



A U S T R A L I A N G E O T E C H N I C A L

GEOTECHNICAL & ENVIRONMENTAL SERVICES

PRELIMINARY SITE INVESTIGATION



Prepared For: Architecture Design Studio (NSW) Pty Ltd
Address: 118-120 Station Street Penrith, NSW, 2750
Job No: AG-533_1
Date: 18-09-20

Australian Geotechnical Pty Ltd

ABN 27 611 088 192



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List of Abbreviations

A list of the common abbreviations used throughout this report is provided below.

ACM	- Asbestos Containing Material
AEC	- Area of Environmental Concern
AGST	- Above Ground Storage Tank
AHD	- Australian Height Datum
bgs	- Below ground surface
CSM	- Conceptual site model
BTEX	- Benzene, toluene, ethylbenzene and xylenes
B(a)P	- Benzo(a)pyrene
CCA	- Copper Chromate Arsenate
COC	- Contaminants of Concern
AG	- Australian Geotechnical Pty Ltd
DEC	- NSW Department of Environment and Conservation
DECCW	- NSW Department of Environment, Climate Change and Water
DQI	- Data quality indicator
DQOs	- Data Quality Objectives
DWE	- NSW Department of Water and Energy
EPA	- NSW Environment Protection Authority
ESA	- Environmental Site Assessment
ha	- Hectare
HIL	- Health based investigation level
LOR	- Limit of Reporting
OEH	- Office of Environment and Heritage
PAHs	- Polycyclic aromatic hydrocarbons
PID	- Photo-ionisation Detector
PCB	- Polychlorinated Biphenyl
PQL	- Practical Quantitation Limit
QA/QC	- Quality Assurance/Quality Control
RPD	- Relative Percentage Difference
SAQP	- Sampling, Analysis and Quality Plan
TRH	- Total Recoverable Hydrocarbons (previously Total Petroleum Hydrocarbons)
TSS	- Total Suspended Solids
UST	- Underground Storage Tank
VOC	- Volatile Organic Compound

Executive Summary

This executive summary presents a synopsis of the Preliminary Site Investigation (PSI) Assessment for 118-120 Station Street Penrith, NSW, 2750.

The object of the PSI was to ascertain whether the site presents a risk to human health and/or the environment arising from any past/present activities at the site or neighboring properties. The scope of work included a documentary review together with preparation of this report.

A PSI was requested by Architecture Design Studio (NSW) Pty Ltd to determine the potential for on-site contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation. At the time of the inspection (14th September 2020), the site appeared as a vacant block of land. It is understood that the proposed development for the site will comprise construction of a six storey residential unit block with 19 units in conjunction with excavation of two (2) levels of basement car parking. The lower basement floor level will be excavated to approximate RL 22.5m.

Based on historical information reviewed, the site has historically been used for residential purposes. The potential for the site to be contaminated from on-site sources and off-site sources was considered by Australian Geotechnical Pty Ltd (AG). Based on the findings of our site inspection and site history review actual or potential contamination sources were identified as low in relation to the proposed development for the subject site.

The following areas were identified in the conceptual site model as areas of environmental concern;

- Building degradation from previous site structures, which includes potential heavy metal and asbestos contamination;
- Importation of fill material that may contain various contaminants; and
- Car park areas where leaks and spills from cars may have occurred.

Based on the findings of this investigation it is considered that the risk to human health and the environment associated with soil and groundwater contamination is low in relation to the proposed development for the subject site. The site can be made suitable for the proposed development, subject to the following recommendations:

- Preparation of a targeted Environmental Site Assessment in order to address data gaps identified in section 10.0 of this report, this can be undertaken in conjunction with a waste classification for off-site disposal of spoil excavated for the proposed basement car parking area. Any soils requiring removal from the site must initially be classified in accordance with the NSW Waste Classification Guidelines, Part 1 dated 2014. The classification of spoil must be undertaken prior to occupation of the site with construction, excavation and site workers; and
- Address data gaps, if required.

1.0 INTRODUCTION

1.1 Overview

AG have undertaken a Preliminary Site Investigation (PSI) with as requested by Architecture Design Studio (NSW) Pty Ltd at the site; 118-120 Station Street Penrith, NSW, 2750. This report has been prepared to determine assess the suitability of the site for development based on its current condition and the findings of this investigation.

2.0 SCOPE OF WORK

This PSI has been prepared in general accordance with the following regulatory framework:

- NSW Environment Protection Authority (EPA) "Guidelines for Consultants Reporting on Contaminated Sites" (2020);
- NEPM (2013), *Schedule B2 – Guideline on Site Characterisation*;
- State Environment Protection Policy 55 (SEPP 55). Remediation of Land Under the Environmental Planning and Assessment Act 1997;
- National Environment Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 2013.

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

- Review of the current site conditions based on a site inspection, including the location of sewers, drains, spills, patches of discoloured vegetation and bare patches of soil, etc.
- Review of available information, including previous environmental and geotechnical investigations, past and current title information, aerial photographs, geological/topographical/hydrogeological data and mapping, soil landscapes, desktop search, EPA and council records, anecdotal evidence, site survey and site records;
- Construct a Conceptual Site Model (CSM) in order to validate connections between potential sources of contamination, exposure pathways and receptors; and
- Recommendations for supplementary investigations or possible management strategies, should any data gaps be identified.

3.0 SITE DESCRIPTION AND AESTHETICS

The subject site is approximately rectangular in shape, legally defined as Lot 4 and Lot 5 in Deposited Plan 112466 and Lot 6 in Deposited Plan 1003862. The site is bounded by a recently constructed high density unit block to the north-east, low density residential structure to the south-east, Station Street to the north-west with Reserve Street situated to the Parramatta Road to the north, with a car park and hard stand area situated south-west of the subject site. The site measures approximately 30m along the Station Street road frontage and up to 31m across Reserve Street, encompassing a total area of 935.5m² based on the site survey.

At the time of the site inspection, the following observations were made:

- The site is vacant, no contamination was visually observed across the site.
- Vegetation was generally stripped from the site.
- There were no indicators of underground storage tanks within the site;

4.0 SITE GEOLOGY AND HYDROGEOLOGY

The Soil Landscape Series Sheet 9030ri, Scale 1:100,000, 2002, prepared by the Soil Conservation Service of NSW, indicates that the site is located within the Richmond Landscape which generally comprises of *Quaternary alluvium consisting of sand, silt and gravels derived from sandstone and shale*.

A search of the NSW Department of Primary Industries Office of Water registered groundwater bores was undertaken by AG, with a search radius of 500m around the site. Six registered recreational bores was identified within a 0.5 km radius of the site. These bores indicated that standing water level of 6m and 8m below surface level.

5.0 ACID SULFATE SOIL

To determine whether there is a potential for acid sulfate soils to be present at the site, reference was made to the NSW Office of Environment and Heritage (OEH), eSPADE map viewer. A review of the map indicated that the site is in an area of “No known occurrence” in regards to Acid Sulfate Soil.

6.0 SITE HISTORY

In order to ascertain the site history, a documentary review of past and present land use at the subject site and the surrounding area has been undertaken as follows.

6.1 Previous Land Use and Review of Historical Photographs

Aerial Photographs were obtained by this office from the NSW Department of Lands Office. The aerial photographs were reviewed to assess the likely past uses of the site with the findings summarised below;

1943 – The site appears to be vacant. Some residential development can be seen around the subject site. Reserve and Station Street has been formed;

1961- Two (2) low density residential structures appear to occupy the north-western portion of site. A detached garage can be seen adjacent to the residential structures;

1970– Generally the same as 1961. An additional detached structure (garage) can be seen within the southern portion of site, additional vegetation growth can be observed;

1994– The image isn't clear, however no change can be seen across the site;

2009 – No change from the 1994 image;

Current – The site is vacant, it is understood that structures occupying the site were demolished in 2018.

