



# **Attachment 7 to Item 10.1.1.**

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## **Preliminary Site Investigation Report**

Date of meeting: 10 December 2024  
Location: Council Chambers  
Time: 6:30pm





# Preliminary Site Investigation

Redbank Communities - North  
Richmond

PREPARED FOR  
Redbank Communities

DATE  
12/07/2024

REFERENCE  
0484202



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Version	000	Tiffany Mabbott	Russell Jarman	Ashton Hincksman	12/07/2024	



SIGNATURE PAGE

# Preliminary Site Investigation

Redbank Communities - North Richmond

0484202



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## ACRONYMS AND ABBREVIATIONS

Acronyms	Description
ACM	asbestos containing materials
AOI	Areas of Interest
AHD	Australian Height Datum
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CLM Act	Contaminated Land Management Act 1997
CoPCs	contaminants of potential concern
CSM	Conceptual site model
DSI	Detailed site investigation
EPA	Environmental protection authority
EPL	environmental protection licenses
ERM	Environmental Resources Management Australia Pty
OCPs	organochlorine pesticides
OPPs	organophosphorus pesticides
PAHs	Polycyclic aromatic hydrocarbons
PCBs	polychlorinated biphenyls
PFAS	Per- and poly- fluoroalkyl substances
POEO Act	Protection of the Environment Operations Act 1997
SAQP	Sampling and Analysis Quality Plan
SVOCs	Semi-Volatile Organic Compounds
TRH	Total recoverable hydrocarbons
VOCs	Volatile Organic Compounds

## EXECUTIVE SUMMARY

Environmental Resources Management Australia Pty Ltd (ERM) was engaged by Redbank Communities to undertake a preliminary site investigation (PSI) at 322 Grose Vale Road, North Richmond NSW 2754, also known as the Redbank Expansion Area (Kemsley Park) (referred to as the Site).

ERM understands that Redbank Communities Pty Ltd require completion of this PSI for the proposed subdivision and residential redevelopment of the Site.

The objectives of this PSI were to provide a current understanding of potential site contamination as a result of current and historical land use practices undertaken within the Site, in the context of the Site's proposed future residential redevelopment.

### **Preliminary Site Investigation Key Findings:**

The Site is currently a privately owned farmstead. The site appears to currently be used for grazing with no evidence of intensive horticulture. The Site is also used for the storage of multiple types of machinery, most of which did not appear functional, as well as associated work sheds within the northwestern portion. At the time of inspection only a single dwelling was noted to be occupied and an Underground Storage Tank (UST) with associated infrastructure was identified on-site.

Based on information reviewed as part of this PSI, ERM considers there is a potential of contamination at the Site associated with current and historical land use practices. The sources of potential contamination have been identified as potential Areas of Environmental Concern (AECs). The AECs identified for the Site include the following:

- AEC-1 – UST
- AEC-2 – Former Orchardring
- AEC-3 – Farm dams
- AEC-4 – Chicken coop / stable
- AEC-5 – Storage of machinery and pesticides

Based on the results of this PSI it is the opinion of ERM that the proposed subdivision works for 322 Grose Vale Road, North Richmond has the potential for the intended land use consistent with NEPM (NEPC, 2013 *Residential A – Residential with Garden / Accessible soils*), pending a Detailed Site Investigation (DSI) to address the potential for soil contamination to be present within the identified AECs. This additional assessment will require project approval and demolition works prior to being completed.



## 1. INTRODUCTION

ERM Services Pty Ltd (ERM) was engaged by Redbank Communities Pty Ltd (The client) to complete a Preliminary Site Investigation (PSI) for the Redbank Expansion Area (Kemsley Park), 322 Grose Vale Road, North Richmond NSW 2754 (Lot 260 DP 1237271). Refer to **Figure 1** for site location.

ERM understands that Redbank require a PSI for to support the submission of a Gateway Planning Proposal to Hawkesbury City Council for re-zoning of the site for residential land-use.

### 1.1 OBJECTIVES

The objectives of this PSI were to provide a current understanding of potential site contamination as a result of current and historical land use practices undertaken within the Site, in the context of the Site's proposed future residential redevelopment.

### 1.2 SCOPE OF WORK

The scope of works required to complete the PSI are as follows:

- Review of background information related to the Site, including:
  - Information relating to geological, hydrogeological and environmental conditions within the Site and surrounding area;
  - Previous investigations relating to site contamination;
  - The NSW Environmental Protection Authority (EPA) contaminated land database;
  - Historical aerial photographs;
  - Groundwater bore information;
  - Relevant government databases;
  - Published soil, geology and topographic maps;
- A site inspection to ground truth information collected during the desktop assessment, assess current site conditions and site features; and
- Preparation of this PSI report.

## 2. SITE IDENTIFICATION AND SETTING

### 2.1 SITE IDENTIFICATION

Table 2-1 below outlines the details of the site.

**TABLE 2-1 SITE DETAILS**

Item	Description
Site Address and Legal Description	The Site is located at 322 Grose Vale Road, North Richmond NSW 2754 and includes Lot 260 DP 1237271.
Current Zoning	The Site is zoned as RU4 Primary Production, small lot under Hawkesbury Local Environmental Plan 2012.
Site Location and Site Layout	The Site location and layout can be seen in Figure 2 in Appendix A.

### 2.2 SITE SETTING

Table 2-2 below provides summarized site setting information obtained during the preliminary investigation of the Site.

**TABLE 2-2 SITE SETTING DETAILS**

Item	Description
Site area	Approximately 35 ha
Current land use	<p>The Site is currently a privately owned farmstead. The site appears to currently be used for grazing with no evidence of intensive horticulture. The Site is also used for the storage of multiple types of defunct cattle feeders. A former orchard, chicken coop and stables were identified behind the single dwelling at the site.</p> <p>Part of the site is used by the Redbank maintenance team as offices, amenities and storage including storage of pesticides and fuel power machinery (lawn mowers, chain saws etc).</p> <p>A underground storage tank (UST), associated bowser and fuel vent was identified in front of the original brick shed. Information from Redbank indicates the UST hasn't been used within a decade, is 13,000L capacity and used to store unleaded fuel.</p>
Surrounding land use	<p><b>North:</b> Residential properties exist followed by Redbank Creek a tributary riverway which flows into the Hawkesbury River borders the southern boundary of the Site.</p> <p><b>East:</b> Low density residential dwellings.</p> <p><b>South:</b> A new Redbank residential development area is in progress.</p> <p><b>West:</b> Grose Vale road followed by a rural residential development.</p>
Site elevation	The elevation of the Site ranges from approximately 82m - 43m Australian Height Datum (AHD) with the peak elevation in the centre of the site.
Topography	The Site generally slopes from the centre of the site to the north and south. Regional topography is comprised of generally rolling / undulating hills with a general slope to the south.
Hydrology	<p>During the site walkover three farm dams were identified, likely used historically for agriculture (cattle) purposes, the dams are in good condition but appear to be overgrown.</p> <p>The Redbank Creek exists 150m north of the site and flows into the Hawksbury River approximately 2km west of the Site.</p>

Item	Description
<p>Geology, soils and acid sulphate soils</p>	<p>Site soils are dark, red and yellow Podzolic Soils, massive Earthy Clays and Prairie soils in the centre of the site. Soils in the north and south corners of the site consist of hard setting mottled texture soils, brown and yellow podzolic. Site geology consists of both Wianamatta Ashfield Shale and Triassic Hawkesbury Sandstone</p> <p>The Department of Infrastructure, Planning and Natural Resources (DIPNR) Salinity Potential in Western Sydney 2002 risk map classifies area around the Site as having a moderate salinity potential.</p>
<p>Hydrogeology</p>	<p>Three man made farm dams associated with the Yeobarnie Keyline System are located on the Site with the northern two dams flowing north towards Redbank Creek. The three dams were constructed between early 1950's to early 1960's. Hawkesbury River is located approximately 2km to the west of the Site. Water runoff during rainfall is expected to follow the observed man-made keyline drainage lines into the onsite water storage dams or into Redbank creek.</p>

### 3. SITE HISTORY

#### 3.1 HISTORICAL TITLES

Historical titles, provided in Appendix B, were reviewed to assess the potential for potentially contaminating historical land use within the Site. A detailed summary of the historic land use is provided in Table 3-1 below.

**TABLE 3-1 HISTORIC TITLE SUMMARY**

Date	Registered Proprietor and Occupation
1903 – 1947	Philip Charley – Grazier.
1947 – 1967	Percival Alfred Yeomans – Engineer.
1967 - 1971	Leonard Martin Peel – Company Director
1971 – 2007	Kemsley Pastoral Co. Pty Limited
2007 – 2020	BD NSW (MR) Project O007 Pty Ltd
2020 to date	MCPB Investments Pty Ltd

#### 3.2 HISTORICAL IMAGERY

Historical aerial imagery, provided in Appendix C, were reviewed to assess the potential for contaminating historical land use within the Site and surrounding areas.

A detailed summary of the historic land use is provided in Table 3-2 below.

**TABLE 3-2 HISTORIC IMAGERY SUMMARY**

Year	Site	Surrounding area
1949	The area is sparsely vegetated with mature trees. An unpaved road can be seen running along the southwest boundary of the site.	A farm dam exists to the south of the site. Native vegetation sparsely exists across the surrounding area having likely been cleared for cattle grazing.
1955	A large farm dam has been constructed in the centre of the site. The remaining areas appear largely similar to the previous aerial photograph.	Additional clearing of native vegetation has occurred surrounding the site. A farm dam has been constructed to the west of the site.
1961	Two additional farm dams has been constructed. An unsealed road appears to have been constructed running through the centre of the site.	Farm dams have been constructed to the north and west of the site. Orchardling has begun to the north of the site and Redbank Creek.
1970	Some development of the centre of the site has begun, likely for the residential dwelling.	The 1970 aerial photograph is generally consistent with the 1961 aerial photograph.
1982	The residential dwelling has been constructed at the site.	The 1982 aerial photograph is generally consistent with the 1961 aerial photograph.



Year	Site	Surrounding area
1991	The 1991 aerial photograph is generally consistent with the 1982 aerial photograph.	The 1982 aerial photograph is generally consistent with the 1961 aerial photograph.
2002	The 2002 aerial photograph is generally consistent with the 1982 aerial photograph	The 2002 aerial photograph is generally consistent with the 1991 aerial photograph.
2006	The 2006 aerial photograph is generally consistent with the 1982 aerial photograph	The 2006 aerial photograph is generally consistent with the 1991 aerial photograph.
2011	The 2011 aerial photograph is generally consistent with the 1982 aerial photograph. A tin shed appears to have been constructed south of the on-site residential dwelling.	The 2011 aerial photograph is generally consistent with the 1991 aerial photograph.
2015	The 2015 aerial photograph is generally consistent with the 2011 aerial photograph.	Residential dwellings have been constructed to the west of the site.
2021	The 2021 aerial photograph is generally consistent with the 2015 aerial photograph	Low density residential development have begun to the north, east and south of the site.
2024	The 2024 aerial photograph is generally consistent with the 2021 aerial photograph.	Low density residential development continues to the north, east and south of the site.

### 3.3 SECTION 10.7 PLANNING CERTIFICATE

The Section 10.7 planning certificate presented in Appendix D, provided by council was reviewed with reference to potentially contaminating activities or restrictions placed on the property. A summary of the results of the section 10.7 is presented in Table 3-3 below.

TABLE 3-3 SECTION 10.7 PLANNING CERTIFICATE

Condition	Description
Is the land in a conservation area?	No
Is an item of environmental heritage located on the land?	No
Is the land affected by any environmental planning instrument, or proposed environmental planning instrument which makes provision for the acquisition of the land by the authority of the State?	No
Is the land affected by road widening or road re-alignment or any environmental planning instruments, or any resolution of Council?	No
Is the land affected by an adopted policy that restricts the development of the land because of the likelihood of: landslip, bushfire risk, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise, any other risk (other than flooding)	Yes – Acid Sulfate Soils
Is the land bush fire prone land?	No
Is the subject land within a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017?	No

Condition	Description
Is the land significantly contaminated land within the meaning of the CLMA 1997?	No
Is the land subject to a management order within the meaning of the CLMA 1997?	No
Is the land subject to an approved voluntary management proposal within the meaning of the CLMA 1997?	No
Is the land subject to an ongoing maintenance order within the meaning of the CLMA 1997?	No
Is the land subject to a site audit statement within the meaning of the CLMA 1997?	No

### 3.4 PUBLIC REGISTER REVIEW

#### 3.4.1 LIST OF NSW CONTAMINATED SITES NOTIFIED TO THE NSW EPA

A search was conducted of the NSW EPA Contaminated Sites Record of Notices (under section 58 of the Contaminated Land Management Act 1997 (CLM Act)) and the list of contaminated sites notified to the NSW EPA (under section 60 of the CLM Act) was completed around a 1km buffer of the Site. No sites within 1km of the site were registered with the NSW EPA as either being regulated or notified.

#### 3.4.2 NSW EPA LICENCED ACTIVITIES UNDER THE POEO ACT 1997

A search of the NSW EPA *Protection of the Environment Operations Act 1997 (POEO Act)* public register (under section 308 of the *POEO Act 1997*) was completed around a 1km buffer of the Site. Whilst no current environmental protection licenses (EPLs) were identified, three former licensed activities were identified at the site, relating to non-scheduled use of herbicides. The licenced activities are summarized in Table 3-4 with no on-going monitoring requirements or legacy contamination issues identified.

**TABLE 3-4 LICENCED ACTIVITIES UNDER THE POEO ACT 1997**

EPL	Organization	Address	Activity	Distance	Direction	Surrender Date
4653	Luhrmann Environment Management Pty Ltd	Waterways throughout NSW	Other / Non Scheduled Activity – Application of Herbicides	0m	On-site	16/01/2015
4838	Robert Orchard	Various Waterways throughout New South Wales – Sydney NSW 2000	Other / Non Scheduled Activity – Application of Herbicides	0m	On-site	29/06/2012
6630	Sydney Weed & Pest Management Pty Ltd	Waterways throughout NSW – Prospect NSW, 2148	Other / Non Scheduled Activity – Application of Herbicides	0m	On-site	01/09/2012

## 4. SITE INSPECTION

A site inspection was conducted on the 23<sup>rd</sup> of April to ground truth the information gathered during the desktop assessment. Additionally, the site inspection was completed to identify any potential sources of contamination on the Site which would not be within any databases or historical imagery. An internal inspection of the on-site dwelling and associated brick shed / garage was not completed due to access constraints. Whilst, an inspection of the slab condition and below soils is expected to be completed at the demolition stage, the current slab condition and potential for uncontrolled fill below these structures is not known.

