>Subdivision No: ——<br>Lengths are in metres. Reduction Ratio 1:5000 | Registered:<br>23.7.2009 | DP1139826 |

Req:R284116 /Doc:DP 1139826 P /Rev:23-Jul-2009 /Sts:SC.OK /Prt:07-Aug-2012 08:32 /Pgs:ALL /Seq:8 of 12
Ref:mg /Src:M

SCHEDULE OF SHORT BOUNDARIES (B1)

| No. | BEARING | DISTANCE | No. | BEARING | DISTANCE |
|---|---|---|---|---|---|
| 1 | 251°45'00" | 58.035 | 37 | 96°47'50" | 0.66 |
| 2 | 255°12'30" | 36.585 | 38 | 6°47'50" | 61.175 |
| 3 | 252°43'30" | 49.455 | 39 | 111°23'25" | 7.235 |
| 4 | 255°45'35" | 51.19 | 40 | 186°47'50" | 4.115 |
| 5 | 256°59'25" | 64.86 | 41 | 119°08'20" | 7.33 |
| 6 | 346°59'25" | 2.445 | 42 | 111°34'50" | 16.87 |
| 7 | 245°04'20" | 22.795 | 43 | 198°37'40" | 51.115 |
| 8 | 245°37'15" | 18.68 | 44 | 99°45'05" | 11.475 |
| 9 | 255°37'15" | 23.27 | 45 | 104°32'25" | 18.765 |
| 10 | 266°33'45" | 15.54 | 46 | 105°20'05" | 18.355 |
| 11 | 261°37'45" | 18.06 | 47 | 103°39'50" | 13.73 |
| 12 | 272°55'45" | 10.235 | 48 | 107°04'45" | 18.865 |
| 13 | 293°37'25" | 4.76 | 49 | 130°09'05" | 13.4 |
| 14 | 309°29'25" | 4.305 | 50 | 140°10'55" | 18.065 |
| 15 | 343°33'00" | 7.845 | 51 | 126°10'45" | 18.81 |
| 16 | 6°34'05" | 8.545 | 52 | 136°24'45" | 16.4 |
| 17 | 8°50'40" | 28.615 | 53 | 154°02'25" | 18.455 |
| 18 | 356°00'35" | 15.83 | 54 | 176°00'35" | 16.445 |
| 19 | 334°02'25" | 17.755 | 55 | 188°50'40" | 28.8 |
| 20 | 316°24'45" | 15.91 | 56 | 186°34'05" | 8.1 |
| 21 | 306°10'45" | 18.875 | 57 | 163°33'00" | 6.825 |
| 22 | 320°10'55" | 18.135 | 58 | 129°29'25" | 3.415 |
| 23 | 310°09'05" | 12.705 | 59 | 113°37'25" | 4.115 |
| 24 | 281°04'45" | 18.39 | 60 | 92°55'45" | 9.67 |
| 25 | 283°39'50" | 13.805 | 61 | 81°37'45" | 17.95 |
| 26 | 285°20'05" | 18.37 | 62 | 86°33'45" | 15.435 |
| 27 | 284°32'25" | 18.67 | 63 | 75°37'15" | 22.905 |
| 28 | 279°45'05" | 11.58 | 64 | 65°37'15" | 18.495 |
| 29 | 290°37'40" | 51.32 | 65 | 65°04'20" | 23.21 |
| 30 | 291°34'50" | 17.02 | 66 | 346°59'25" | 2.51 |
| 31 | 299°08'20" | 6.64 | 67 | 76°59'25" | 64.785 |
| 32 | 186°47'50" | 66.86 | 68 | 75°45'35" | 50.93 |
| 33 | 276°47'50" | 7 | 69 | 72°43'30" | 49.42 |
| 34 | 6°47'50" | 8.75 | 70 | 75°12'30" | 36.525 |
| 35 | 276°47'55" | 0.66 | 71 | 77°45'00" | 58.155 |
| 36 | 6°47'50" | 5.035 | 72 | 164°28'20" | 7.01 |




| | | | |
|---|---|---|---|
| Surveyor: JACEK IDZIKOWSKI<br>Date of Survey: 30-9-2007<br>Surveyor's Ref: 30401 DP | PLAN OF CROWN LAND INCLUDING<br>LOT 7027 DP 1108760<br>CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE | LGA: WARRINGAH<br>Locality: BELROSE<br>Subdivision No:———<br>Lengths are in metres. Reduction Ratio 1:1100 | Registered:<br>23.7.2009 | DP1139826 |