6.2 Historic land titles

A review of historical transactions and titles held at the NSW Department of Lands offices was conducted by AG to identify the land owners and potential land uses with regards to possible contamination. The results of the title searches are summarised below in table 1 below;

Table 1 – Land Title Transactions Lot 4 and 5 in Deposited Plan 112466

Date of acquisition and held term	Registered proprietor(s) & occupations where available
2018 to Current	James Ashley Aitken and David John Reeves
1992 to 2018	Terence Sean McCabe
1980 to 1992	Andrejs Baltins
Prior to 1980	Commonwealth Bank of Australia

Table 2 – Land Title Transactions Lot 6 in Deposited Plan 1003862

Date of acquisition and held term	Registered proprietor(s) & occupations where available
2018 to Current	James Ashley Aitken and David John Reeves
2003 to 2018	James Ashley Aitken and David John Reeves, James Walter Aitken, Marlene Ruth Aitken
1999 to 2003	Doreen Marjorie Milsom and Ronald William Milsom

6.3 Search of Contaminated Land Management Register (NSW EPA)

A summary of the area can be found. No notices have been issued to the subject site. Furthermore, the listed sites on the register are situated at such a distance (greater than 200m), that they are not believed to have provided a potential contamination risk to the subject property.

6.4 Search of Protection of the Environment Operations Public Register (POEO) of Licensed and Delicensed Premises

A search of the POEO public register of licensed and delicensed premises (DECC) indicated that no licensed or delicensed premises were located within the immediate surrounding area of the site (within 200m).

6.5 Safe Work NSW Records

At the time of reporting, this office had not been given authorisation to request a search of the Stored Chemical Information Database (SCID) for licenses to keep dangerous goods at the site from Safe Work NSW.

6.6 Product Spill & Loss History

No external information was provided for any product spill and loss. However, based on the site inspection, no major signs chemical staining were observed.

6.7 Section 149 Certificates

At the time of reporting, this office could not access The Planning Certificate – Section 149 of the Environmental Planning & Assessment Act 1979.

7.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

A site investigation was conducted on 14th September 2020. The field observations are summarized in table 3 below:

Table 3 – Summary of Field Observations

Parameter	Observation
Visible observations on soil contamination	No visible contamination observed. No odours were documented.
Presence of drums, fill or waste materials	None observed. No visible indicators of underground fuel tanks (bowsers or venting pipes).
Presence of fill	Approximately 700mm of fill was observed based on geotechnical report
Flood potential	Not evident.
Relevant sensitive environments	None observed
Asbestos	No asbestos was not observed visually

8.0 AREAS OF ENVIRONMENTAL CONCERN

Based on historical information reviewed, the site has been utilised for residential purposes. The site was vacant until receiving residential structures between 1943 and 1961 in conjunction with detached garage structures. Aerial imagery indicates that the residential structures were demolished sometime in 2018.

The potential for the site to be contaminated from on-site sources and off-site sources was considered by AG. Based on the findings of our site inspection and site history review actual or potential contamination sources were identified as low. Based on the site inspection, site history, previous reporting and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoCs) for the site were identified. These are summarised in the conceptual site model in table 4 below;

Table 4 – Contaminants of Concern

Potential AEC	Potentially contaminating activity	Likelihood of Site Impact	Potential CoCs	Comments
Entire Site	Importation of fill material from unknown origin.	High	Metals, TPH, BTEX, PAH, OCP, OPP, PCB, Asbestos, Phenols, Cyanide	Based on observations and site topography, the presence of imported fill material is likely to be around 500mm to 700mm thick
Location of previous residential structures and garage	Building degradation	Low	Heavy metals & Asbestos	Based on the site survey prepared by Matthew Freeburn, drawing 36 206DE dated 13-12-2017, the structures were constructed using fibro cement sheeting. A HAZMAT report is required to confirm absence/presence of hazardous material prior to demolition in 2018
Car Parking Areas	Leaks from vehicles	Low	TPH, Metal, BTEX, PAH	Historical car parking surfaces were generally in good condition.

9.0 CONCEPTUAL SITE MODEL

In accordance with NEPM (2013), *Schedule B2 – Guideline on Site Characterisation* and to assist in collecting data for the site. The Conceptual Site Model (CSM) detailed in table 5 below considers the potential risks associated with the plausible pollution linkages between the following features:

- Potential human receptors that may be impacted by site contamination are current and future occupants at the site, excavation/construction and maintenance workers during demolition and construction phase of the project and the general public within close proximity to the site;
- Potential sources of contamination, location and the contaminants of concern identified are presented in Section 8.0. Only potential areas of concern with a likelihood of site impact rating of low to high are included;
- Potential exposure pathways; and

- Whether the linkage between each source-pathway-receptor is complete, based on our current site inspection, historical information presented and proposed future site condition.

Table 5 – Conceptual Site Model

Potential Sources	Potential Receptor	Exposure Pathway	Complete Linkages	Risk	Justification
Building degradation	Site Users, General Public, Construction Workers	Dermal Contact, Inhalation of Dust.	Yes (current)	Low	Direct contact with soil outside of hardstand areas in courtyard areas
Leaks from vehicles			Yes (future)	Low	If present, impacted soil will be removed from site, however there will remain soil in future areas with direct soil access.
Uncontrolled Fill Material					

10.0 DATA GAPS

Based on the CSM derived for the site, the following data gaps were identified, which may be considered to warrant closure by further limited investigation:

- Whether contamination has occurred at the carparking areas;
- The quality of fill material;
- Whether contamination has occurred from degradation of structures;
- The presence and quality of groundwater; and
- Council and Safe Work NSW searches.

11.0 CONCLUSION AND RECOMMENDATIONS

Based on the finding of this investigation it is considered that the risk to human health and the environment associated with soil and groundwater contamination is low in relation to the proposed development for the subject site. The site can be made suitable for the proposed development, subject to the following recommendations.

- Preparation of a targeted Environmental Site Assessment in order to address data gaps identified in section 10.0 of this report, this can be undertaken in conjunction with a waste classification for off-site disposal of spoil excavated for the proposed basement car parking area. Any soils requiring removal from the site must initially be classified in accordance with the NSW Waste Classification Guidelines, Part 1 dated 2014. The classification of spoil must be undertaken prior to occupation of the site with construction, excavation and site workers; and

- Address data gaps, if required.

Should you have any queries, please do not hesitate to contact the undersigned.

For and on behalf of
Australian Geotechnical Pty Ltd



N. Smith
Principal

References

- Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites. NSW Environment Protection Authority (EPA) 2020.
- State Environment Protection Policy 55 (SEPP 55). Remediation of Land Under the Environmental Planning and Assessment Act 1997;
- Contaminated Sites – Sampling Design Guidelines. NSW Environment Protection Authority (EPA) 1995
- National Environment Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 2013.
- The 1:250,000 scale Geological Series Map of the Penrith
- NSW EPA “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997” (2009). NSW Environment Protection Authority, Sydney;
- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra;
- NSW DEC, “Guidelines for the Assessment and Management of Groundwater Contamination” (March 2007);
- SIX Maps Viewer

LIMITATIONS

It should be noted that these materials were visually inspected and no laboratory analysis was conducted. If materials or conditions are encountered other than those that have been described, further assessment will be required. At the time of our inspection, no information was given on the acceptance criteria or chemical testing requirements at the recipient site. If this information becomes available, we can review this and organise the appropriate testing required at your request.

Australian Geotechnical Pty Ltd (AG) has prepared this report for Architecture Design Studio (NSW) Pty Ltd. The report is provided for the exclusive use of Architecture Design Studio (NSW) Pty Ltd for this project only and for the purpose(s) described in the report. It should not be used for other projects or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of AG, does so entirely at its own risk and without recourse to AG for any loss or damage. In preparing this report AG has necessarily relied upon information provided by the client and/or their agents.

Where data has been supplied by the client or a third party, it is assumed that the information is correct unless otherwise stated. No responsibility is accepted by AG for incomplete or inaccurate data supplied by others

AG's contamination assessment is necessarily based on the result of a desktop site historical search and site inspection only and did not include surface or subsurface sample screening and/or chemical testing. AG's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by AG in this report may be affected by undetected variations in ground conditions across the site. It is noted that this assessment does not constitute a hazardous material building assessment. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. AG cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report. This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by AG. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of AG. AG may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to AG. Any such risk assessment would, however, be necessarily restricted to the environmental components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.