The Site layout and Features are presented in Section 4.1, additionally photographs taken during the site inspection have been provided in Appendix C.

Observations and information obtained during the site inspection have been summarised in the below sections.

### 4.1 SITE LAYOUT

The site is accessed from Grose Vale Road and a sealed private road from Contour Way. The private road runs directly through the site in a generally east-west direction.

The Site has large valleys on the northern and southern portions of the site which are vegetated with tall grasses and mature trees. Three dams have been constructed on-site associated with Yobarnie Keyline Farm as part the experimental dam design by P.A Yeomans

The site currently used for cattle grazing and site office / storage facility for Redbank workers on surrounding developments.

A dwelling exists on-site that is still in-use by the caretaker. A disused greenhouse / orchard, chicken coop and stables were located to adjacent to the brick shed / garage. An underground storage tank (UST) with a fill/dip point, fuel dispenser and fuel vent was identified in front of the brick shed / garage.

A tin shed was also identified adjacent to the brick shed / garage and stored diesel / unleaded powered equipment and vehicles. Storage of chemicals used for landscaping (i.e. pesticides) was also identified.

Possible asbestos containing material (ACM) was identified in the form of culverts and drainage infrastructure in all three dams on-site.

### 4.2 INTERVIEWS WITH KEY PERSONNEL

During the site inspection, Redbank caretakers / personnel were interviewed with regards to the site history. The following information was provided to ERM:

- The identified UST was installed in approximately the 80's;
- The identified UST was approximately 18,000L capacity and stored unleaded fuel;
- The identified UST has been disused for over a decade and the condition is not known; and
- Three on-site dams to be retained on-site during the development and reconstructed to adhere to current dam construction guidelines.

## 5. CONCEPTUAL SITE MODEL

Based on the site inspection and site history, the potential sources of contamination and associated contaminants of potential concern (CoPC) identified for the Site are summarised in Table 5-1 below. The conceptual site model has been developed in the context of the proposed redevelopment of the Site to a residential land use. The sources have been identified as potential Areas of Environmental Concern (AECs). The AECs identified for the Site include the following:

- AEC-1 – UST
- AEC-2 – Former Orchardring
- AEC-3 – Farm dams
- AEC-4 – Chicken coop / stable
- AEC-5 – Storage of machinery and pesticides

**TABLE 5-1 AREAS OF ENVIRONMENTAL CONCERN FOR THE SITE**

Potential source	CoPC	Comment
AEC-1 – UST	<ul style="list-style-type: none"> <li>• TRH, BTEX, Heavy Metals</li> </ul>	<ul style="list-style-type: none"> <li>• Potential leaks / spills may have occurred from the tank</li> </ul>
AEC-2 – Former Orchardring	<ul style="list-style-type: none"> <li>• Heavy metals, TRH, BTEX; PAHs, organochlorine and organophosphorus pesticides (OCPs/OPPs), herbicides, polychlorinated biphenyls (PCBs).</li> </ul>	<ul style="list-style-type: none"> <li>• Potential contaminants associated with orcharding i.e. use of pesticides or machinery for maintenance.</li> </ul>
AEC-3 – Farm dams	<ul style="list-style-type: none"> <li>• Asbestos</li> <li>• Biological wastes</li> </ul>	<ul style="list-style-type: none"> <li>• Historically asbestos containing pipes have been used for water infrastructure to support farming practices;</li> <li>• Sediments and water to contain coliforms from run off</li> </ul>
AEC-4 – Chicken coop / stables	<ul style="list-style-type: none"> <li>• Heavy metals, PAHs, organochlorine and organophosphorus pesticides (OCPs/OPPs), herbicides, pathogens (Coliforms).</li> </ul>	<ul style="list-style-type: none"> <li>• Potential contaminants associated with housing farm animals for an unknown period of time</li> </ul>
AEC-5 – Storage of machinery and pesticides	<ul style="list-style-type: none"> <li>• Heavy metals, TRH, BTEX; PAHs, organochlorine and organophosphorus pesticides (OCPs/OPPs), herbicides, polychlorinated biphenyls (PCBs).</li> </ul>	<ul style="list-style-type: none"> <li>• Activities relating to vehicle servicing may have been undertaken at the site</li> <li>• Vehicles and vessels have been stored for a long period, possibility of oil leaks in the area</li> <li>• Tractors stored long term.</li> <li>• Storage of fuel, chemicals and machinery used for maintenance.</li> </ul>

### 5.1.1 POTENTIAL PATHWAYS

The primary potential exposure pathways of concern at the Site are:

- Inhalation of vapour (from soil and/or groundwater) and contaminated dust (from soils)
- Dermal contact and / or incidental ingestion with contaminated surface water and soils / sediments.



### 5.1.2 POTENTIAL RECEPTORS

Key receptors of the Site are as follows:

- Future site users (residential)
- Future Site workers
- Fauna on site
- Adjacent sensitive receptors e.g. adjacent residents and surface water bodies such as the on-site dams that flow into Redbank Creek and into the Hawkesbury River.

## 5.2 CONCEPTUAL SITE MODEL

Table 5-2 below details the conceptual site model.

**TABLE 5-2 CONCEPTUAL SITE MODEL**

<b>AEC ID</b>	<b>Pathways</b>	<b>Potential receptors</b>	<b>Risk</b>	<b>Comments</b>
AEC-1 – UST	Inhalation of vapour (from soil) and contaminated dust (from soils).	<ul style="list-style-type: none"> <li>• Future Site workers</li> <li>• Future residents</li> </ul>	Moderate	Conditions of the UST and associated infrastructure are unknown
AEC-2 – Former Orchardring	Inhalation of vapour (from soil) and contaminated dust (from soils).	<ul style="list-style-type: none"> <li>• Future Site workers</li> <li>• Future residents</li> <li>• Fauna on-site</li> </ul>	Moderate	Potential for environmentally persistent chemicals and machinery to have been used for orcharding
AEC-3 – Farm dams	Inhalation / dermal contact (from removal of asbestos pipes and contact with surface water).	<ul style="list-style-type: none"> <li>• Future Site workers</li> <li>• Future residents</li> <li>• Fauna</li> <li>• Environmentally sensitive receptors</li> </ul>	Moderate	If asbestos pipes are on site this could pose an inhalation risk when removed / excavated.
AEC-4 – Chicken coop / stables	Inhalation / ingestions via dermal contact (from soil) and contaminated dust (from soils).	<ul style="list-style-type: none"> <li>• Future Site workers</li> <li>• Future residents</li> </ul>	Low	If soils within the chicken coop and stables are contaminated, this could pose an inhalation / ingestion risk when removed / excavated.
AEC-5 – Storage of machinery and pesticides	Inhalation of vapour (from soil) and contaminated dust (from soils).	<ul style="list-style-type: none"> <li>• Future Site workers</li> <li>• Future residents</li> </ul>	Low	Potential spills of chemicals and liquids associated with machinery, could pose a risk to future site workers and residents if potentially impacted soils remain on-site.

## 6. CONCLUSION AND RECOMMENDATIONS

ERM was engaged by Redbank Communities Pty Ltd to complete a Preliminary Site Investigation at the Site provide a current understanding of potential site contamination as a result of current and historical land use practices undertaken within the Site, in the context of the Site's proposed future residential redevelopment.

To meet the above objectives, ERM undertook a desktop review of public database records, historical aerial photographs, environmental site setting information, published soil, geology and topographic maps, and completed a site inspection.

Based on information reviewed as part of this due diligence assessment, ERM considers there is a potential risk to identified human health and sensitive ecological receptors due to potential contamination at the Site associated with current and historical land use practices.

Based on the scope of work completed, several potential sources of contamination were identified at the Site including:

- AEC-1 – UST
- AEC-2 – Former Orchardring
- AEC-3 – Farm dams
- AEC-4 – Chicken coop / stable
- AEC-5 – Storage of machinery and pesticides

Based on the investigations to date, there is no evidence of widespread contamination that will render the site unsuitable for future residential land-use.

Based on the results of this PSI it is the opinion of ERM that the proposed subdivision works for 322 Grose Vale Road, North Richmond has the potential for the intended land use consistent with NEPM (NEPC, 2013 *Residential A – Residential with Garden / Accessible soils*), pending a Detailed Site Investigation (DSI) to address the potential for soil contamination to be present within the identified AECs. This additional assessment will require project approval and demolition works prior to being completed. While the specific requirements of the DSI will be detailed within the report, ERM considers that the investigation should be undertaken in consideration of the identified contaminants of potential concern (CoPCs) and include an assessment of soil.

- A combination of targeted and grid based sampling approach of soils to assess potential point sources of contamination
- The collection of background samples to ensure collected results are assessed in consideration of naturally occurring conditions.

## 7. LIMITATIONS

1. This report is based solely on the scope of work as described within this report dated 30 April 2024 and performed by ERM Services Australia Pty Ltd (ERM) for Redbank Communities (the Client). The Scope of Work was governed by a contract between ERM and the Client (Contract).
2. No limitation, qualification or caveat set out below is intended to derogate from the rights and obligations of ERM and the Client under the Contract.
3. The findings of this report are solely based on, and the information provided in this report is strictly limited to that required by, the Scope of Work. Except to the extent stated otherwise, in preparing this report ERM has not considered any question, nor provides any information, beyond that required by the Scope of Work.
4. This report was prepared in April-May 2024 based on information collected as part of this assessment, conditions encountered and documentation reviewed at the time of preparation. The report does not, and cannot, take into account changes in law, factual circumstances, applicable regulatory instruments or any other future matter. ERM does not, and will not, provide any on-going advice on the impact of any future matters unless it has agreed with the Client to amend the Scope of Work or has entered into a new engagement to provide a further report.
5. Unless this report expressly states to the contrary, ERM's Scope of Work was limited strictly to identifying typical environmental conditions associated with the subject site(s) and does not evaluate the condition of any structure on the subject site nor any other issues. Although normal standards of professional practice have been applied, the absence of any identified hazardous or toxic materials or any identified impacted soil or groundwater on the Site(s) should not be interpreted as a guarantee that such materials or impacts do not exist.
6. This report is based on one or more site inspections conducted by ERM personnel, the sampling and analyses described in the report, and information provided by the Client or third parties (including regulatory agencies). All conclusions and recommendations made in the report are the professional opinions of the ERM personnel involved. Whilst normal checking of data accuracy was undertaken, except to the extent expressly set out in this report ERM:
  - did not, nor was able to, make further enquiries to assess the reliability of the information or independently verify information provided by;
  - assumes no responsibility or liability for errors in data obtained from, the Client, any third parties or external sources (including regulatory agencies).
7. Although the data that has been used in compiling this report is generally based on actual circumstances, if the report refers to hypothetical examples those examples may, or may not, represent actual existing circumstances.
8. Only the environmental conditions and or potential contaminants specifically referred to in this report have been considered. To the extent permitted by law and except as is specifically stated in this report, ERM makes no warranty or representation about:
  - the suitability of the Site(s) for any purpose or the permissibility of any use;
  - the presence, absence or otherwise of any environmental conditions or contaminants at the Site(s) or elsewhere; or

- the presence, absence or otherwise of asbestos, asbestos containing materials or any hazardous materials on the Site(s).
9. Use of the Site for any purpose may require planning and other approvals and, in some cases, environmental regulator and accredited site auditor approvals. ERM offers no opinion as to the likelihood of obtaining any such approvals, or the conditions and obligations which such approvals may impose, which may include the requirement for additional environment works.
10. The ongoing use of the Site or use of the Site for a different purpose may require the management of or remediation of site conditions, such as contamination and other conditions, including but not limited to conditions referred to in this report.
11. This report should be read in full and no excerpts are to be taken as representative of the whole report. To ensure its contextual integrity, the report is not to be copied, distributed or referred to in part only. No responsibility or liability is accepted by ERM for use of any part of this report in any other context.
12. Except to the extent that ERM has agreed otherwise with the Client in the Scope of Work or the Contract, this report:
- has been prepared and is intended only for the exclusive use of the Client;
  - must not to be relied upon or used by any other party;
  - has not been prepared nor is intended for the purpose of advertising, sales, promoting or endorsing any Client interests including raising investment capital, recommending investment decisions, or other publicity purposes;
  - does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in or in relation to the Site(s); and
  - does not purport to provide, nor should be construed as, legal advice



## 8. REFERENCES

Lotsearch Report (2024), 322 Grose Vale Road, North Richmond, NSW 2754, LS055351 EP and LS055352 EP, 22 April 2024 (LotSearch, 2024);

NSW EPA (2017), Guidelines for the NSW Site Auditor Scheme 3rd edition (NSW EPA, 2017);

NSW EPA (2020), Consultants reporting on contaminated land - Contaminated Land Guidelines (NSW EPA, 2020)