Req:R284116 /Doc:DP 1139826 P /Rev:23-Jul-2009 /Sts:SC.OK /Prt:07-Aug-2012 08:32 /Pgs:ALL /Seq:9 of 12
Ref:mg /Src:M

# DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

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

1. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2, 7 AND 7.66 WIDE (B1)
2. EASEMENT FOR ACCESS 20 WIDE AND VARIABLE WIDTH (C)
3. EASEMENT FOR SERVICES 20 WIDE AND VARIABLE WIDTH (C1)
4. EASEMENT FOR TRANSMISSION LINE 30 WIDE (B2)
5. EASEMENT FOR TRANSMISSION LINE 60 WIDE AND VARIABLE WIDTH (E2)
6. EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH (E4)
7. EASEMENT FOR ACCESS OVER THE TRACK IN USE (E5)

SEE SHEETS 2 AND 3 FOR SIGNATURES

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

## Crown Lands NSW/Western Lands Office Approval

I, KENNETH WILLIAM GREEN ....in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature: .....
Date: 27 APRIL 2009
File Number: 08/0650
Office: SYDNEY METROPOLITAN

## Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed..... set out herein
(insert 'subdivision' or 'new road')

.....
* Authorised Person/General Manager/Accredited Certifier

Consent Authority: .....
Date of Endorsement: .....
Accreditation no: .....
Subdivision Certificate no: .....
File no: .....

* Delete whichever is inapplicable.

DP1139826 S

Registered: 23.7.2009
Title System: TORRENS & CROWN LAND
Purpose: FIRST TITLE CREATION

**PLAN OF CROWN LAND INCLUDING LOT 7027 DP1108760 CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE**

LGA: WARRINGAH
Locality: BELROSE
Parish: MANLY COVE
County: CUMBERLAND

## Surveying Regulation, 2006

I, JACEK IDZIKOWSKI
of Lockley Land Title Solutions PO Box 400 Gladesville 1675
a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on: 30-09-2007

The survey relates to LOTS 1 AND 2

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

*Signature* Jacek Idzikowski *Dated:* 19-03-2009
*Surveyor registered under the Surveying Act, 2002*

*Datum Line: 'X' – 'Y'*
*Type: Urban/~~Rural~~*

## Plans used in the preparation of survey/~~compilation~~

SEE SHEET 2

*(if insufficient space use Plan Form 6A annexure sheet)*

*SURVEYOR'S REFERENCE: 30401DP*

* OFFICE USE ONLY

**DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

**PLAN OF CROWN LAND INCLUDING LOT 7027 DP1108760 CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE**

# DP1139826

**Registered:** 23.7.2009

Subdivision Certificate No:

Date of Endorsement:

Plans used in the preparation of Survey:

| | | | |
|---|---|---|---|
| DP43694 | Ms19035-3000SyR | C2444-2030 | M18425 |
| DP46565 | Ms19716-3000SyR | C7070-2030 | M20162 |
| DP237267 | Ms19886-3000SyR | C7191-2030 | MET496 |
| DP237435 | Ms19887-3000SyR | C7450-2030 | |
| DP243921 | Ms20743-3000SyR | C7451-2030 | |
| DP244157 | Ms22409-3000SyR | C7464-2030 | |
| DP245930 | Ms22410-3000SyR | C7762-2030 | |
| DP602729 | Ms22764-3000SyR | C7788-2030 | |
| DP708369 | Ms22767-3000SyR | C7957-2030 | |
| DP727090 | Ms22877-3000SyR | C8035-2030 | |
| DP728435 | Ms22905-3000SyR | C8140-2030 | |
| DP827744 | Ms5849-3000SyR | C8195-2030 | |
| DP874509 | | C9531-2030 | |
| DP1008986 | | | |

Signatures and Seals

Andrew McAnespie
Regional Manager, Sydney

By delegation pursuant to Section 180 of the Crown Lands Act 1989 and with authority under Section 13L, of the Real Property Act, 1900 from the Minister administering the Crown Lands Act 1989 on behalf of the State of New South Wales.