APPENDIX A

SUPPORTING DOCUMENTATION





Car Parking and Driveway



Structures constructed of Fibre Cement Sheeting

 	Conceptual Site Model		Architecture Design Studio (NSW) Pty Ltd		Job No	AG-533_1
			118-120 Station Street Penrith, NSW, 2750		Drawing No	AG-533-6DWG
	Drawn By	NS			Ref No	
	Approved By	NS			Scale	Not to scale





 	1943		Architecture Design Studio (NSW) Pty Ltd		Job No		AG-533_1
			118-120 Station Street Penrith, NSW, 2750		Drawing No		AG-533-2DWG
	Drawn By		NS		Ref No		
	Approved By		NS		Scale		Not to scale





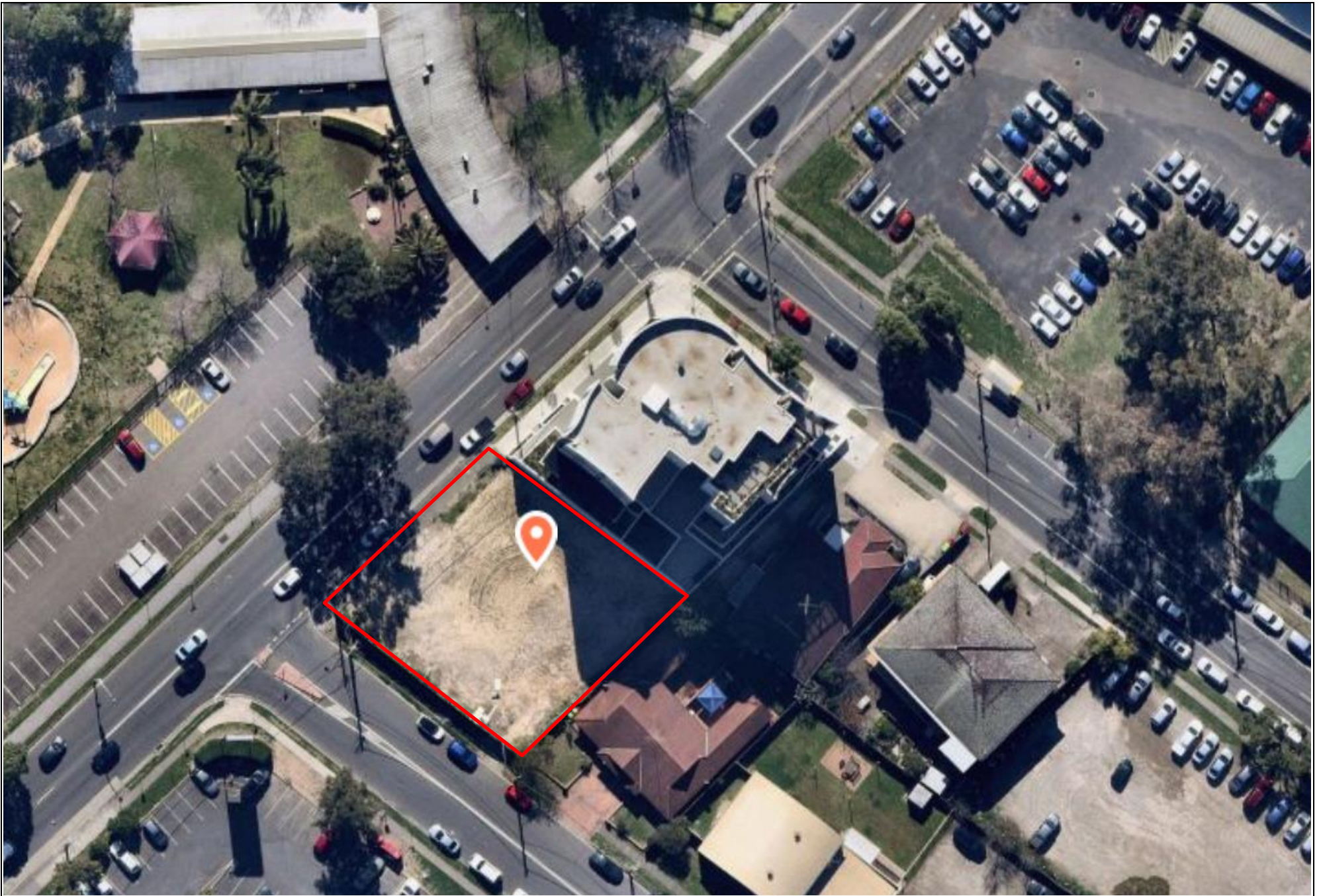
 	1961	Architecture Design Studio (NSW) Pty Ltd		Job No	AG-533_1
		118-120 Station Street Penrith, NSW, 2750		Drawing No	AG-533-5DWG
		Drawn By	NS	Ref No	
		Approved By	NS	Scale	Not to scale





 	1994	Architecture Design Studio (NSW) Pty Ltd		Job No	AG-533_1
		118-120 Station Street Penrith, NSW, 2750		Drawing No	AG-533-3DWG
		Drawn By	NS	Ref No	
		Approved By	NS	Scale	Not to scale




 	1970	Architecture Design Studio (NSW) Pty Ltd		Job No	AG-533_1
		118-120 Station Street Penrith, NSW, 2750		Drawing No	AG-533-4DWG
	Drawn By	NS	Ref No		
	Approved By	NS	Scale	Not to scale	