APPENDIX A      FIGURES





**Legend**

- Site Boundary
- Parcel

**Data Source:**  
 NSW ss-sds 2024  
 Nearmap Imagery March 2024

**Coordinate System:**  
 GDA 1994 MGA Zone 56

**Date:** 01/05/2024

**Created By:** CS

**Drawing Size:** A4



1:8,000

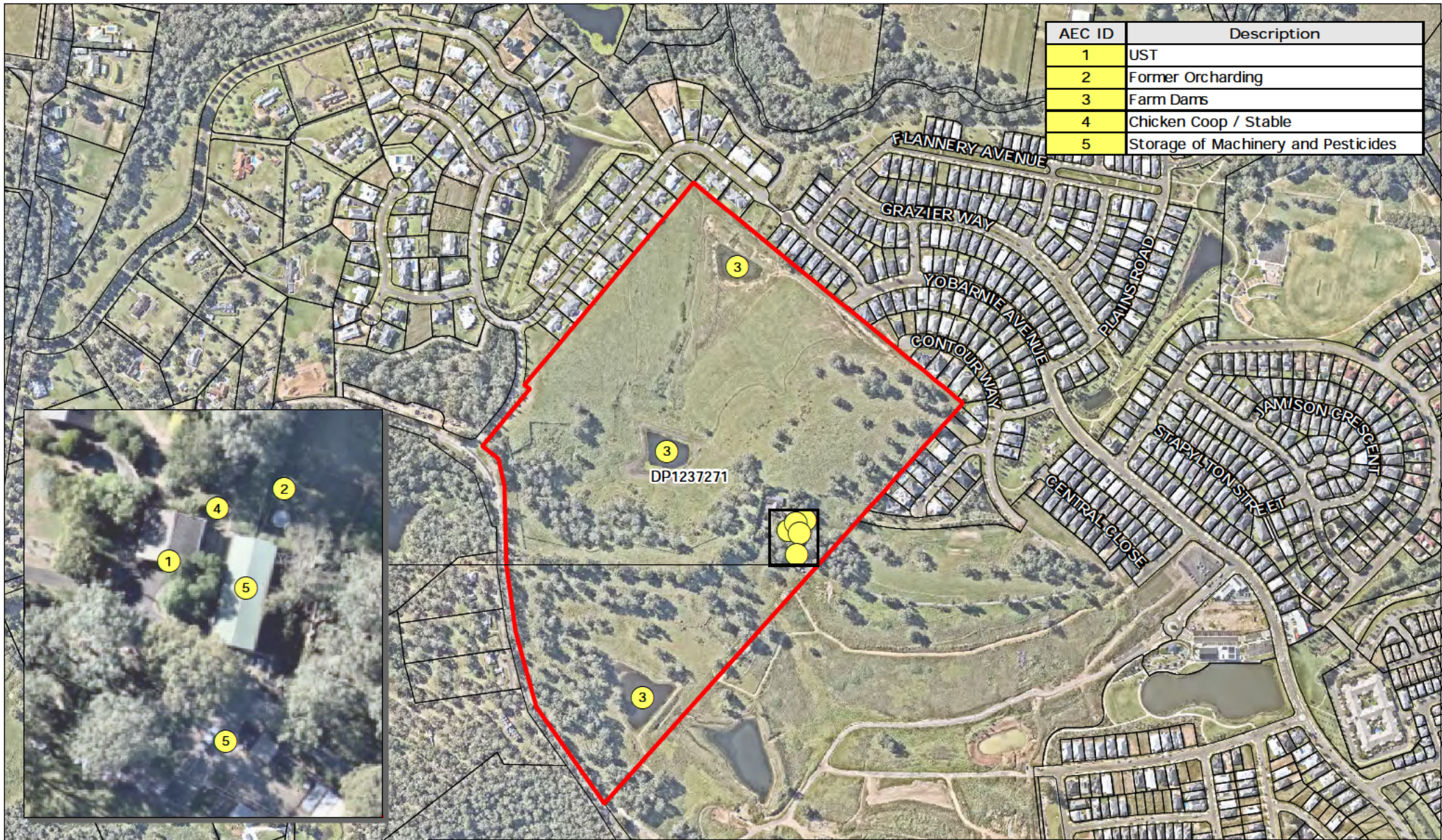
## F1 - Site Locality

### Preliminary Site Investigation

Redbank North Richmond







AEC ID	Description
1	UST
2	Former Orcharding
3	Farm Dams
4	Chicken Coop / Stable
5	Storage of Machinery and Pesticides

Legend	
	Site Boundary
	Parcel

Data Source:  
NSW ss-sds 2024  
Nearmap Imagery March 2024

Coordinate System:  
GDA 1994 MGA Zone 56  
Date: 01/05/2024  
Created By: CS  
Drawing Size: A4  
0 50 100 150m  
1:8,000

F2 - Areas of Environmental Concern  
Preliminary Site Investigation  
Redbank North Richmond







**ERM**

APPENDIX B

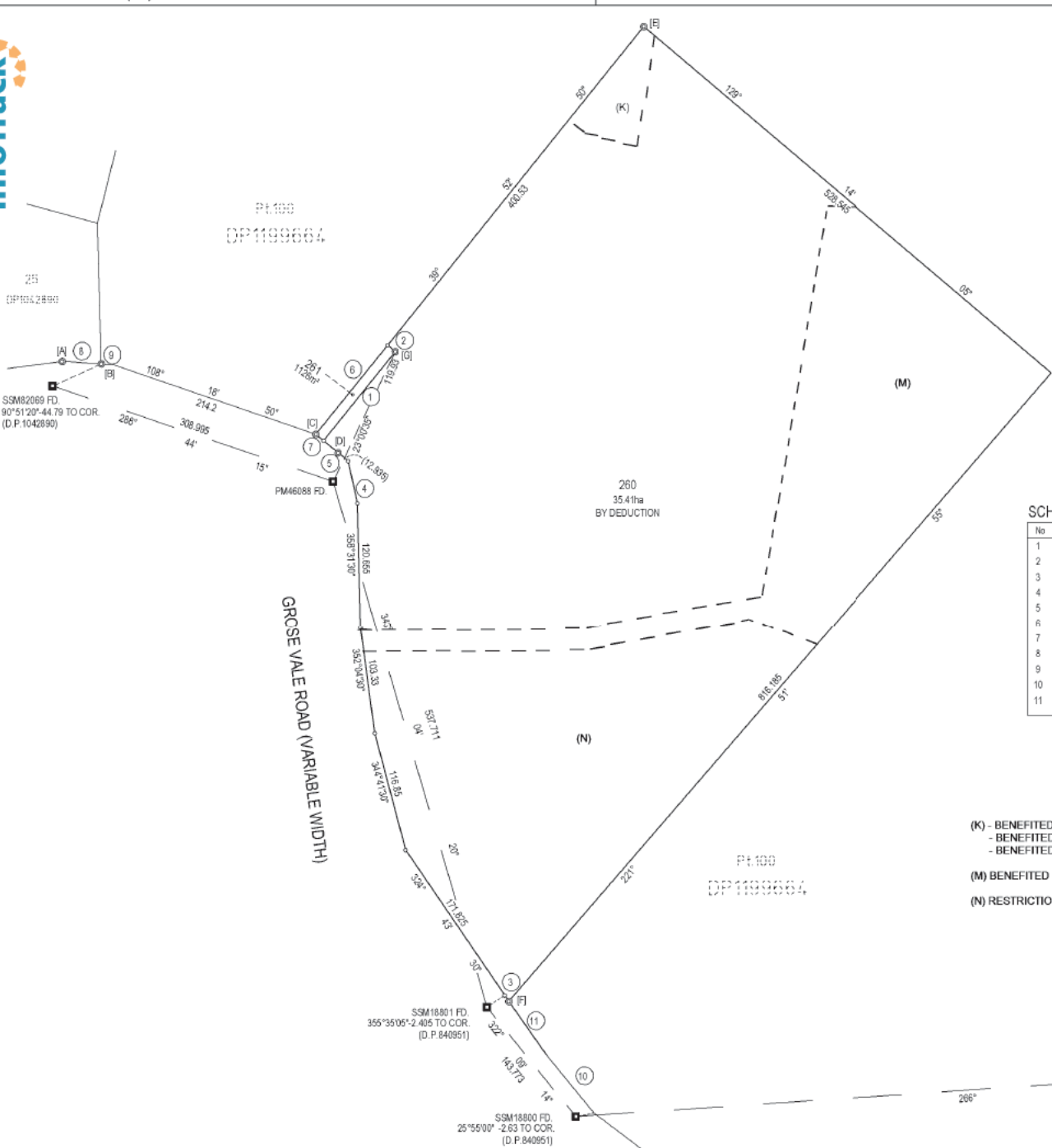
CURRENT AND HISTORICAL LAND  
TITLES







Req:R307101 /Doc:DP 1237271 P /Rev:23-Oct-2018 /NSW IRS /Rgs:ALL /Prt:26-Apr-2024 14:20 /Seq:1 of 4  
 © Office of the Registrar-General /Src:InfoTrack /Ref:322 Grose Vale Road? Grose Vale



COORDINATE+HEIGHT SCHEDULE CL70+CL71 Reg 2017

Mark	EASTING	NORTHING	CLASS	ORDER	METHOD	LEVEL	CLASS	ORDER
TS3904 'B'	287593.327	6281302.666	ZA	0	SCIMS	75.880	LC	L3
PM46073 'A'	287539.340	6281388.933	B	2	SCIMS	56.672	LB	L2
SSM18800	285763.510	6281274.080	D	4	SCIMS	80.000	U	U
PM46088	285518.706	6281902.154	C	3	SCIMS	86.551	LB	L2
SSM82069	285226.060	6282001.400	D	4	SCIMS	92.318	B	2
SSM18801	285675.280	6281387.620	D	4	SCIMS	80.000	B	2

Date 2017-11-29 Scale 1:000147 Zone 56

SCHEDULE of PM LINES

Marks	Survey	MGA-Ground
PM46073 TS3904 'A'-'B'	147°54'40"	147°54'40"
PM46073 SSM18800	266°11'01"	266°11'58"
SSM18800 SSM18801	322°09'14"	143.773 322°08'59"
SSM18801 PM46088	343°04'20"	537.711 343°04'30"
PM46088 SSM82069	288°44'15"	308.995 288°44'01"

SCHEDULE of LINES

No	Bearing	Distance
1	39°52'50"	112.945
2	125°08'20"	10.035
3	324°01'00"	7.37
4	347°04'55"	41.85
5	308°36'45"	31.48
6	39°52'50"	112.335
7	308°36'45"	10
8	93°22'00"	39.39
9	93°22'00"	11.68
10	319°30'45"	73.015
11	324°01'00"	64.35

REFERENCE MARKS

No	Bearing	Distance	Description
A	14°49'25"	0.455	RM.GIP Found (DP117870)
B	256°08'00"	0.16	RM.GIP Found (DP1196659)
C	318°01'00"	14.105	RM.SPIKE Found (DP1196659)
D	8°00'00"	0.455	RM.GIP Found (DP117870)
E	315°46'25"	7.09	RM.GIP Found (DP1042890)
F	323°20'00"	0.02	RM.CIP Found (DP1196659)
G	343°34'05"	10.345	RM.STAR PICKET Placed

- (K) - BENEFITED BY EASEMENT FOR SUPPORT (DP864424)
- BENEFITED BY EASEMENT FOR SERVICES 4 & 9 WIDE (DP285400)
- BENEFITED BY EASEMENT FOR SERVICES 4 WIDE (DP285400)
- (M) BENEFITED BY ELECTRICITY EASEMENT 9 WIDE (DP738354)
- (N) RESTRICTION(S) ON THE USE OF LAND (DP863663)




SURVEYOR  
 Name: Ian Vincent Myers  
 Date: 30<sup>th</sup> November, 2017.  
 Reference: 10800-C5 Partial Survey 2015M7100(697)

PLAN OF SUBDIVISION OF  
 LOT 26 D.P.1042890.


L.G.A: HAWKESBURY  
 Locality: NORTH RICHMOND  
 Reduction Ratio: 1:3000  
 Lengths are in metres

REGISTERED  
 22.10.2018

DP1237271

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of <b>13</b> sheet(s)
Office Use Only Registered:  22.10.2018 Title System: <b>TORRENS</b>	Office Use Only <h1 style="text-align: center;">DP1237271</h1>	
<b>PLAN OF SUBDIVISION                  OF LOT 26 D.P.1042890</b>	LGA: HAWKESBURY Locality: GROSE VALE Parish: KURRAJONG County: COOK	
<p style="text-align: center;"><b>Survey Certificate</b></p> I, Ian Vincent Myers of Vince Morgan Surveyors Pty. Ltd. a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on *(b) The part of the land shown in the plan (*being/*excluding **Lot 260 ..... ) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , the part surveyed is accurate and the survey was completed on, 30 th November, 2017 the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: 'A' - 'B' PM46073 TO TS3904 Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature: _____ Dated: 30 th November, 2017. Surveyor Identification No: 1682 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>  *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	<p style="text-align: center;"><del>Crown Lands NSW/Western Lands Office Approval</del></p> I, _____ (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: _____ Date: _____ File Number: _____ Office: _____	
Plans used in the preparation of survey/compilation: DP1042890 DP1199664 DP840951 DP17870 DP1196659	<p style="text-align: center;"><b>Subdivision Certificate</b></p> I, <b>ALAN HASTIE</b> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: _____ Accreditation number: _____ Consent Authority: <b>Hawkesbury City Council</b> Date of endorsement: <b>03/10/18</b> Subdivision Certificate number: <b>18023</b> File number: <b>DA0467/15</b>  *Strike through if inapplicable.	
Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.	
Surveyor's Reference: 16800-C5	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of <sup>DP</sup>3 sheet(s)

Registered:  22.10.2018 Office Use Only

Office Use Only  
**DP1237271**


PLAN OF SUBDIVISION  
OF LOT 26 D.P.1042890

This sheet is for the provision of the following information as required:  
• A schedule of lots and addresses - See 60(c) SSI Regulation 2017  
• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919  
• Signatures and seals- see 195D Conveyancing Act 1919  
• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 18023  
Date of Endorsement: 03/10/18

Executed on behalf of the Corporation named below by the authorised persons whose signatures appear below pursuant to the authority specified.