PLAN PREPARED FOR ISSUE OF FIRST TITLE OVER CROWN LAND
EXEMPTION CLAIMED UNDER
SEC.23 G (B) OF THE CONVEYANCING ACT 1919

John Fdorano

Crown Land Authorised Officer

*SURVEYOR'S REFERENCE: 30401DP*

* OFFICE USE ONLY *

# DEPOSITED PLAN ADMINISTRATION SHEET



**PLAN OF CROWN LAND INCLUDING LOT 7027 DP1108760 CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE**

**DP1139826** *

**Registered:** 23.7.2009 *

* OFFICE USE ONLY

Subdivision Certificate No:

Date of Endorsement:

**EXECUTED** for and on behalf of **TRANSGRID** by MICHAEL GATT whom it has authorised for the purpose and signed in the presence of:

Authorised Officer

Witness

Janelle Garrett

Name of Witness (please print)

201 Elizabeth Street,
Sydney, NSW, 2000
..... Address of Witness

SIGNED SEALED AND DELIVERED for and on behalf of EnergyAustralia by KATHERINE MARGARET GUNTON its duly constituted Attorney pursuant to Power of Attorney registered Book 4528 No. 401

Attorney

Witness

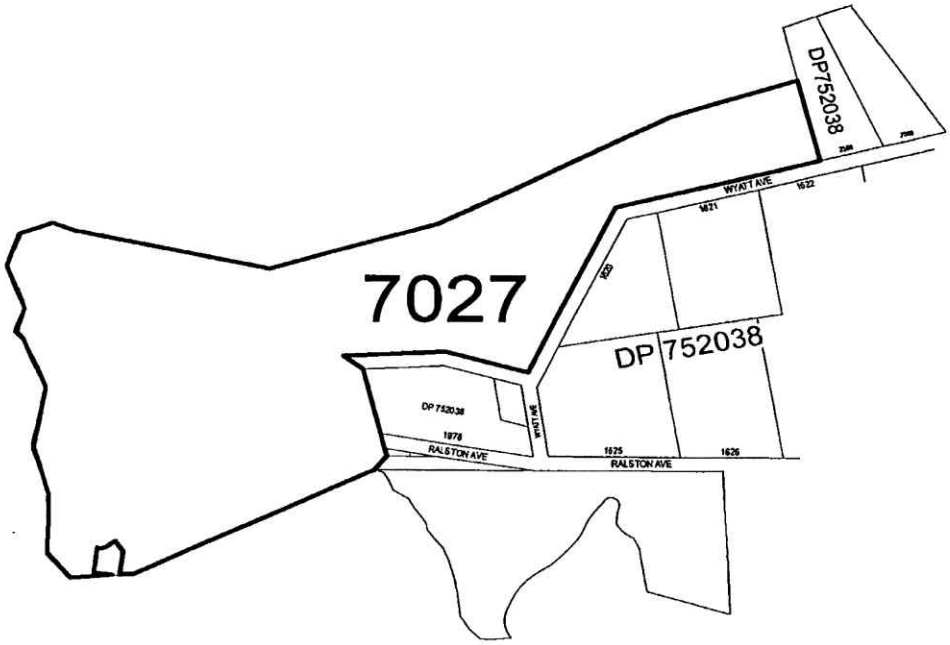
*SURVEYOR'S REFERENCE: 30401 DP*

# DP1108760

| | | | |
|---|---|---|---|
| L.G.A. | WARRINGAH | Registered | 6.2.2007 |
| Town/Locality | BELROSE | Title System | CROWN LAND |
| Parish | MANLY COVE | Purpose | DEPARTMENTAL |
| County | CUMBERLAND | Reference Map | U1860-1 |
| Not to Scale | Lengths are in metres | Last Plan | |