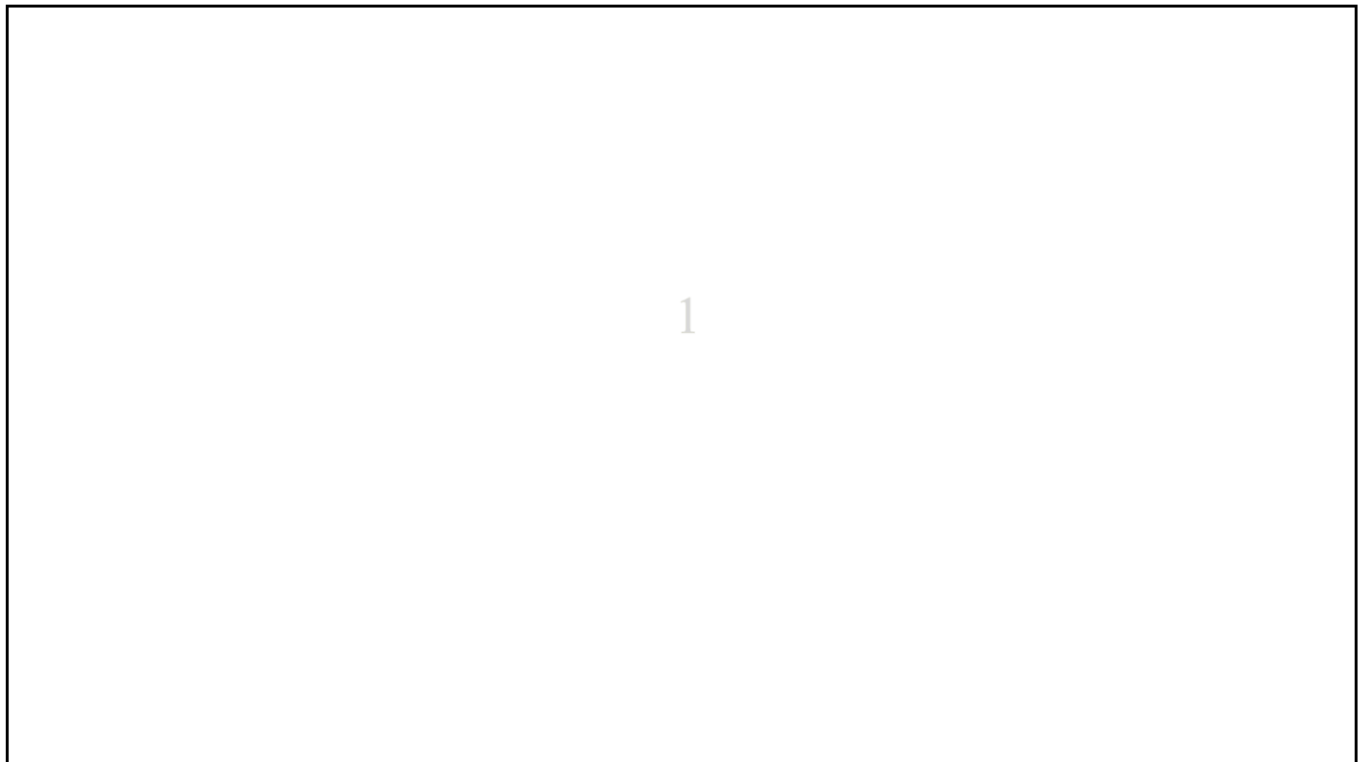


 	Current Site		Architecture Design Studio (NSW) Pty Ltd 118-120 Station Street Penrith, NSW, 2750		Job No	AG-533_1
			Drawn By	NS	Drawing No	AG-533-1DWG
			Approved By	NS	Ref No	
					Scale	Not to scale








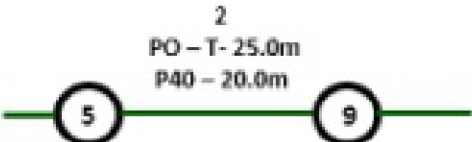






Indicative Plans

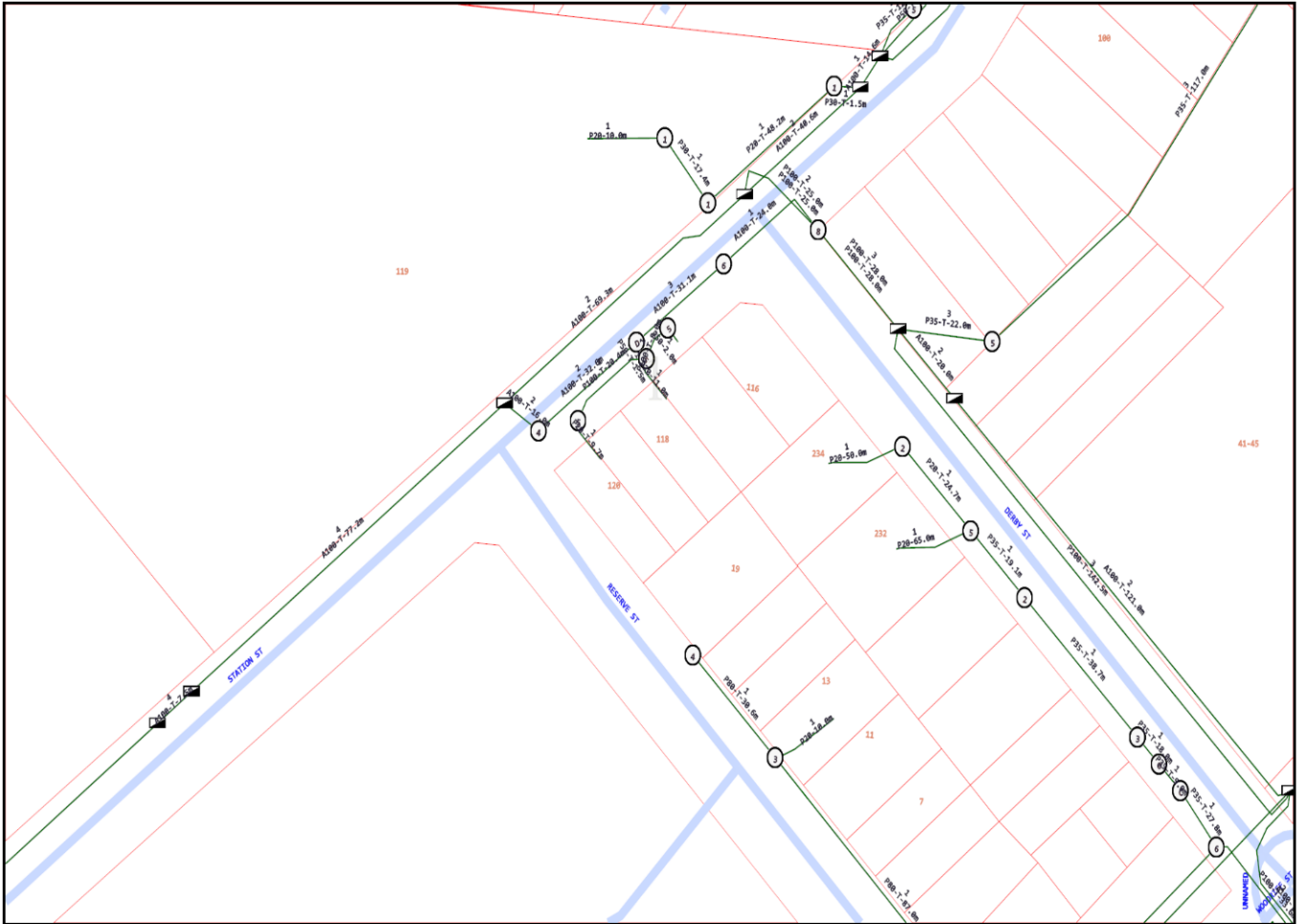
Issue Date:	21/09/2020	 The logo features a red circle with a diagonal slash over a black silhouette of a person digging. To the right of the circle, the text 'DIAL BEFORE YOU DIG' is written in bold, black, uppercase letters. Below this text, the website address 'www.1100.com.au' is written in a smaller font.
Location:	118 Station Street , Penrith , NSW , 2750	





LEGEND

	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
<p data-bbox="363 1861 443 1895">Scale</p>	<p data-bbox="678 1816 1139 1850">0 20 40 60 Meters</p> <p data-bbox="1091 1861 1187 1895">1:2000</p> <p data-bbox="1023 1895 1259 1928">1 cm equals 20 m</p> 



Emergency Contacts

You must immediately report any damage to nbn™ network that you are/become aware of. Notification may be by telephone - [REDACTED]

MIXED USE DEVELOPMENT

118 - 120 | STATION STREET | PENRITH

UNIT SCHEDULE														
Apartment No:	No of Bedrooms	Area (m2)	Adaptable	Cross Ventilation	Kitchen Ventilation	09.00	10.00	11.00	12.00	13.00	14.00	15.00	Total Solar Access	Total Storage
01-01	3 BEDROOM	103.32	NO	YES	NO	1	1	1	1	0	0	0	3 HRS	0.00
01-02	2 BEDROOM	75.00	NO	YES	NO	1	1	1	1	1	1	1	6 HRS	0.00
01-03	2 BEDROOM	76.76	NO	YES	NO	0	1	1	1	1	1	1	5 HRS	0.00
01-04	3 BEDROOM	102.99	NO	YES	NO	1	1	1	1	0	0	0	3 HRS	0.00
02-01	3 BEDROOM	103.32	NO	YES	NO	1	1	1	1	0	0	0	3 HRS	0.00
02-02	2 BEDROOM	75.00	NO	YES	NO	1	1	1	1	1	1	1	6 HRS	0.00
02-03	2 BEDROOM	76.76	NO	YES	NO	0	1	1	1	1	1	1	5 HRS	0.00
02-04	3 BEDROOM	102.99	NO	YES	NO	1	1	1	1	0	0	0	3 HRS	0.00
03-01	3 BEDROOM	103.32	NO	YES	NO	1	1	1	1	0	0	0	3 HRS	0.00
03-02	2 BEDROOM	75.00	NO	YES	NO	1	1	1	1	1	1	1	6 HRS	0.00
03-03	2 BEDROOM	76.76	NO	YES	NO	0	1	1	1	1	1	1	5 HRS	0.00
03-04	3 BEDROOM	102.99	NO	YES	NO	1	1	1	1	0	0	0	3 HRS	0.00
04-02	2 BEDROOM	75.21	NO	YES	NO	0	1	1	1	1	1	1	5 HRS	0.00
04-02	2 BEDROOM	75.21	NO	YES	NO	0	1	1	1	1	1	1	5 HRS	0.00
04-02	2 BEDROOM	83.32	NO	YES	NO	0	1	1	1	1	1	1	5 HRS	0.00
04-02	2 BEDROOM	83.32	NO	YES	NO	0	1	1	1	1	1	1	5 HRS	0.00
04-03	3 BEDROOM	95.10	NO	YES	NO	1	1	1	1	0	0	0	3 HRS	0.00
04-03	3 BEDROOM	95.10	NO	YES	NO	1	1	1	1	0	0	0	3 HRS	0.00
04-03	3 BEDROOM	95.10	NO	YES	NO	1	1	1	1	0	0	0	3 HRS	0.00
19		1,676.57 m ²												0.00