Corporation: Kemsley Pastoral Co. Pty Limited ACN 000 701 888  
Authority: Section 127 Corporations Act 2001

Signature of authorised person:  


Name of authorised person:  
Office held: Director / Secretary

Signature of Witness:  
ANDREW FLAHERTY

Name of Witness:  
76 ARTHUR PHILLIP DRIVE  
Address of Witness NORTH RICHMOND  
NSW 2754

Signature of authorised person:  


Name of authorised person:  
Office held: Director

**STREET ADDRESSES  
NOT AVAILABLE**

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-C5

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Office Use Only

Office Use Only

Registered:  22.10.2018

DP1237271

PLAN OF SUBDIVISION  
OF LOT 26 D.P. 1042890


This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

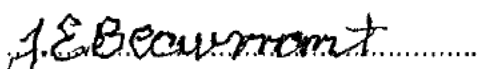
Subdivision Certificate number: 18023

Date of Endorsement: 03/10/18


Signed by Margaret Peel  
as Lessee under Lease AN258498T  
by her duly appointed Attorney/s  
under Power of Attorney Book 4601 No. 38  
who states that he/she has received no notice of  
revocation of the Power of Attorney in the presence of

  
Signature of Attorney (1)

  
Name of Attorney (1)

  
Signature of Attorney (2)


  
Name of Attorney (2)

  
Signature of witness (1)

ANDREW FLAHERTY

Name of witness (1)

76 ARTHUR PHILIP DRIVE  
Address of witness (1) NORTH RICHMOND  
NSW 2754

  
Signature of witness (2)

ANDREW FLAHERTY

Name of witness (2)

76 ARTHUR PHILIP DRIVE  
Address of witness (2) NORTH RICHMOND  
NSW 2754

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16800-C5



Shire of Colo

C 423621 (3 sheets) 31.3.36

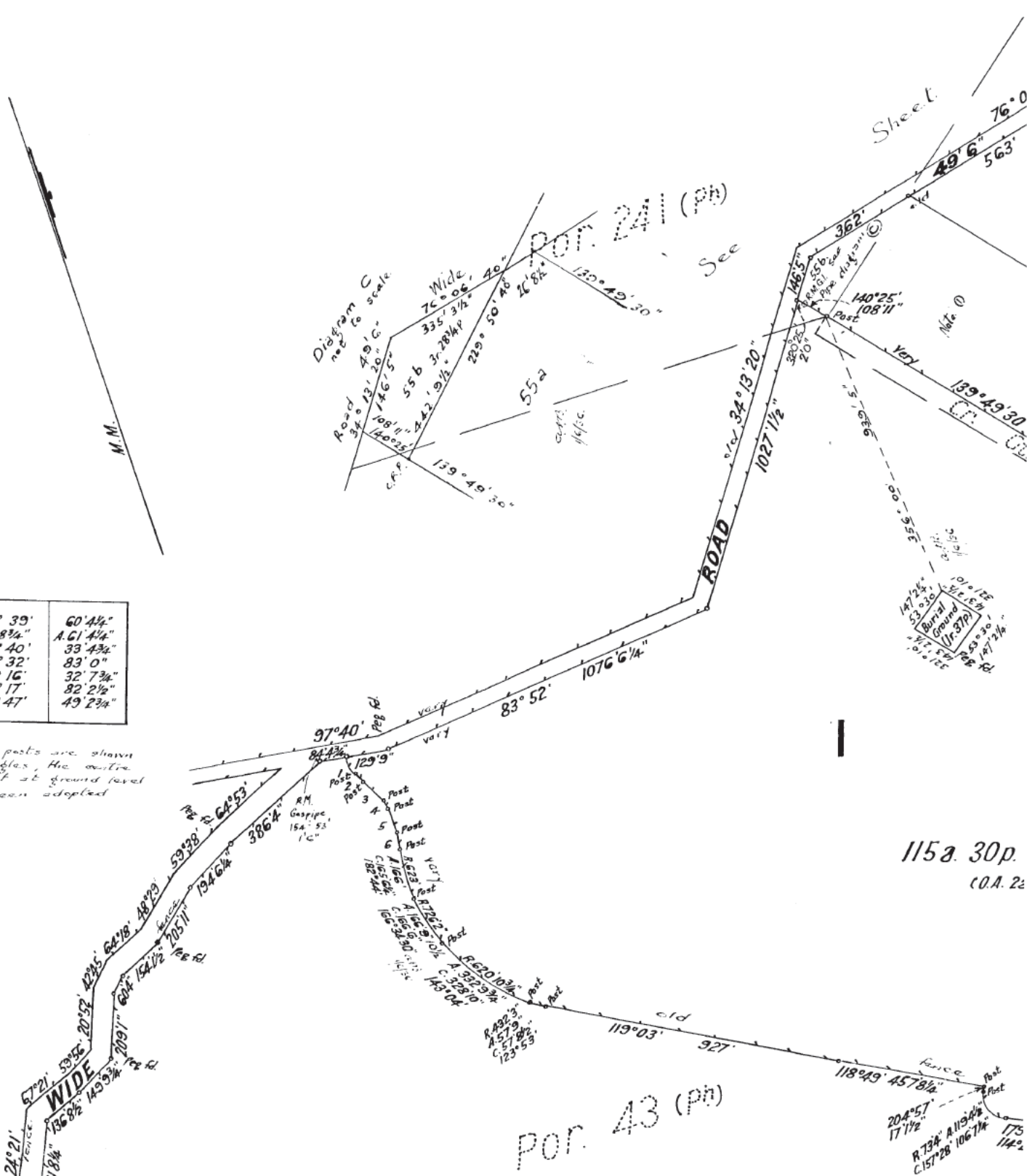
# PLAN

of subdivision of the land in Cert. of Title Vol. 4172 fol. 139, Cr. Gts. Vol.

Parish of Kurrajong - County

Scale 300 feet to an inch.

DP 17870 sh 1/3 (E)



1	6.173° 39'	60' 4 1/4"
2	R. 37' 8 3/4"	A. 61' 4 1/4"
3	157° 40'	33' 4 3/4"
4	153° 32'	83' 0"
5	166° 16'	32' 7 3/4"
6	176° 17'	82' 2 1/2"
6	188° 47'	49' 2 3/4"

Where posts are shown at angles, the centre of post at ground level has been adopted

2

115a. 30p.  
C.O.A. 22

POB. 43 (ph)

# PLAN

Sheet 1/3

pt. of Title Vol. 4172 fol. 139, Cr. Gts. Vol. 1129 fols 55 & 56 & Deed BK. 1287 N<sup>o</sup> 529

Sheet 1 of

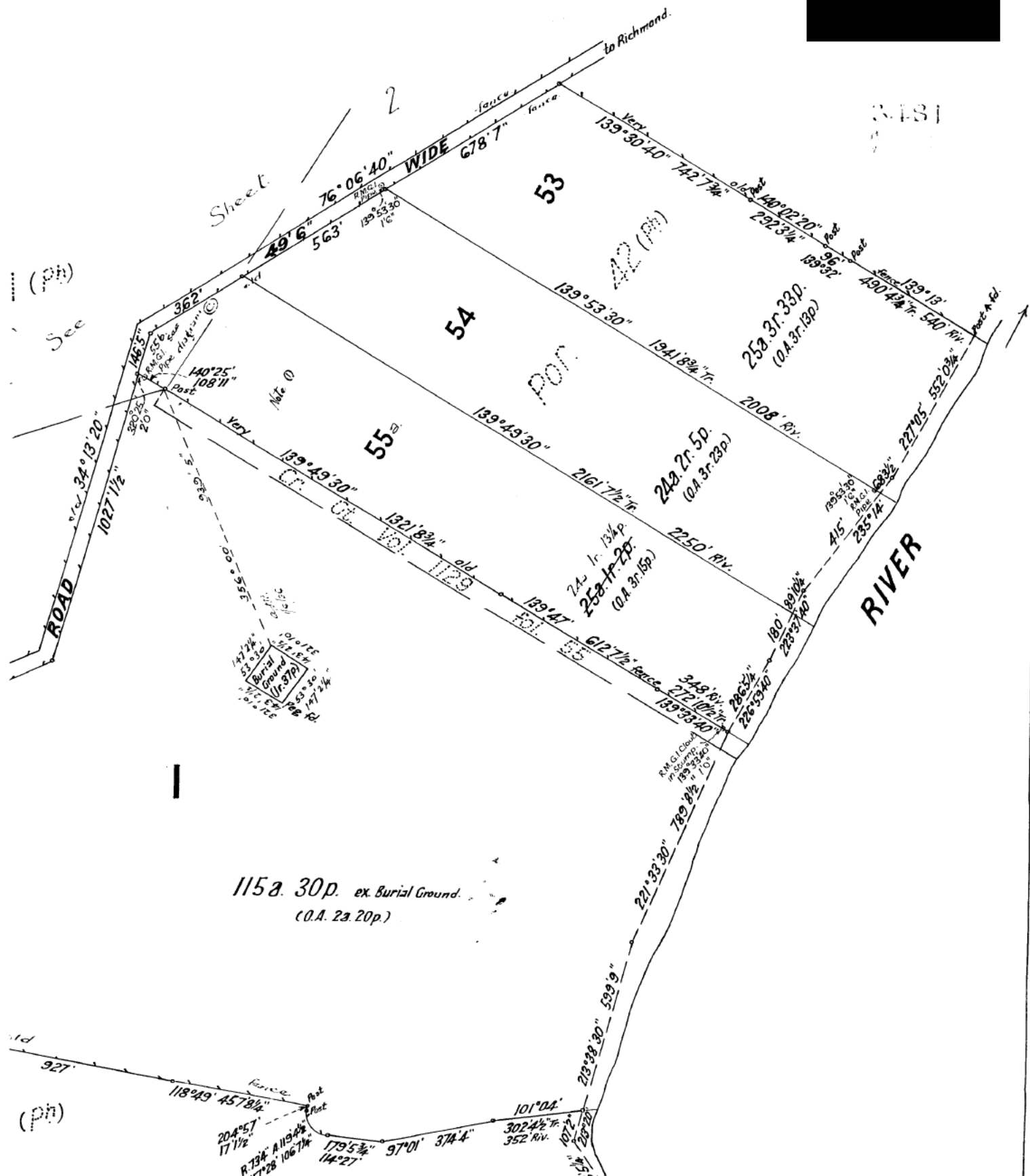
## Kurrajong - County of Cook

D

8th

P No 17870 (E)  
September 36

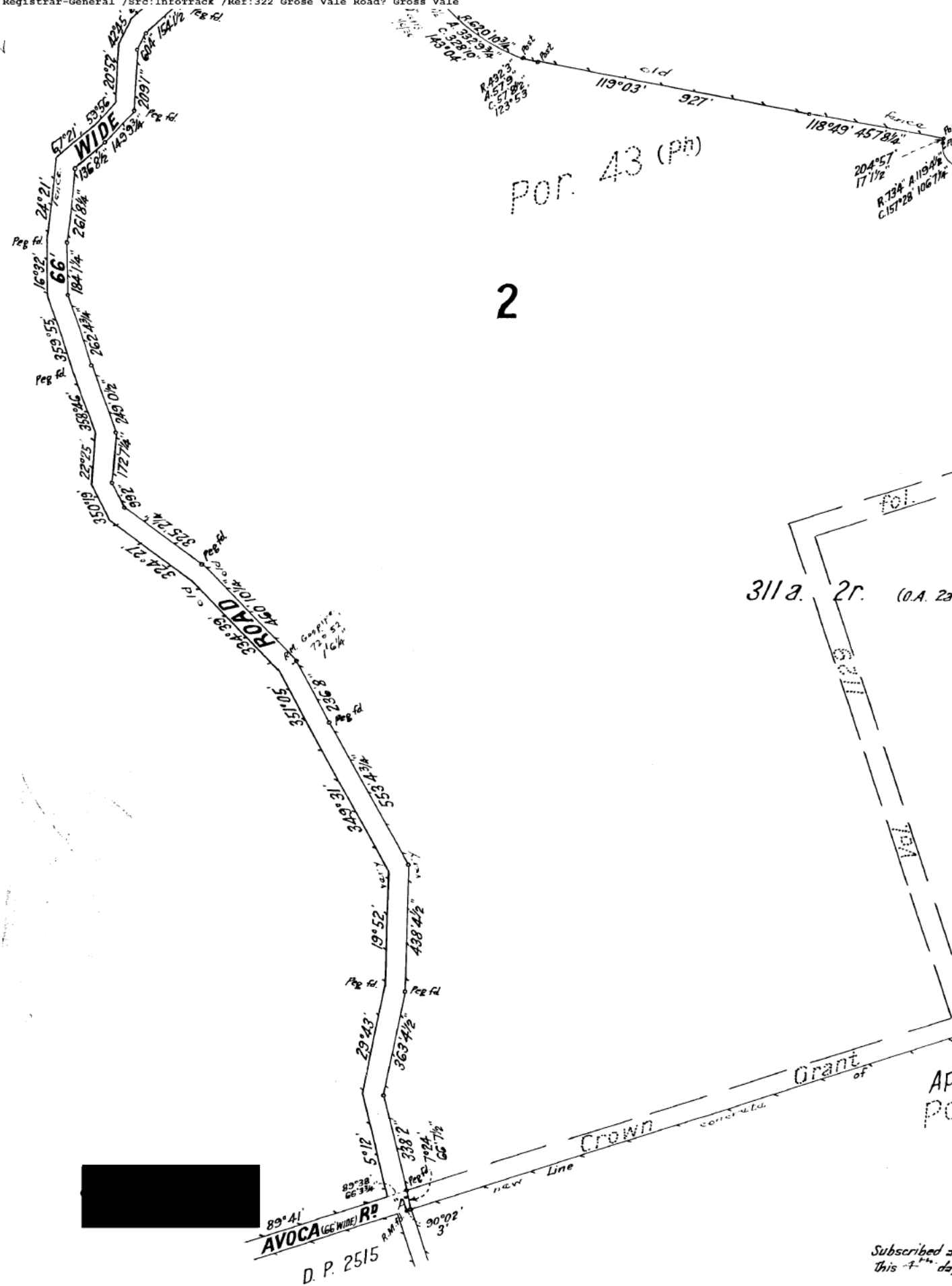
Scale 300 feet to an inch.



2

Sheet

See



POB. 43 (PH)

2

311 a. 2r. (O.A. 2a.)