DIAGRAM FOR IDENTIFATION PURPOSES ONLY - NOT TO BE USED FOR FOLIO CREATION
THIS PLAN IS NOT A SUBDIVISION OF THE CROWN ESTATE. STATUS MAY NEED TO BE VERIFIED.
NOT INVESTICATED IN LAND AND PROPERTY NSW AS TO LOCATION OF BOUNDARIES

N



Req:E725046 /Doc:CP 5773-2030 /Rev:11-Mar-2009 /Sts:OK.OK /Prt:14-Aug-2012 15:06 /Pgs:ALL /Seq:1 of 1
Ref:mg /Src:M

A 293

Within Sydney Population Area Proclᵈ 22nd. April 1886
Within R1986 Frm. Occ.ⁿ under M.R. or B.L. Notd. 9th. Aug. 1935

Papers L.B. 40·647

# PLAN OF PORTION 1978

## Parish of Manly Cove County of Cumberland

LAND DISTRICT OF METROPOLITAN LAND BOARD DISTRICT OF SYDNEY

WARRINGAH SHIRE

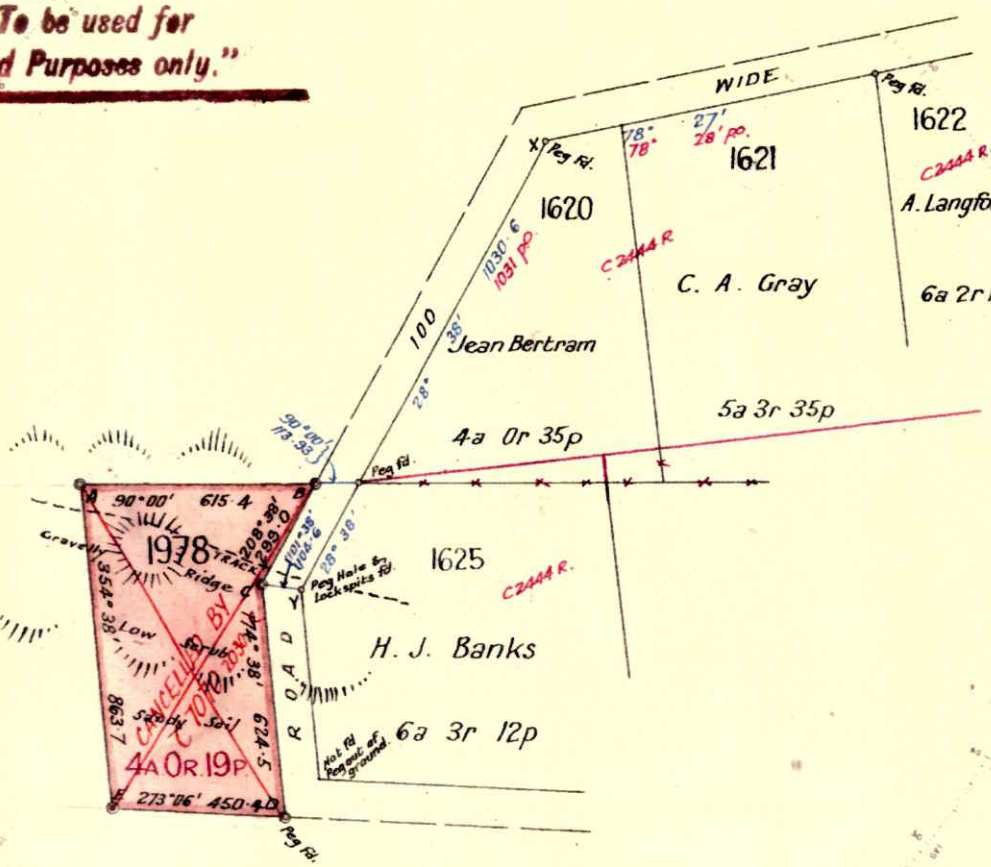
Applied for under the 75th Section of the Crown Lands Consolidation Act 1913 by L. Mills Pty. Ltd.