Apartment Type Count		
APARTMENT		
	2 BEDROOM	10
	3 BEDROOM	9
		19

Area Schedule - GFA	
Zone Type	Area
GFA - Fifth Floor	289.31
GFA - First Floor	391.44
GFA - Fourth Floor	391.44
GFA - Ground Floor	376.49
GFA - Second Floor	391.44
GFA - Third Floor	391.44
	2,231.56 m ²

SCHEDULE OF AREAS	
ADDRESS	118 - 120 STATION STREET PENRITH NSW 2150 Australia
LOT AND DP	LOTS 4 & 5 IN DP 112466 & LOT 6 OF DP 193262
SITE AREA	932.5 m ²

WaterNSW

Work Summary

GW103048

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): RECREATION (GROU

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 01/01/1990

Final Depth: 8.00 m

Drilled Depth: 8.00 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

Standing Water Level 6.000
(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s): 1.000

Site Details

Site Chosen By:

County: CUMBERLAND
Parish: MULGOA
Cadastre: 1/998482
Form A: CUMBERLAND
Licensed:

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: UnknownNorthing: 6262406.000
Easting: 286110.000Latitude: 33°45'24.7"S
Longitude: 150°41'26.4"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

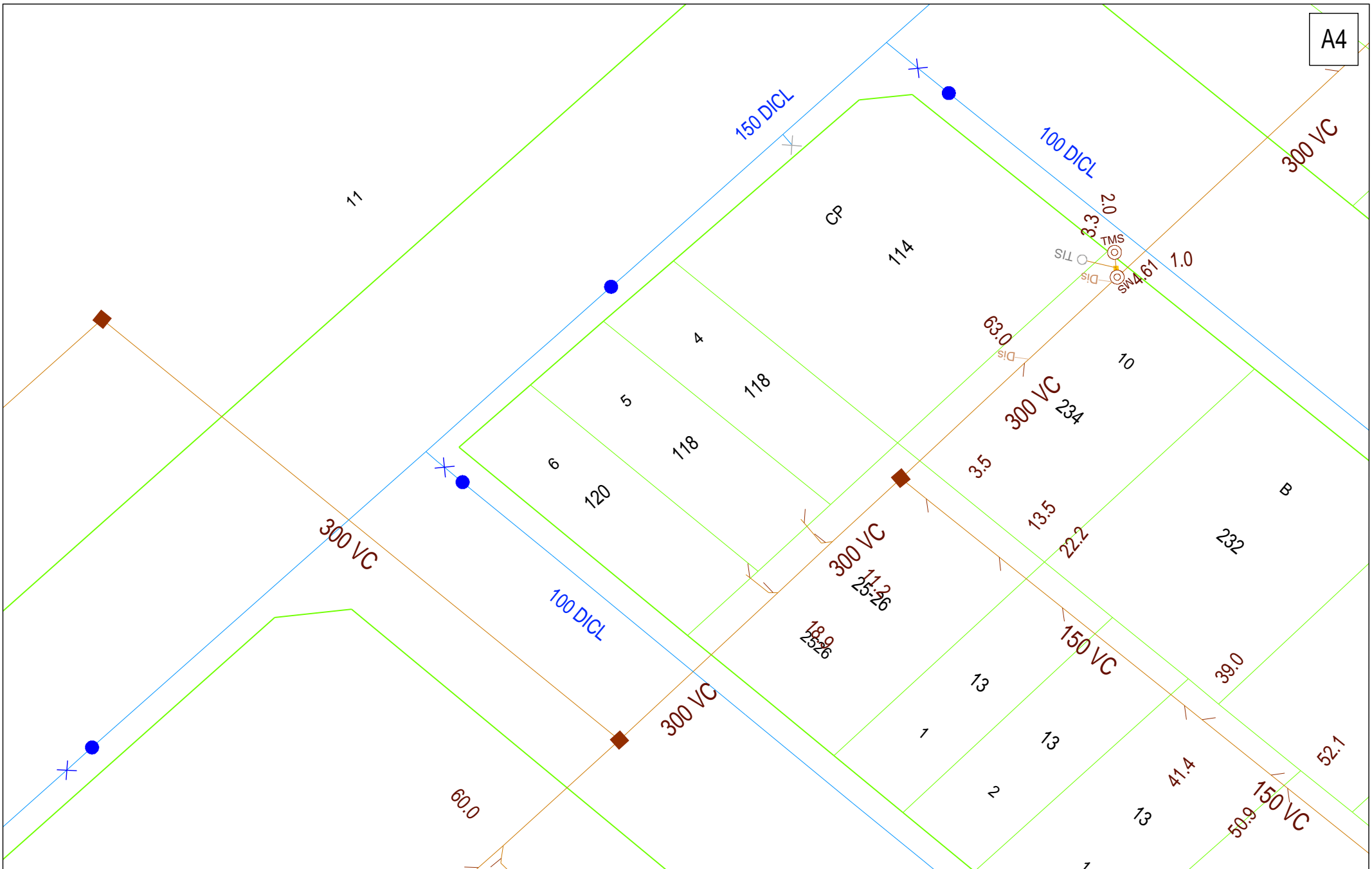
Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	8.00	0			Unknown
1	1	Casing	Concrete	0.00	0.00	1200			

*** End of GW103048 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW 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.



DBYD Address:
118 Station Street
Penrith NSW 2750

DBYD Job No: 20284331
DBYD Sequence No: 102012214

Copyright Reserved Sydney Water 2020
No warranty is given that the information shown is complete or accurate.
SYDNEY WATER CORPORATION

Scale: 1:500
Date of Production: 21/09/2020



WaterNSW

Work Summary

GW029710
Licence: 10WA112614

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC
Intended Purpose(s): GENERAL USE

Work Type: Well

Work Status:
Construct.Method: Hand Dug

Owner Type: Private

Commenced Date:
Completion Date: 01/04/1969

Final Depth: 7.90 m
Drilled Depth: 7.90 m

Contractor Name: (None)

Driller:
Assistant Driller:
Property: N/A NSW

GWMA: 603 - SYDNEY BASIN
GW Zone: -

Standing Water Level
(m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBERLAND	MULGOA	90
Licensed: CUMBERLAND	MULGOA	Whole Lot 25//752044

Region: 10 - Sydney South Coast

CMA Map: 9030-3N

River Basin: 212 - HAWKESBURY RIVER
Area/District:
Grid Zone:
Scale:
Elevation: 0.00 m (A.H.D.)
Elevation Source: (Unknown)

Northing: 6262724.000
Easting: 286046.000

Latitude: 33°45'14.3"S
Longitude: 150°41'24.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,ACC.MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Concrete Cylinder	-0.40	-0.40	1219			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	7.80	1.80	Unconsolidated	6.00		1.89			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.74	2.74	Loam Red	Loam	
2.74	7.92	5.18	Sand Gravel Water Supply	Sand	

Remarks

10/03/1981: 9 WORTH ST PENRITH (LOT 25)

***** End of GW029710 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW 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.