Grant of Crown

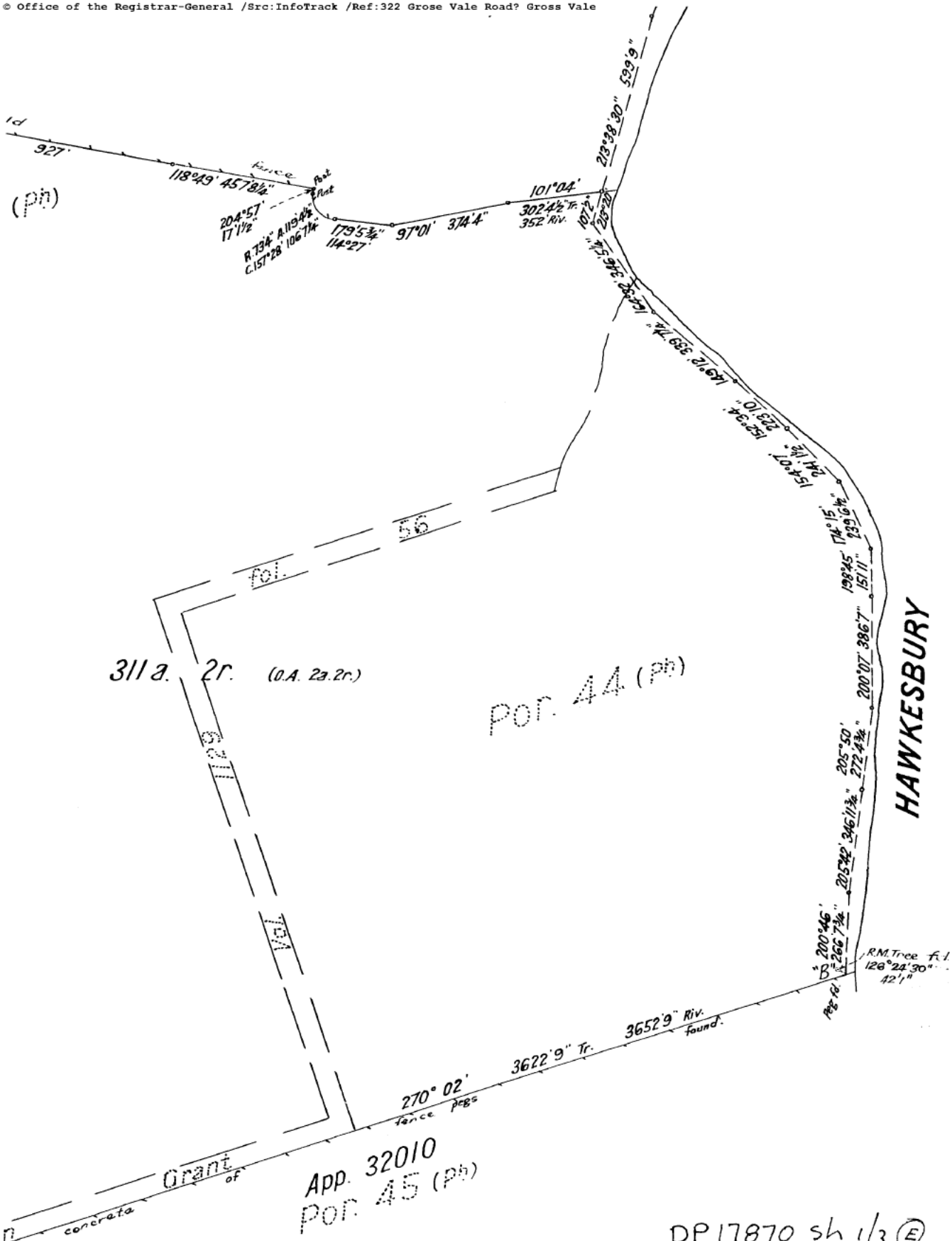
AVOCA (66 WIDE) R? D. P. 2515

Note 1 Lots 55a & 55b will be sold together  
Datum Line of Azimuth AB.

DP 17870 sh 1/3 ©

Subscribed on this 4<sup>th</sup> day

20.1 B.D. 17870



DP17870 sh 1/3 (E)

I, Alec Lachlan Busby of Sydney, a surveyor registered under the Surveyors Act 1929, do hereby solemnly and sincerely declare, (a) that all boundaries and measurements shown in this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations 1933 by me, was completed on 2<sup>nd</sup> December 1935, and Reference 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.

Subscribed and declared before me at Sydney  
 this 4<sup>th</sup> day of December A.D. 1935.

[Redacted Signature]  
 J.P.

Alec L. Busby

Surveyor Registered under the Surveyors Act 1929.

Shire of Colo

DP 17870 sh 2/3 (E)

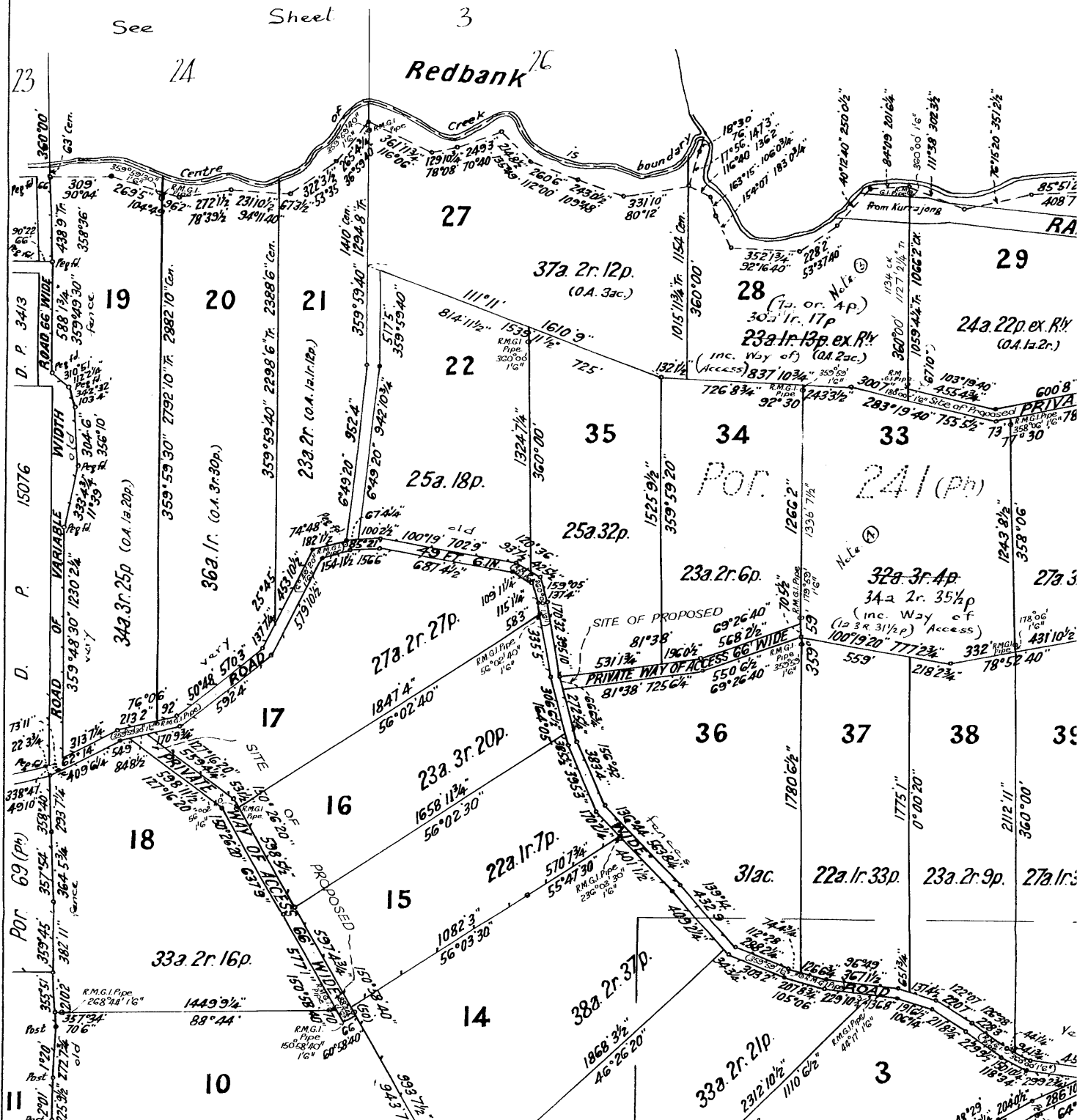
PLAN

C423621 (3 sheets) 31.3.36

of subdivision of the land in Cert. of Title Vol. 4172

Parish of Kurrajong - Court

Scale 500 feet to an inch.





(10559)

# PLAN

Sheet 2/3

land in Cert. of Title Vol. 4172 fol. 139 and Deed Bk. 1287 N<sup>o</sup> 529

Sheet 2 of

D

P No 17870 (E)

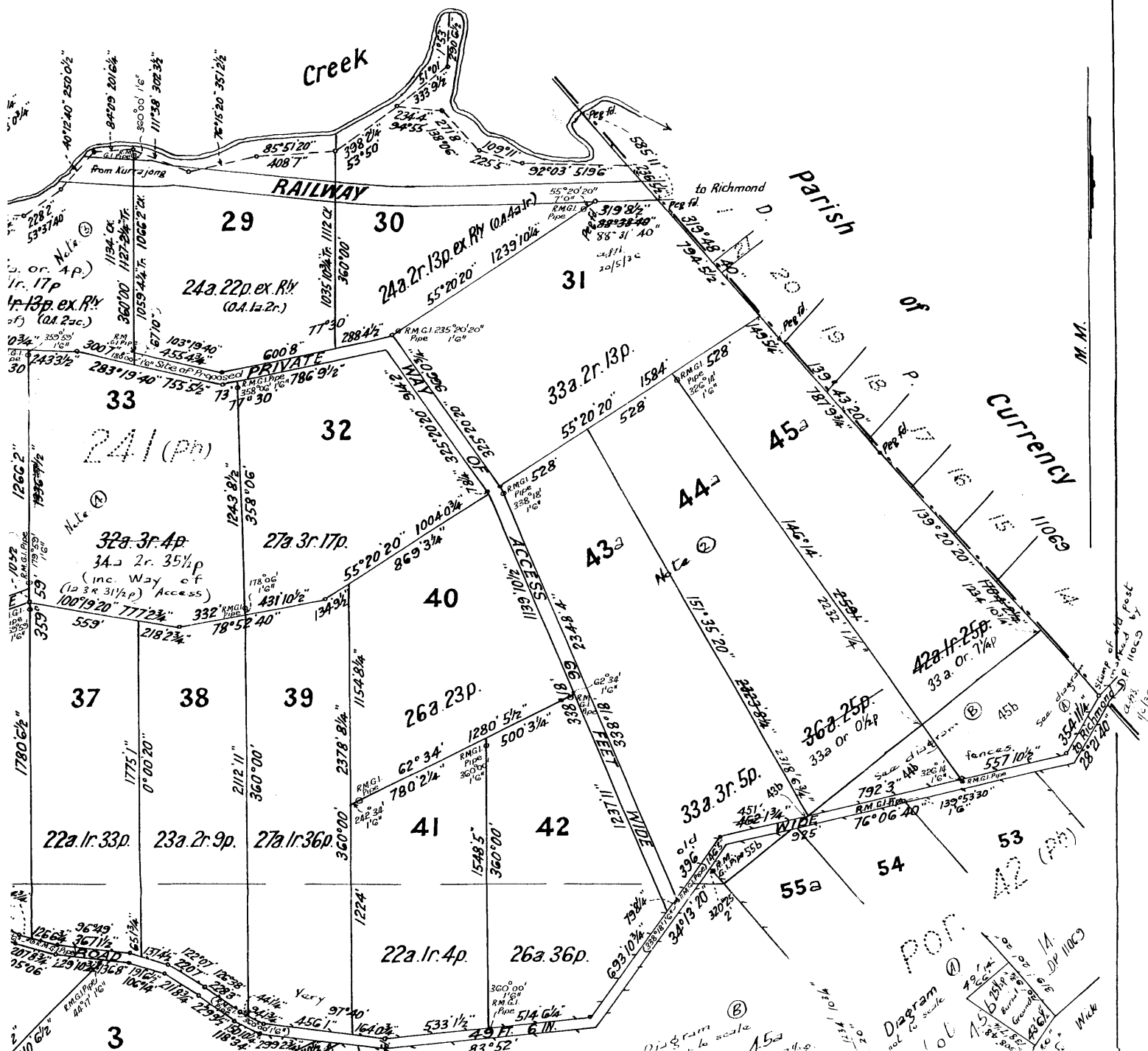
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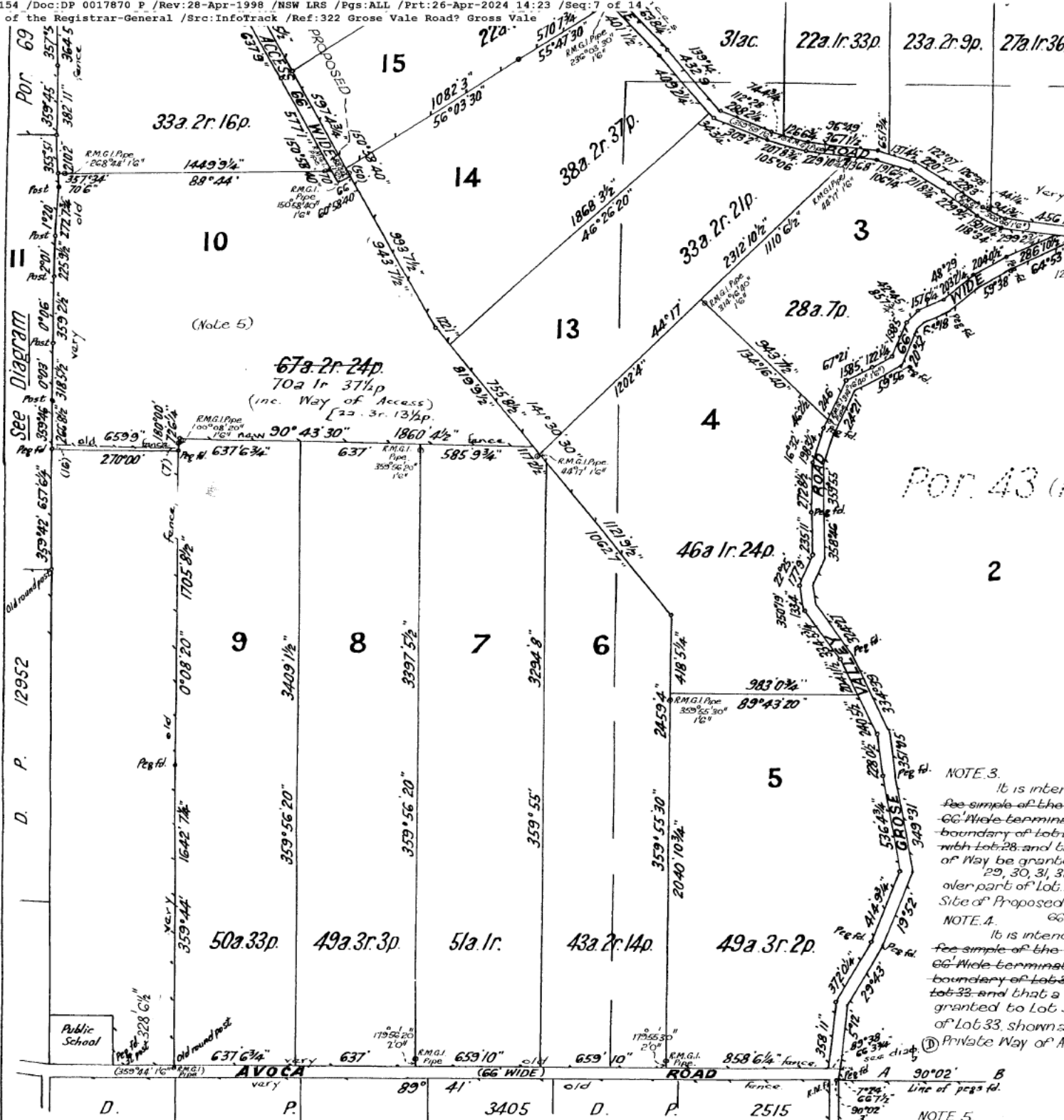
September 36

## Kurrajong - County of Cook

Scale 500 feet to an inch.