Sp. L. 40·130 Forfeited & ~~res. fr. sale or Lease Gaz.~~ 16.2.45 Revoked 30.8.46

~~Por. 1978, Pt. Sp L 48 44 Secundo Bussa (Area abt. 0ac5)~~ Refused Ls 51.787

Por. 1978; Sp.L. 51·205 Ateria Bussa

CANCELLED PLAN
"To be used for
Record Purposes only."




Azimuth taken from XY

Field Book LD 1064 Pages 29·30

### Reference to Corners

| Corner | Bearing | From | Links | To on Plan |
|---|---|---|---|---|
| A | 90 00 | G.I. Pipe | 2·27 | Peg 1878 |
| B | 270 00 | G.I. Pipe | 2·59 | Peg 1978 |
| C | 281 38 | G.I. Pipe | 2·37 | |
| D | 273 06 | G.I. Pipe | 2·29 | Peg 1978 |
| E | 93 06 | G.I. Pipe | 2·27 | Peg 1978 |

PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE

### Reference to Traverse

| Line | Bearing | Distance |
|---|---|---|
| | | |

Cal. Book No. Folio

Improvements

Scale 4 Chains to an Inch

I Alan Sanford Hutchinson of Sydney a Surveyor registered under the Surveyors Act, 1929 do hereby solemnly and sincerely declare that the survey represented in this plan has been made by me in accordance with the Survey Practice Regulations 1933 and the special requirements of the Department of Lands was completed on the 10th April 1941, and the permanent * marks have been placed as shown hereon.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

A.S. Hutchinson
Surveyor registered under the Surveyors Act 1929

Subscribed and declared before me at Sydney this 17th day of April 1941

J. H. McPherson J.P.
Justice of the Peace

* Strike out when not required
Transmitted to the District Surveyor with my letter of 17.4.41 No 42

Checked and Charted. E.J. Drake 12.5.1941

Examined and Plan approved. R. Waller 12th May 1941 ~~Officer in charge~~

Authorised 3 Prints in the Department of Lands Sydney

Cat No. C5773·2030

Box:29 Req:B654324 /Doc:CP 07070-2030 /Rev:1-Jun-2011 /Sts:OK.OK /Prt:14-Aug-2012 13:16 /Pgs:ALL /Seq:1 of 1

Corrects plan C 5773 2030

# PLAN OF PORTION 1978

PAPERS 5.51.4m Ten 57-1078

A 294

**PARISH** MANLY COVE **COUNTY** CUMBERLAND

**LAND DISTRICT** METROPOLITAN **LAND BOARD DISTRICT** SYDNEY

**SHIRE** WARDINGAH

Applied for under the 75th Section of the Crown Lands Consolidation Act, 1913, by ~~Alerio - BUSSA~~

~~Within Sydney Harbour Area Proclaimed 22nd April 1880~~ Revoked Act 32 1960.

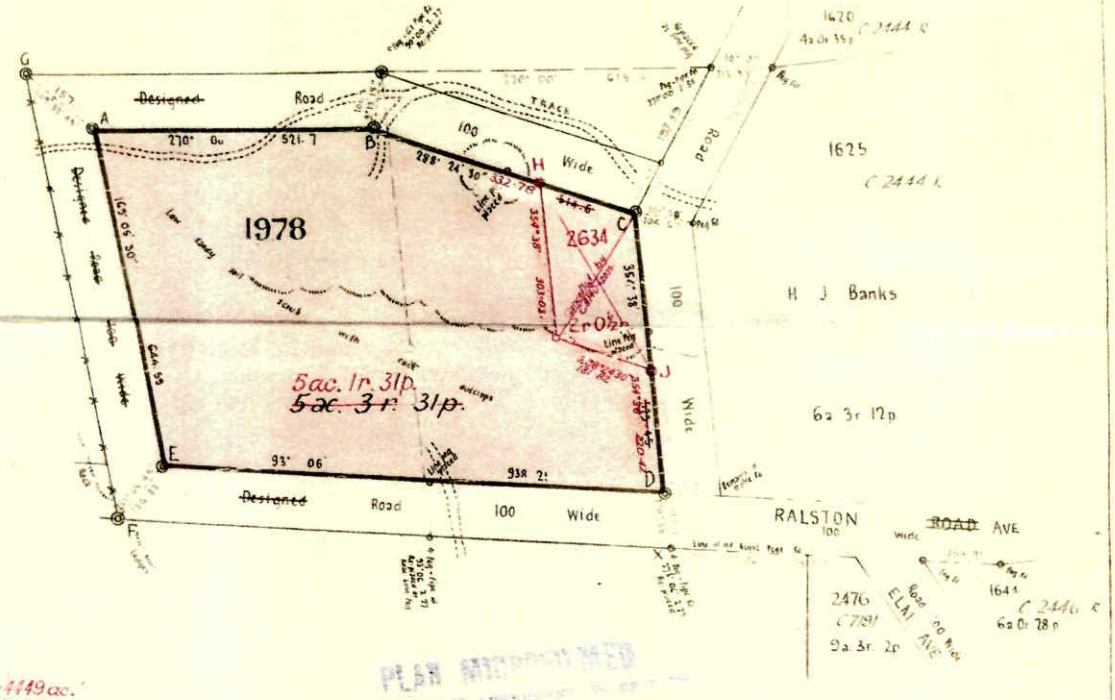
(R286 on Dec^d under M.R. or B.L. Not^d 9th August 1935