WaterNSW

Work Summary

GW101178

Licence: 10WA112767

Licence Status: CURRENT

Authorised Purpose(s): RECREATION (GROUNDWATER), INDUSTRIAL
Intended Purpose(s): INDUSTRIAL, RECREATION (GROU

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 15/01/1998

Final Depth: 11.20 m
Drilled Depth: 11.20 m

Contractor Name: INTERTEC DRILLING SERVICES

Driller: Colin Leslie Barden

Assistant Driller:

Property: PENRITH SHOWGROUND 127-
 141 Station St PENRITH 2750 NSW

Standing Water Level 8.000
(m):

GWMA: -
GW Zone: -

Salinity Description:
Yield (L/s): 0.600

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: CUMBERLAND	MULGOA	1 998482
Licensed: CUMBERLAND	MULGOA	Whole Lot 12//1176987

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6262566.000
Easting: 285844.000

Latitude: 33°45'19.3"S
Longitude: 150°41'16.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.00	200			Rotary Air
1		Hole	Hole	6.00	11.20	168			Other
1		Annulus	Waterworn/Rounded	-0.80	11.20				Graded, Q:0.100m3
1	1	Casing	Pvc Class 12	-0.80	11.20	114			Seated on Bottom, Glued
1	1	Casing	Steel	-0.80	11.20	168	158		Seated on Bottom, Welded
1	1	Opening	Slots - Vertical	6.20	10.20	168		0	Oxy-Acetylene Slotted, Steel, SL: 100.0mm, A: 2.00mm
1	1	Opening	Screen	7.70	10.70	114		0	PVC Class 12, Glued, A: 0.40mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	10.50	4.50	Unknown	8.00		0.60	11.20	01:00:00	180.00

Drillers Log

From	To	Thickness	Drillers Description	Geological Material	Comments

(m)	(m)	(m)			
0.00	2.00	2.00	Sandy clay	Sandy Clay	
2.00	6.00	4.00	Grey sand	Sand	
6.00	10.50	4.50	Coarse gravel and cobbles (water bearing)	Gravel	
10.50	11.20	0.70	Dark grey shale and clay	Shale	

Remarks

15/01/1998: Form A Remarks:

Chlorine added on completion.

19/04/2001: PREVIOUS LIC NO: 10BL158273

22/01/2013: Nat Carling, 22-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

***** End of GW101178 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW 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.

GENERAL NOTES:

- THE POSITION OF FEATURES ARE INDICATIVE ONLY.
- SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF ANY OTHER SERVICES INCLUDING THOSE WHICH MAY BE UNDERGROUND.
- INDICATES EXISTING SURFACE LEVEL.
- CONTOURS SHOWN DEPICT THE GENERAL TOPOGRAPHY. THEY DO NOT REPRESENT EXACT LEVELS OTHER THAN AT SPOT LEVELS SHOWN.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY
- THE TREE SIZES ARE APPROXIMATE ONLY. FURTHER FIELD INSPECTION SHOULD BE CARRIED OUT WHERE TREE DETAILS ARE CONSIDERED TO CRITICALLY AFFECT DESIGN. THE TREE SIZES ARE SHOWN AS:- TRUNK DIAMETER/CANOPY SPREAD/HEIGHT
- ORIGIN OF LEVELS: PM 12633 (SCIMS 14-12-2017)

Boundary NOTE:

The survey undertaken does not include a boundary redefinition & the current title system of the subject lots is Old System meaning there is a degree of uncertainty of the location of the boundaries.

In view of the uncertainty of the location of the boundaries as determined by the limitations of the survey requested and the age & the title system of the deposited plan we advise that only further survey would determine the true position of the boundaries to a standard suitable for acceptance of (a Real Property Application) at Land Registry Services.

Dimensions shown have been taken from the dimensions & adjoining plans, noted as "Survey" as per above.

Freeburn surveying recommends a plan of redefinition survey be prepared & lodged at Land Registry Services before any design and construction commences

Services NOTE:

* SERVICES SEARCH HAS BEEN UNDERTAKEN. THIS OFFICE HOLDS A COPY OF THAT SERVICES SEARCH. NUMEROUS AUTHORITY ASSETS EXIST WITHIN THE SURVEYED AREA. ALL CONSULTANTS SHOULD UNDERTAKE THEIR OWN SERVICES SEARCH. SURVEY HAS LOCATED VISIBLE SURFACE FILLINGS - NO POTHOLING OR EXCAVATION HAS BEEN UNDERTAKEN.

CAD NOTE:

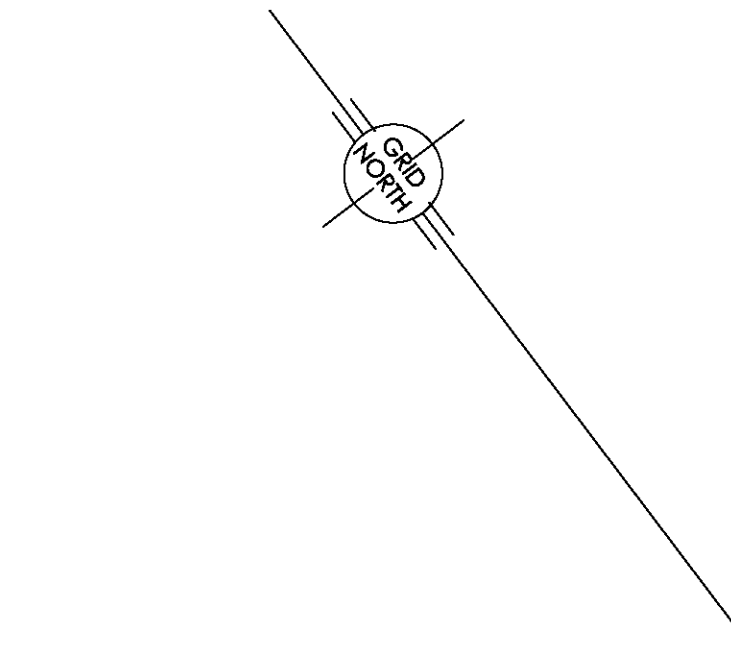
THESE PLANS SHOULD BE READ IN CONJUNCTION WITH DIGITAL DATA ISSUED TO CLIENT. THE DIGITAL DATA CONTAINS NUMEROUS LAYERS OF INFORMATION WHICH ARE NOT SHOWN ON THESE PLANS FOR THE SAKE OF CLARITY.