3482





Por. 43 (1)

NOTE 3.

It is intended to be simple of the 66' wide terminating boundary of Lot 28, and the Right of Way be granted over part of Lot 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTE 4.

It is intended to be simple of the 66' wide terminating boundary of Lot 33, and that a Right of Way be granted to Lot 33, shown as a Private Way of Access.

NOTE 5.

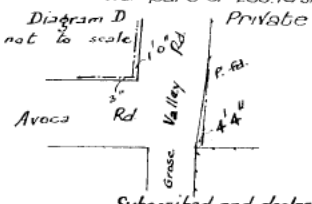
It is intended of the Private Way terminating on the north of Lot 10, shall be sold, a Right of Way be granted over part of Lot 10, shown as a Private Way of Access.

DP 17870 sh 2/3 (E)

The dimensions of the Railway lands shown on this plan are in agreement with those in Transfer B 468266.

Plan approved for and on behalf of the Commissioner for Railways.

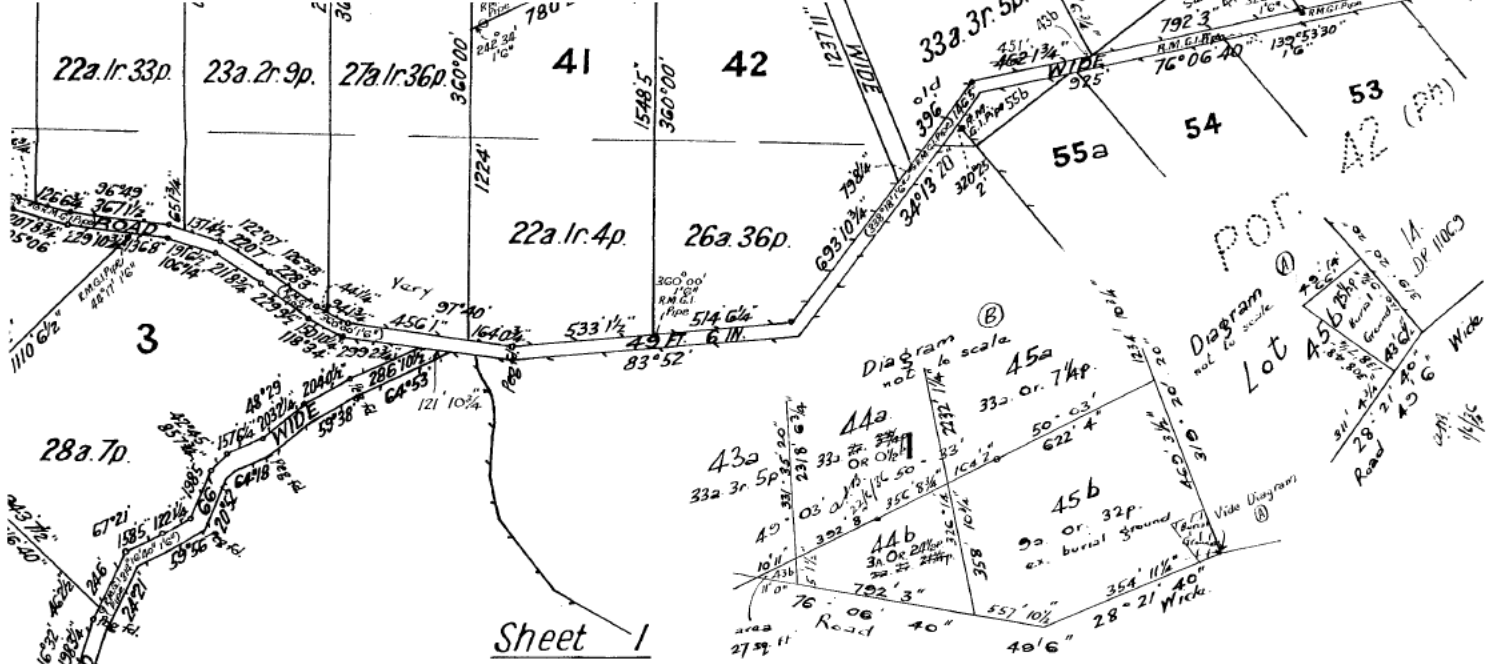
Estate Agent



Subscribed and declared this 1st day of December 1998.

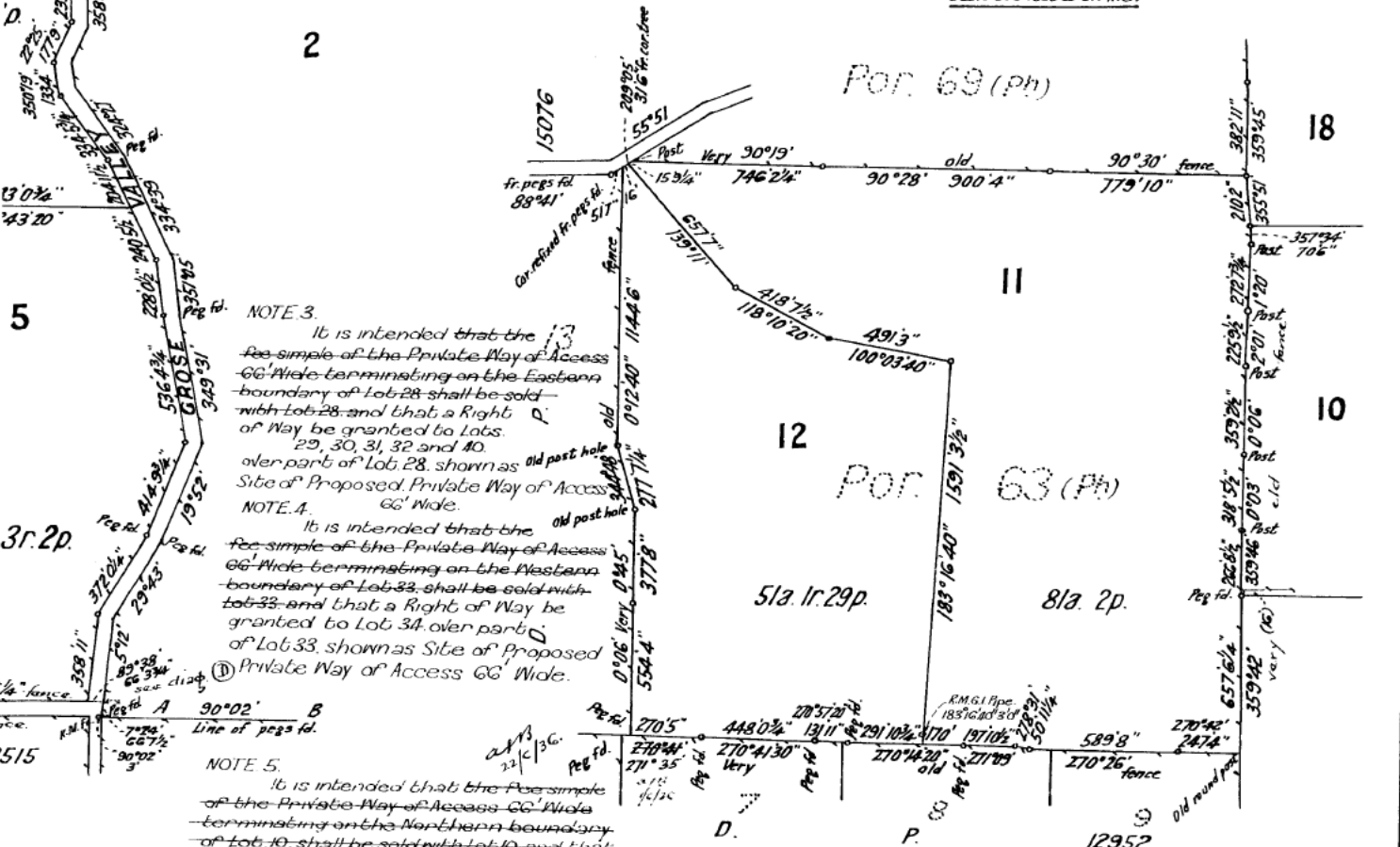
Datum Line of Azimuth AB.

Notes: Lots 432 & 433, 442 & 443, 452 & 453 will be sold together.



Por. 43 (Ph)

Diagram  
 Scale 500 feet to an inch



DP 17870 sh 2/3 (E)

I, Alec Laahlan Busby of Sydney, a surveyor registered under the Surveyors Act, 1929, do hereby solemnly and sincerely declare, (a) that all boundaries and measurements shown in this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations 1933 by me, was completed on 2<sup>nd</sup> December 1935, and Reference Marks have been placed as shown Heron, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

Subscribed and declared before me at Sydney this \_\_\_\_\_ day of December A.D. 1935



Surveyor registered under the Surveyors Act 1929.

J.P.

Shire of Colo

C 423621 (3 sheets) 31/3/36

PLAN

of subdivision of land in Cert. of Title Vol. 4510 fol. 158

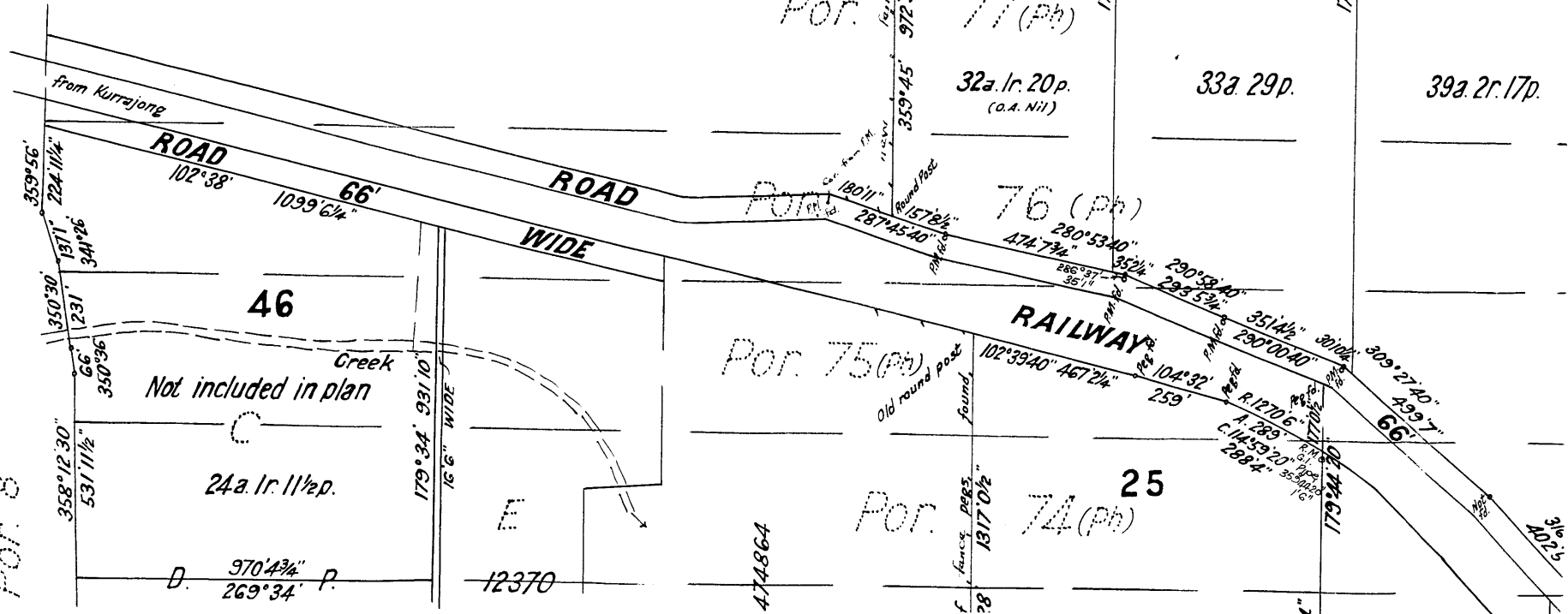
Parish of Kurrajong - County of Cook

Scale 300 feet to an inch.