~~Sp L 51-205~~ Title is limited to the ~~surface and~~ to a depth of 50 feet below the surface

Exp^d 31-12-67 ~~C.P. 57-75 (Corrn. Alerio Bussa)~~ Vide C8140-2030.

{R81044 from sale. Not^d 5.5.58.

{For Future Public Requirements




Surround Area: ~~5.9497 ac.~~ 5.4449 ac.

**REFERENCE MARKS**

| CORNER | BEARING | FROM | LINKS | M ON TREE |
|---|---|---|---|---|
| A | 175° 55' 45" | G.I. Pipe | 3.57 | |
| | Numbered | Peg at Corner | | 1578 |
| B | 185° 15' 15" | G.I. Pipe | 2.30 | |
| | Numbered | Peg at Corner | | 1578 |
| ~~C~~ | ~~281° 38'~~ | ~~G.I. Pipe~~ | ~~2.32~~ | ~~1578~~ |
| | ~~Numbered~~ | ~~Peg at Corner~~ | | |
| D | 314° 52' | G.I. Pipe | 3.48 | |
| | Numbered | Peg at Corner | | 1578 |
| E | 93° 06' | G.I. Pipe | 2.34 | |
| | Numbered | Peg at Corner | | 1578 |
| F | 273° 06' | Rock Mark | 15.0 | |
| | Rock Mark at Corner | | | Ra |
| G | 305° 32' 45" | G.I. Pipe | 2.54 | |
| | Numbered | Peg at Corner | | Rc |
| H | 288° 24' 30" | G.I. Pipe | 2.273 | |
| | 1 Peg on Corner | | | 2634 |
| J | 264° 38' | G.I. Pipe | 2.273 | |
| | 1 Peg on Corner | | | 2634 |

AZIMUTH TAKEN FROM CX
FIELD BOOK No. 1363 PAGES 11-13

Por: 1978 Approved for 5ac. 1r. 31p. (by Surround)
L.B. 59-1066.

Authorised Officer:
24. 5. 1960

**NOTATION PLAN.**
I CERTIFY that this is a CORRECT COPY of the original plan of survey and of all notations thereon now relevant, I being the officer having the custody thereof.
A.B. Sherlock
Officer in Charge,
Land Board Office

**NOTATION PLAN**

Leonard Harsh Webb of Sydney

Subscribed and signed before me at Sydney this 22nd day of August 1952

CHECKED & CHARTED
EXAMINED
PLAN APPROVED A.B. Sherlock 17 Feby. 1955

SCALE 2 CHAINS TO AN INCH

CAT. No. C 7070 2030

# Historical Title

**InfoTrack**
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
---
7/8/2012 8:34AM

FOLIO: 7027/1108760

First Title(s): THIS FOLIO
Prior Title(s): CROWN LAND

| Recorded | Number | Type of Instrument | C.T. Issue |
|---|---|---|---|
| 6/2/2007 | DP1108760 | DEPOSITED PLAN | LOT RECORDED<br>FOLIO NOT CREATED |
| 3/5/2007 | CA108376 | CONVERSION ACTION | FOLIO CREATED<br>CT NOT ISSUED |
| 31/10/2008 | AE298091 | TRANSFER OF STATUTORY EASEMENT IN GROSS | |
| 23/7/2009 | DP1139826 | DEPOSITED PLAN | FOLIO CANCELLED |