STREET

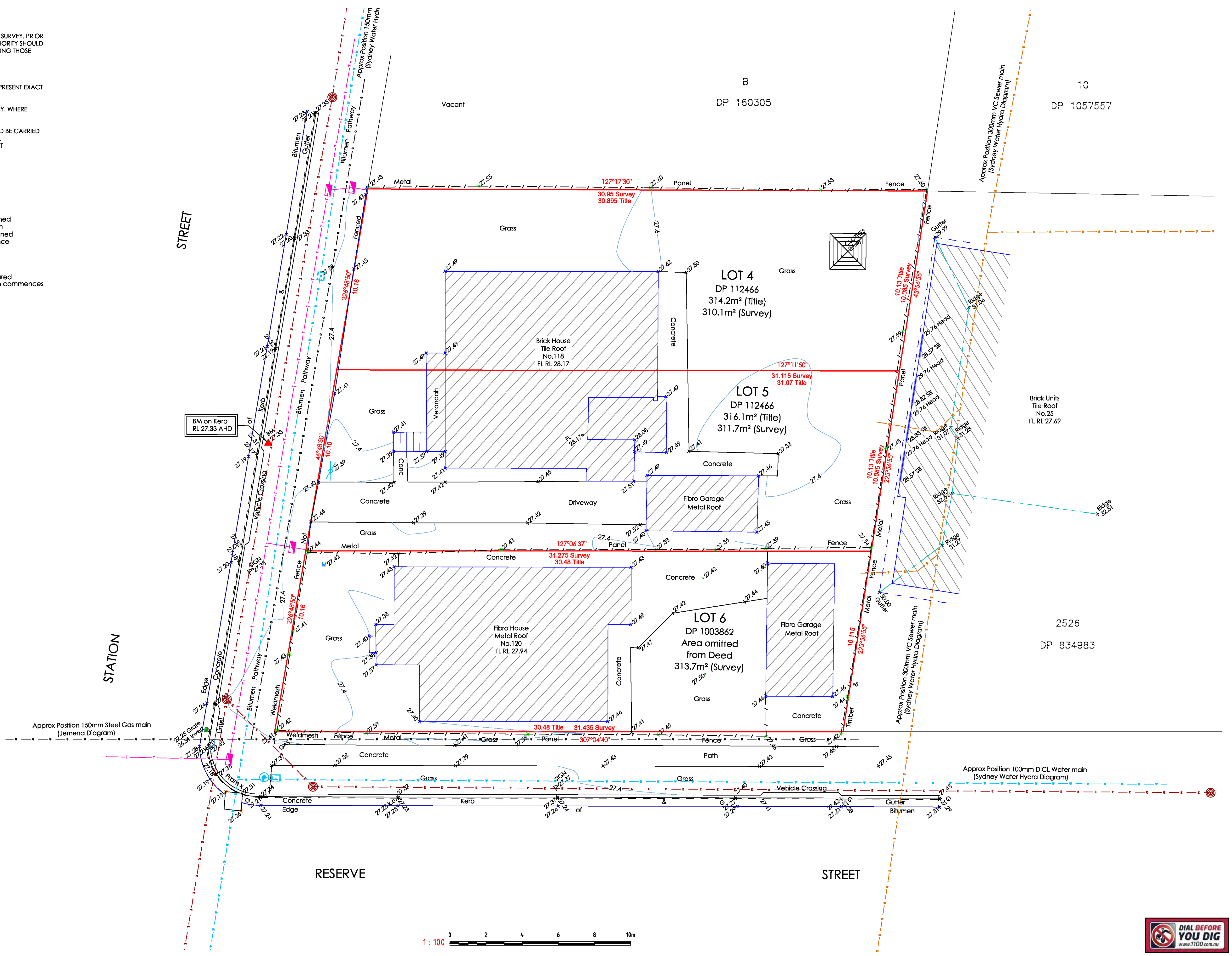
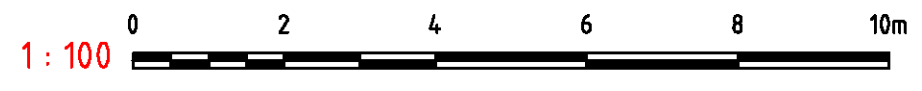
STATION

RESERVE

STREET

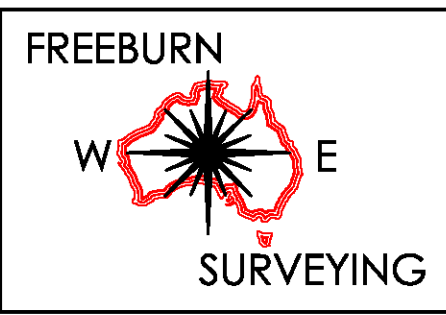


- LEGEND**
- Bench Mark
 - Telephone Pit Lid (Single)
 - Power Pole
 - Clothes Hoist
 - Water Meter
 - Water Hydrant
 - Water Stop Valve
 - Water Tap



Client:
David Reeves &
Jim Aifken
MORSON GROUP

Project:
**PLAN OF DETAIL SURVEY, LEVELS & CONTOURS
OVER LOTS 4 & 5 IN DP 112466 & LOT 6 DP 1003862
118-120 STATION STREET, PENRITH**



MATTHEW FREEBURN
LAND, ENGINEERING & MINING SURVEYOR
SUITE 2, FIRST FLOOR, "SURVEYOR HOUSE"
2 CASTLEREAGH STREET
PENRITH 2750

Scale 1:100
Datum: AHD
Contour: 0.2m
Surveyor: CR/NI
Drawn By: LJMc
Checked: MF
Date of Survey: 13/12/2017
Sheet 1 of 1

AUTOCAD	REVISION 01	18/12/17	36 206DETAIL
---------	-------------	----------	--------------



(2)

Form: 01T
Release: 6.2
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Glenmore Conveyancing

TRANSFER

New South Wales
Real Property Act 1900



AN43533T

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 68 of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Revenue NSW use only

Office of State Revenue
(NSW)

Client No: 143026818 5364

Duty: \$10.00 Trans No: 9265967-

Asst details: 001

(A) TORRENS TITLE

FOLIO IDENTIFIERS: 4/112466 & 5/112466

(B) LODGED BY

Document Collection Box 256	Name, Address or DX, Telephone, and Customer Account Number if any LLPN 123167 X CITY AGENTS DX 1293 SYDNEY 02 8832 2077	CODES T TW
Reference: GLT 231		

(C) TRANSFEROR

Terence Sean McCabe

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$850,000.00 and as regards the abovementioned land transfers to the transferee an estate in fee simple.

(E) ESTATE

(F) SHARE TRANSFERRED

(G) ENCUMBRANCES (if applicable):

(H) TRANSFEREE

James Ashley Aitken and David John Reeves

(I) TENANCY: Tenants in Common in equal shares

DATE 12 January 2018

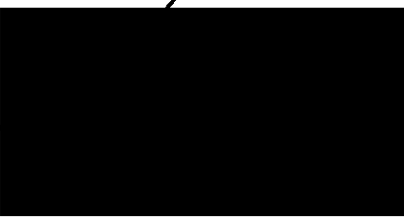
(J) I certify that I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

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

Signature of witness:

Signature of transferor:

Name of witness:
Address of witness:



*Fran Evans
c/mclabes lawyers
level 38, 19 martin pl
Sydney NSW 2000.*

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

Signature:



Signatory's name: Sandy Benvenuto
Signatory's capacity: Licensed Conveyancer for the Transferee

(K) The transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. 1452958 Full name: Sandy Benvenuto Signature: [Redacted]

* s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

Form: 01T
Release: 6.2
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Glenmore Conveyancing

TRANSFER

New South Wales
Real Property Act 1900



AN395611J

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.

STAMP DUTY

Revenue NSW use only	Office of State Revenue NSW Treasury Client No: 103773626 2423 Duty: \$3740-00 Trans No: 9369919-001 Asst details: _____
----------------------	--

(A) TORRENS TITLE 6/1003862

Document Collection Box 256L	Name, Address or DX, Telephone, and Customer Account Number if any LLPN 123167 X CITY AGENTS DX 1293 SYDNEY 02 9332 2077	CODES T TW
	Reference: GLE 4827	

(C) TRANSFEROR James Ashley AITKEN, James Walter AITKEN, David John REEVES and Marlene Ruth AITKEN

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 1.00 and as regards
(E) ESTATE the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE James Ashley AITKEN and David John REEVES
(I) TENANCY: Tenants in Common with equal shares

DATE: 4/6/2018

(J) I certify that I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

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

Signature of witness: [Redacted]

Signature of transferor: [Redacted]

Name of witness: Tayla Welsh
Address of witness: 20 Bangalla Parade
Glenmore Park NSW 2745

20/3/2018
Certified correct for the purposes of the Real Property Act 1900 by the transferee.

I certify that I am an eligible witness and that the transferee signed this dealing in my presence.
[See note* below]

Signature of witness: [Redacted]

Signature of transferee: [Redacted]

Name of witness: Tayla Welsh
Address of witness: 20 Bangalla Parade
Glenmore Park NSW 2745

20/3/2018

(K) The transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under
eNOS ID No. 1589449 Full name: Sandy Benvenuto Signature: [Redacted]

* s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

CERTIFICATE OF TITLE
 REAL PROPERTY ACT, 1900



13613222

NEW SOUTH WALES

IVA No. 23651

Vol. 13613 Fol. 222



EDITION ISSUED
 25 5 1978

13613 Fol. 222
 (Page 1) Vol.

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.