DP 17870 sh 3/3 (E)

Req:R307154 /Doc:DP 0017870 P /Rev:28-Apr-1998 /NSW IRS /Pgs:ALL /Prt:26-Apr-2024 14:23 /Seq:9 of 14  
© Office of the Registrar-General /Src:InfoTrack /Ref:322 Grose Vale Road? Gross Vale

Por. 8



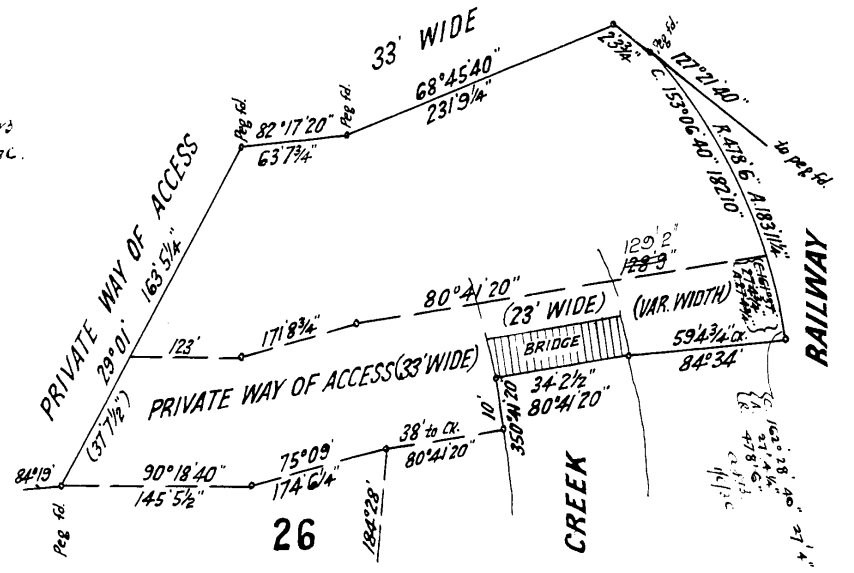
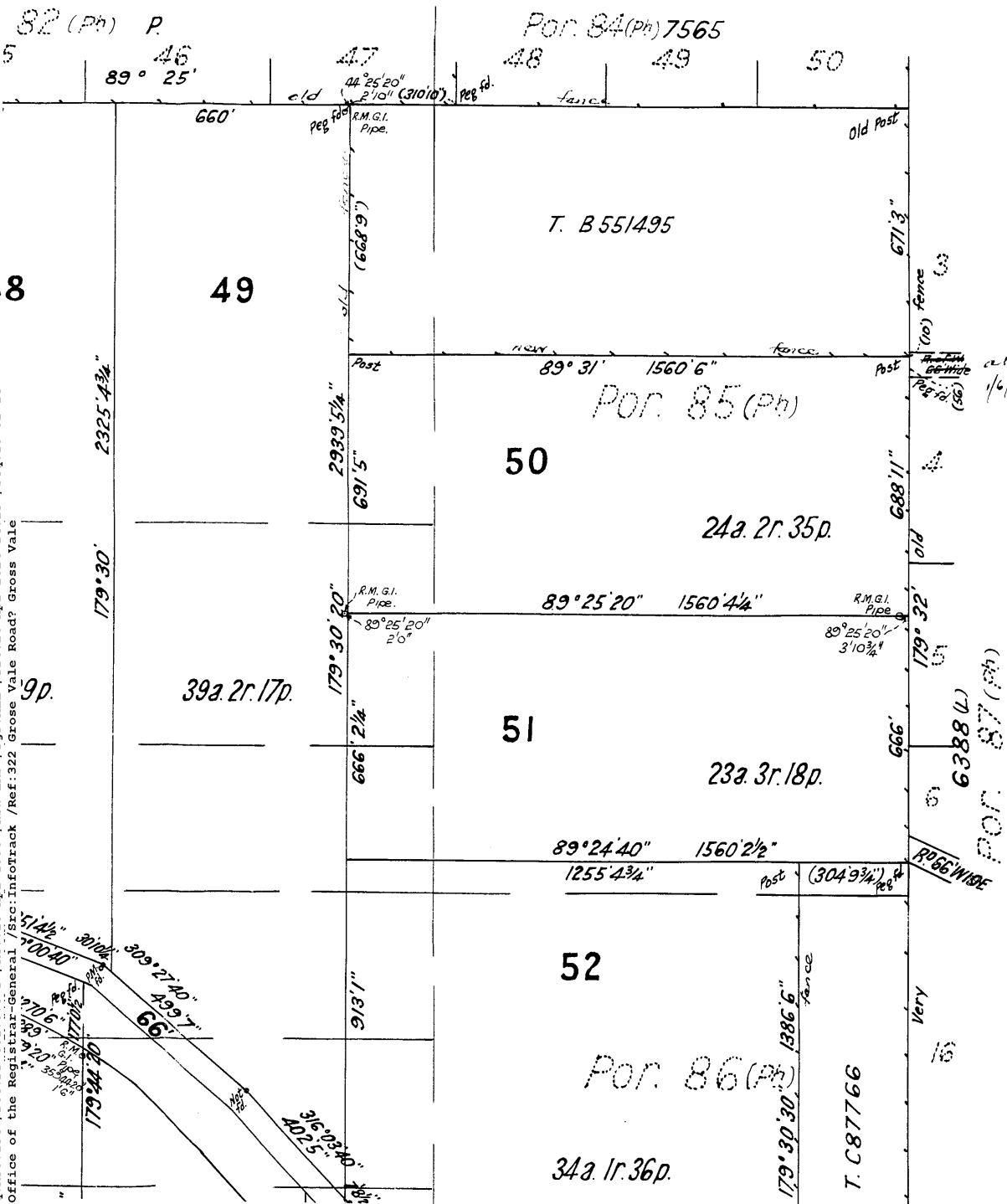
M.



Sheet 3 of

D P 17870 (E)  
8th. September 36

Diagram  
Not to scale

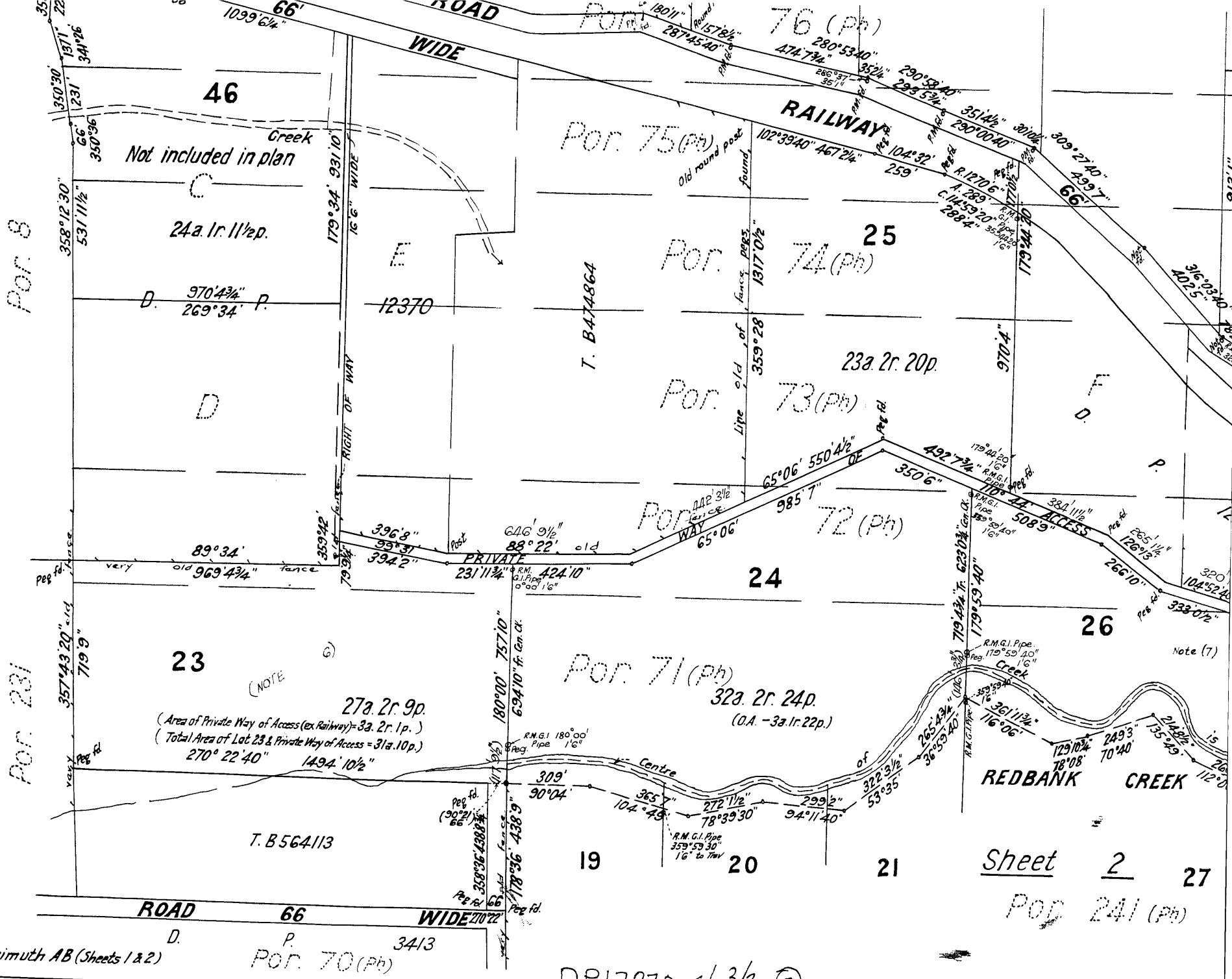


Req:R307154 /Doc:DP 0017870 P /Rev:28-Apr-1998 /NSW IRS /Pgs:ALL /Prt:26-Apr-2024 14:23 /Seq:10 of 14  
© Office of the Registrar-General /Src:InfoTrack /Ref:322 Grose Vale Road? Gross Vale

NOTE 6.  
It is intended that the fee simple of the Private Way of Access 33' wide terminating at Lot 23 shall be sold with Lot 23, and a Right of Way granted to all lands West of the Railway Line.  
contiguous.

NOTE 7.  
It is intended to grant a Right of Way over the irregular Way of Access within Lot 26 to all lands west.

M.M.



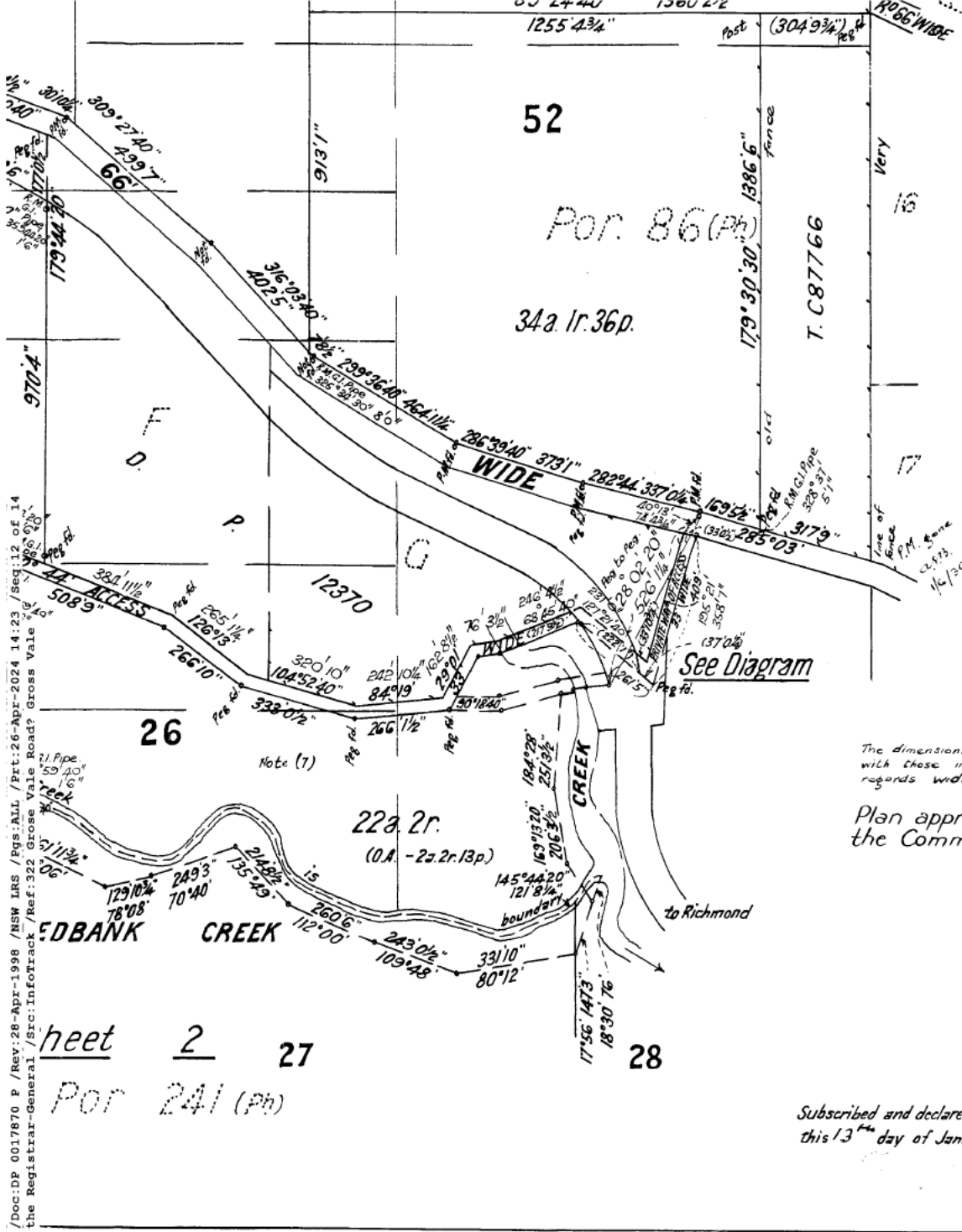
Datum Line of Azimuth AB (Sheets 1 & 2)

POP. 70(ph)

DP17870 sh 3/3 (E)

Sh 3 D.P. 17870

Req: R307154 / Doc: DP 0017870 P / Rev: 28-Apr-1998 / NSW LRS / Pgs: ALL / Ppt: 26-Apr-2024 14:23 / Sec: 12 of 14  
 © Office of the Registrar-General / Src: InfoTrack / Ref: 322 Grose Vale Road? Gross Vale



NOTE G.