*** END OF SEARCH ***

# Historical Title

**InfoTrack**
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
---
7/8/2012 8:33AM

FOLIO: 1/1139826
---

First Title(s): THIS FOLIO
Prior Title(s): 7027/1108760 CROWN LAND

| Recorded | Number | Type of Instrument | C.T. Issue |
|---|---|---|---|
| 23/7/2009 | DP1139826 | DEPOSITED PLAN | FOLIO CREATED<br>CT NOT ISSUED |
| 14/10/2009 | AF45550 | REQUEST | EDITION 1 |
| 2/2/2012 | AG773565 | CAVEAT | |

*** END OF SEARCH ***

Form: 11R
Licence: 98M111
Edition: 0702

# REQUEST

New South Wales
Real Property Act 1900

AF45550H

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.

(A) STAMP DUTY — If applicable. Office of State Revenue use only

(B) FOLIO OF THE REGISTER — 1/1139826

(C) REGISTERED DEALING

| Number | Folio of the Register |
|---|---|
| | |

(D) LODGED BY

| Document Collection Box | Name, Address or DX, Telephone, and LLPN if any | CODE |
|---|---|---|
| 546B | LLPN: 123398 C<br>Land & Property Management Authority<br>1 Prince Albert Road<br>Queens Square<br>SYDNEY NSW 2000<br>ALC3064<br>Reference (optional): | R |

(E) APPLICANT — THE STATE OF NEW SOUTH WALES

(F) NATURE OF REQUEST — TRANSFER BY THE STATE OF NEW SOUTH WALES
Real Property Act 1900

(G) TEXT OF REQUEST

TRANSFEREE Metropolitan Local Aboriginal Land Council

THE APPLICANT being the Transferor, under the provisions of the Aboriginal Land Rights Act, 1983, transfers an estate in fee simple in the land above described to the Transferee. The land is transferred subject to:

1. Conditions in Memorandum Y757000. Restrictions on dealings - see Section 40 Aboriginal Land Rights Act 1983 (this land is not affected by Section 40AA).
2. Notification in Government Gazette dated 30.4.1982 Fol. 1916. Easement for cables & access 10 metres wide affecting the part of the land above described shown so burdened in the title diagram
   AE298091 Easement now vested in Energy Australia.

DATE 14 / 10 / 2009
dd mm yyyy

(H) I certify that the applicant, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this application in my presence.

Signature of witness: Catherine Robinson

Name of witness: CATHERINE ROBINSON

Address of witness: 1 PRINCE ALBERT ROAD
QUEENS SQUARE
SYDNEY NSW 2000

Certified correct for the purposes of the Real Property Act 1900 by the applicant.

Signature of applicant: See Page 2.

By delegation pursuant to section 180 of the Crown Lands Act 1989 and with authority under section 13L of the Real Property Act 1900 from the Minister administering the Crown Lands Act 1989 on behalf of the State of New South Wales

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.



A set of instructions for completing this form is available from the Department of Lands, Land and Property Information Division.

CT= 546B

Annexure to Request Form 11R dated , transfer of 11130926 from State of New South Wales to Metropolitan Local Aboriginal Land Council.