It is intended that the fee simple of the Private Way of Access 33' Wide terminating at Lot 23 shall be sold with Lot 23 and a Right of Way granted to all lands West of the Railway Line contiguous.

NOTE 7.

It is intended to grant a Right of Way over the irregular Way of Access within Lot 26 to all lands west.

The dimensions of the Railway lands shown on this plan are in agreement with those in Transfers B 568173, B 444461, B 468266 & B 411673 as regards widths & areas.

Plan approved for and on behalf of the Commissioner for Railways.

Estate Agent. 20.5.36.

DP 17870 sh 3/3

I, Alec Lachlan Busby of Sydney, a surveyor registered under the Surveyors Act 1929, do hereby solemnly and sincerely declare, (a) that all boundaries and measurements shown in this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations 1933 by me, was completed on the 9th January 1936, and Reference 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.

Subscribed and declared before me at Sydney this 13<sup>th</sup> day of January A.D. 1936.

J.P.

Surveyor registered under the Surveyors Act 1929.



14602131

**TIFICATE OF TITLE** TORRENS TITLE REGISTER

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Vol. **14602** Fol. **131**  
EDITION ISSUED

23 11 1981

AppIn Nos.7816 and 10181  
Prior Title Vol.5843 Fol. 12



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.

[Redacted] Registrar General.



14602 131  
Fol. (Page 1) Vol.

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

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 19 to 22 inclusive, 24,26 to 42 inclusive and Lots 43A,44A and 45A in Deposited Plan 17870 in the Shire of Hawkesbury Parish of Kurrajong and County of Cook being part of Portions 43 and 241 seperately granted to Archibald Bell on 1-1-1810, part of Portion 86 granted to Thomas Blady on 5-4-1821 and part of Portions 71,72 and 73 seperately granted to William Harrington on 29-10-1834. EXCEPTING THEREOUT the railway shown in the plan hereon.

FIRST SCHEDULE

KEMSLEY PASTORAL CO. PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. C504692 Right of way appurtenant to Lots 24 and 26 above described affecting the part shown so burdened in the plan hereon and designated (A).
3. C504692 Right of way affecting the land shown so burdened in the plan hereon and designated (B).
4. F452889 Easement affecting the part of the land above described shown on sheet E of plan annexed to F452889.
5. G489235 Easement affecting the land shown so burdened in the plan hereon.
6. N417194 Mortgage to The Commercial Banking Company of Sydney Limited.
7. P286748 Easement for transmission line affecting the land shown so burdened in the plan hereon.

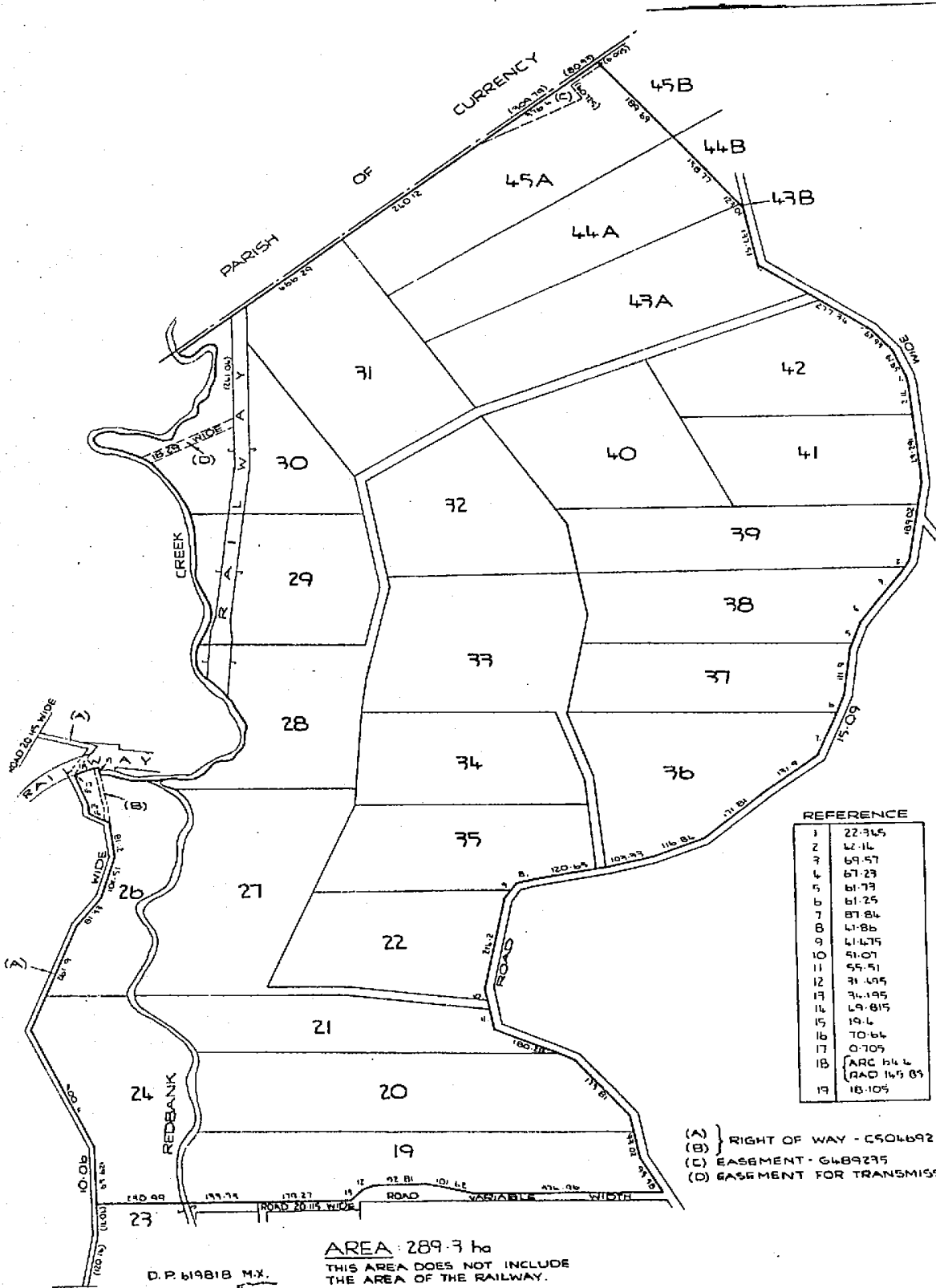
WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.





PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



REFERENCE

1	22.315
2	42.14
3	69.57
4	67.23
5	61.79
6	61.25
7	87.84
8	41.86
9	41.475
10	51.07
11	55.51
12	31.455
13	34.195
14	49.815
15	19.4
16	70.64
17	0.705
18	ARC 144 L ROAD 145 85
19	18.105

- (A) } RIGHT OF WAY - C504692
- (B) }
- (C) EASEMENT - G489235
- (D) EASEMENT FOR TRANSMISSION LINE - P286748

AREA: 289.3 ha  
 THIS AREA DOES NOT INCLUDE  
 THE AREA OF THE RAILWAY.

D.P. 619818 M.X.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

~~DP 738354~~ Registered <sup>17/1/1987</sup>  
This folio is cancelled as to ~~part~~ upon creation  
of computer folios for lots 1 to 12 in the  
above-mentioned plan.

The residue of land in this folio comprises  
road in DP 738354 and lots  
22, 24, 26 to 30 inclusive, 32 to  
41 inclusive and the part  
of lot 42 in DP 17870  
shown in the plan  
hereon.



As to ~~residue~~  
this Deed is cancelled and New Certificate of Title issued.  
Vol. 15445 Fol. 179 dated 10.2.1987  
Vide. DP 738354



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION


NOTATIONS AND UNREGISTERED DEALINGS

DP 224146  
DP 738354 R

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

CANCELLED 

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

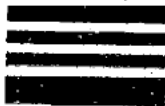
Registrar General

CANCELLATION

DP738354 Electricity easement 9 wide appurtenant to part of the land within described being Lot 33 DP17870. Registered 14-1-1987



NOTATIONS AND UNREGISTERED DEALINGS



# CERTIFICATE OF TITLE



15445

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

Vol. 15445 Fol. 179

First Title Old System  
 Prior Title Vol. 14602 Fol. 131



**CANCELLED** W  
 EDITION 10 2 1987  
 ISSUED

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

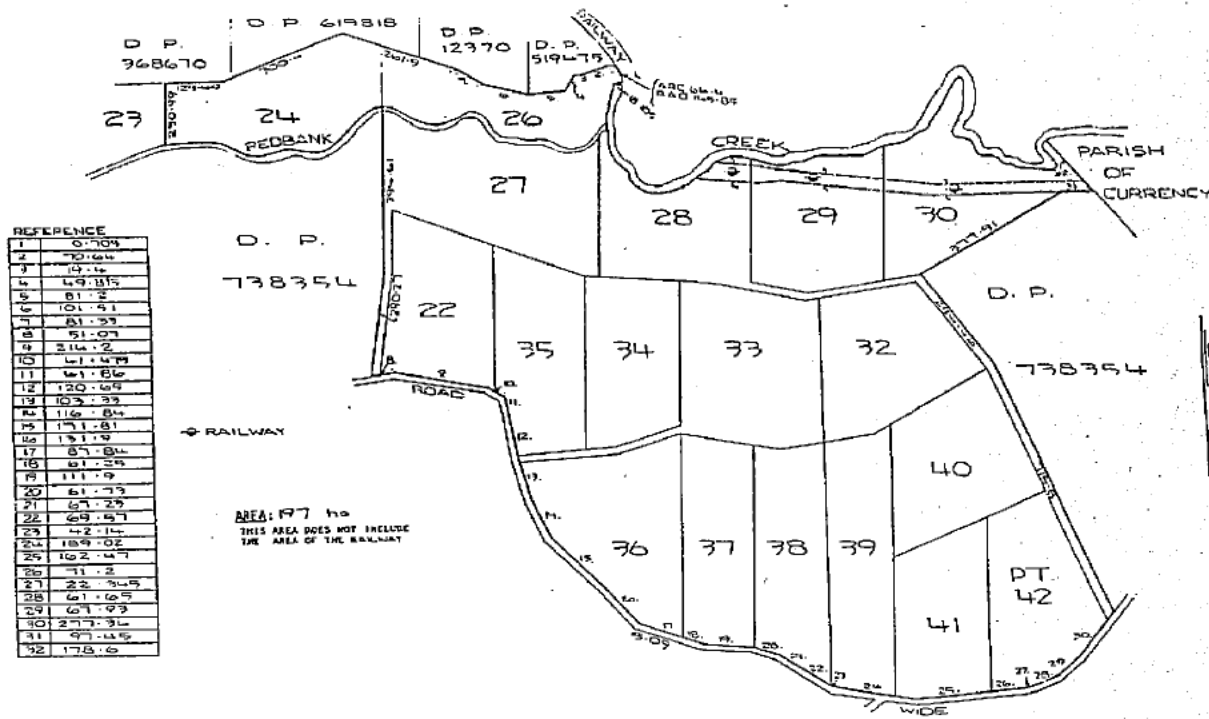


Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



REFERENCE	
1	0.704
2	70.64
3	19.14
4	49.815
5	81.2
6	101.41
7	21.33
8	51.02
9	214.2
10	11.478
11	61.86
12	120.69
13	103.33
14	116.84
15	151.81
16	131.12
17	87.84
18	61.34
19	111.9
20	61.73
21	67.25
22	69.57
23	42.14
24	189.02
25	102.47
26	71.2
27	22.245
28	61.055
29	67.93
30	277.31
31	97.145
32	178.6

AREA: 197 ha  
 THIS AREA DOES NOT INCLUDE  
 THE AREA OF THE RAILWAY

### LAND REFERRED TO

Lots 22, 24, 26 to 30 inclusive 32 to 41 inclusive and the part of Lot 42 in DP17870 shown in the plan hereon at North Richmond in the Shire of Hawkesbury Parish of Kurrajong County of Cook.

### FIRST SCHEDULE

KEMSLEY PASTORAL CO. PTY. LIMITED.

### SECOND SCHEDULE

- Reservations and conditions in the Crown grant.
- Excepting the railway shown in the plan hereon.
- C504692 Right of way appurtenant to Lots 24 and 26 above described affecting the land shown as "private way of access" in DP17870.
- C504692 Right of way affecting the part of the land above described shown as "private way of access" in DP17870.
- F452889 Easement for transmission line affecting the part of the land above described shown as "easement 30.48 and variable width" in plan with F452889 (Sheet E).
- N417194 Mortgage to National Australia Bank Limited.
- P286748 Easement for transmission line affecting the part of the land above described shown as "18.29 wide" in plan with P286748.

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

15445 Fol. 179  
 (Page 1) Vol.

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



PRINTED IN AUSTRALIA L.O. 55

FIRST SCHEDULE (continued)  
REGISTERED PROPRIETOR

Registrar General

FOLIO 10 CANCELLED - NEW FOLIO IS  $\frac{2224}{26-30, 32-41} / 781792$   
Dated: 10-10-1988

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

7/11 699074



SEARCH DATE

26/4/2024 2:20PM

FOLIO: 26/1042890

First Title(s): OLD SYSTEM  
 Prior Title(s): 22/17870                    28/17870  
                   33-35/17870                1/863663  
                   7/864424

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
29/7/2002	DP1042890	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/11/2007	AD412364	TRANSFER	
22/12/2008	DP1134164	DEPOSITED PLAN	
7/9/2012	AH223707	DISCHARGE OF MORTGAGE	EDITION 2
13/4/2016	DP1199659	DEPOSITED PLAN	
19/5/2016	AK442218	DEPARTMENTAL DEALING	EDITION 3
13/4/2018	AN258498	LEASE	EDITION 4
22/10/2018	DP1237271	DEPOSITED PLAN	FOLIO CANCELLED

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