3. Notification in Government Gazette dated 17.11.1972 Fols 4588-4589. Easement for transmission line variable width affecting the part shown so burdened in the title diagram.
4. Notification in Government Gazette dated 06.01.1967 Fol19. Easement for transmission line 60.96 wide affecting the part shown so burdened in the title diagram.
5. Notification in Government Gazette dated 30.05.1975. Easement for transmission line 60 metres wide affecting the part shown so burdened in the title diagram.
6. Notification in Government Gazette dated 17.11.1972 Fols 4588-4589. Easement for transmission line variable width affecting the part shown so burdened in the title diagram.
7. DP1139826 Easement for electricity and other purposes 2, 7 and 7.66 metre(s) wide affecting the part(s) shown so burdened in the title diagram.
8. DP1139826 Easement for access 20 metre(s) wide and variable affecting the part(s) shown so burdened in the title diagram.
9. DP1139826 Easement for services 20 metre(s) wide and variable affecting the part(s) shown so burdened in the title diagram.
10. DP1139826 Easement for transmission line 30 metre(s) wide affecting the part(s) shown so burdened in the title diagram.
11. DP1139826 Easement for transmission line 60 metre(s) wide and variable affecting the part(s) shown so burdened in the title diagram.
12. DP1139826 Easement for transmission line variable width affecting the part(s) shown so burdened in the title diagram.
13. DP1139826 Easement for access over track in use affecting the part(s) shown so burdened in the title diagram.

DATE 14/10/2009

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am Otherwise satisfied, signed this instrument in my presence.

Signature of witness: Catherine Robinson

Name of witness: CATHERINE ROBINSON

Address of witness: 1 PRINCE ALBERT ROAD
QUEENS SQUARE
SYDNEY NSW 2000

Certified correct for the purposes of the Real Property Act 1900 by the applicant.

Signature of applicant: (M. WEISS)
LEGAL OFFICER

By delegation pursuant to section 180 of the Crown Lands Act 1989 and with authority under section 13L of the Real Property Act 1900 from the Minister administering the Crown Lands Act 1989 on behalf of the State of New South Wales

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1139826

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 7/8/2012 | 8:32 AM | 1 | 14/10/2009 |

LAND

LOT 1 IN DEPOSITED PLAN 1139826
AT BELROSE
LOCAL GOVERNMENT AREA WARRINGAH
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1139826

FIRST SCHEDULE

METROPOLITAN LOCAL ABORIGINAL LAND COUNCIL (R AF45550)

SECOND SCHEDULE (14 NOTIFICATIONS)

1 AF45550 SUBJECT TO CONDITIONS IN MEMORANDUM AF395175. RESTRICTIONS ON DEALINGS AND PLANS - SEE PART 2, DIVISION 4 ABORIGINAL LAND RIGHTS ACT 1983 (THIS IS NOT AFFECTED BY SECTION 42). ANY DEALING OR PLAN MUST BE ACCOMPANIED BY A REGISTRATION APPROVAL CERTIFICATE OR A STATEMENT OF NON REQUIREMENT.

2 NOTIFICATION IN GOVERNMENT GAZETTE DATED 30.4.1982 FOL.1916.EASEMENT FOR CABLES & ACCESS 10 METRES WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
AE298091 EASEMENT NOW VESTED IN ENERGY AUSTRALIA

3 NOTIFICATION IN GOVERNMENT GAZETTE DATED 17.11.1972 FOLS 4588-4589.EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

4 NOTIFICATION IN GOVERNMENT GAZETTE DATED 06.01.1967 FOL19.EASEMENT FOR TRANSMISSION LINE 60.96 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

5 NOTIFICATION IN GOVERNMENT GAZETTE DATED 30.05.1975.EASEMENT FOR TRANSMISSION LINE 60 METRES WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

6 NOTIFICATION IN GOVERNMENT GAZETTE DATED 17.11.1972 FOLS 4588-4589.EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

7 DP1139826 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2,7 AND 7.66 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

8 DP1139826 EASEMENT FOR ACCESS 20 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

END OF PAGE 1 - CONTINUED OVER

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PRINTED ON 7/8/2012

FOLIO: 1/1139826 PAGE 2

SECOND SCHEDULE (14 NOTIFICATIONS) (CONTINUED)

9 DP1139826 EASEMENT FOR SERVICES 20 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

10 DP1139826 EASEMENT FOR TRANSMISSION LINE 30 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

11 DP1139826 EASEMENT FOR TRANSMISSION LINE 60 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

12 DP1139826 EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

13 DP1139826 EASEMENT FOR ACCESS OVER TRACK IN USE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

* 14 AG773565 CAVEAT BY MATTHEWS CIVIL PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg PRINTED ON 7/8/2012

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.