CANCELLED



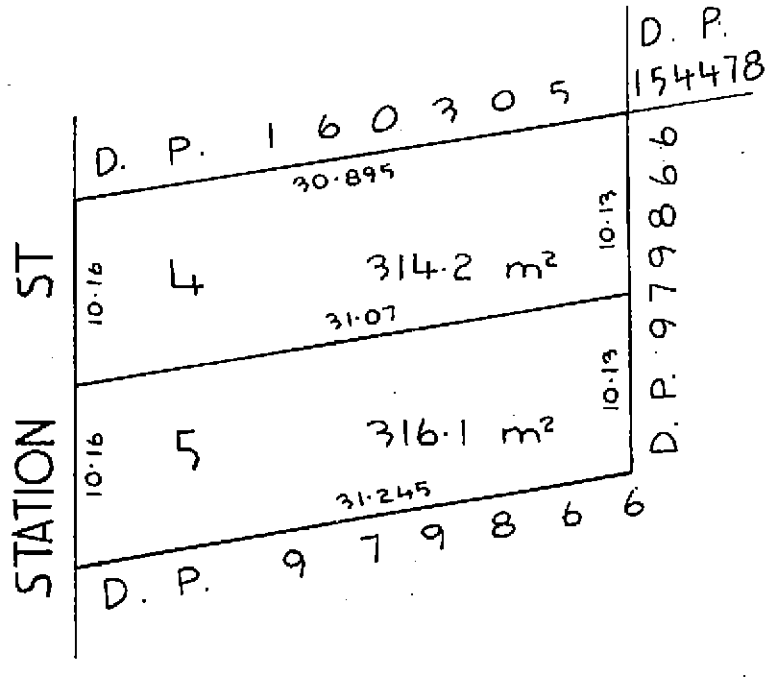
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



IVA 23651 *N.B.*
M

REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

S Estate in Fee Simple in Lot 4 in Deposited Plan 112466 in the City of Penrith Parish of Mulgoa and County of Cumberland being part of Portion 90 granted to Daniel Woodriff on 18-12-1805.

FIRST SCHEDULE

COMMONWEALTH TRADING BANK OF AUSTRALIA.

SECOND SCHEDULE

GRY
QG
RX

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 28A Real Property Act, 1900). 25.5.1978
3. Q160000 Caveat by the Registrar General pursuant to Section 28F(2) of the Real Property Act, 1900; Mortgagor Andrejs Baltins Book 3267 No. 445.

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

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

D. West, Government Printer, New South Wales

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NUMBER		DATE	ENTERED	Signature of Registrar-General
	NATURE				
SEE AUTO FOLIO					
CANCELLED					

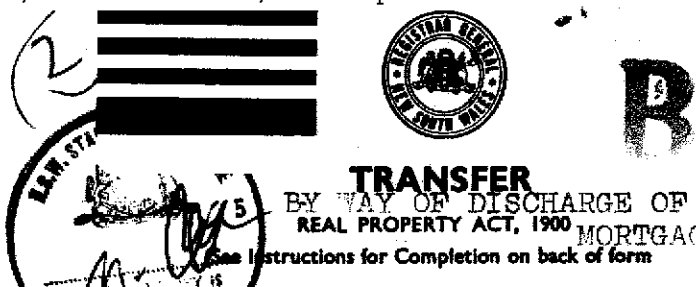
SECOND SCHEDULE (continued)

PARTICULARS	INSTRUMENT NUMBER		DATE	ENTERED	Signature of Registrar-General	CANCELLATION
	NATURE					

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

1978

E
603400 U



TRANSFER
 BY WAY OF DISCHARGE OF
 REAL PROPERTY ACT, 1900 MORTGAGE
 See instructions for Completion on back of form

	of	
\$		

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	Vol 13613 Fol 222	WHOLE	Parish Mulgoe County Cumberland
	Vol 13613 Fol 223	whole	Parish Mulgoe County Cumberland
	NOW BEING <u>Whole</u> OF LAND COMPRISED IN FOLIO <u>4/112466</u>		
	NOW BEING <u>Whole</u> OF LAND COMPRISED IN FOLIO <u>5/112466</u>		
TRANSFEROR Note (b)	COMMONWEALTH TRADING BANK OF AUSTRALIA CNR. PITT ST & MARTIN PL., SYDNEY N.S.W. 2000		OFFICE USE ONLY N

ESTATE Note (c) (the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (b)	ANDREJS BALTINS	OFFICE USE ONLY
TENANCY Note (d)	as joint tenants/tenants in common	

PRIOR ENCUMBRANCES Note (e) subject to the following PRIOR ENCUMBRANCES 1. _____
 2. _____ 3. _____

DATE OF TRANSFER 12th March 1980

EXECUTION Note (f) We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

Signed in my presence by the transferor who is personally known to me
KELVIN JOHN CLARK
 Securities Officer of the Commonwealth Trading
 Bank of Australia, duly appointed Attorney of said Bank,
 who is personally known to me, _____
 Name of Witness (BLOCK LETTERS)

COMMONWEALTH TRADING BANK OF AUSTRALIA by its attorney who is BRANCH SECURITIES OFFICER for the time being at Sydney and who is the attorney mentioned and referred to in Power of Attorney registered in the Office of the Registrar-General, Book 3381 No. 41E, and who hereby states that he has not received any notice of the revocation of such Power of Attorney.

23 GEORGE ST PENRITH N.S.W. DALY J.P.
 Address and occupation of Witness

KELVIN JOHN CLARK

Note (f) Signed in my presence by the transferee who is personally known to me

 Signature of Witness

 Name of Witness (BLOCK LETTERS)

 Address and occupation of Witness

 Signature of Transferee
J. LIEPINS
 SOLICITOR FOR TRANSFEREE

TO BE COMPLETED BY LODGING PARTY Notes (g) and (h)	LODGED BY		LOCATION OF DOCUMENTS	
	LIEPINS - MANASS SOLICITORS DX 195 SYDNEY TELEPHONE 745 2099		CT	OTHER
OFFICE USE ONLY	Delivery Box Number	527 F	Herewith. In R.G.O. with _____ Produced by _____	
	Extra Fee	Checked by <u>Lg 1/14</u>	REGISTERED	- -19
		Registrar General		

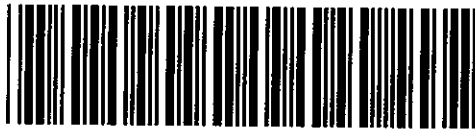
OFF - R2 Q160000

BK 4240 NO 965

Entered:
 Verified:
 [Redacted]

C.A NUMBER: 80547

**INDEX PARTICULARS
 GENERAL REGISTER OF DEEDS**



(A)	NATURE OF INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION TYPE
	Acknowledgement	31/5/99	General
(B)	ENTRY TYPE	FAMILY NAME	GIVEN NAMES
	✓	Milsom	William Arnold (d)
	P	Milsom	Doreen Marjorie
		Milsom	Ronald Williams

LEAVE BLANK WHERE INSTRUMENT DOES NOT AFFECT OLD SYSTEM LAND

(C)	LOCALITY OF THE LAND	LINK CONVEYANCE- for old System Land			PRINCIPAL DEED
		Book	No.	Whole/Part	
1	Pennrith	3141	59	Whole	
2					
3					

LEAVE BLANK WHERE INSTRUMENT DOES NOT AFFECT OLD SYSTEM LAND

(D)	CURRENT LOCAL GOVERNMENT AREA	PARISH	COUNTY
1	Pennrith	Mulgoa	Camden
2			
3			

(E) I, Elizabeth Morris of **CITY AGENTS**
BOX 256L
 certify that for the purposes of Section 184D(3) of the Conveyancing Act 1919 that:
 1. the registration copy is a true copy of the original and
 2. the above index particulars of the original instrument [and on the annexure(s)] are complete and correct.
 Signed: [Redacted] Date: 5/7/99

ACKNOWLEDGMENT made under the Wills Probate and Administration Act 1898

BETWEEN

DOREEN MARJORIE MILSOM of 120 Station Street, South Penrith and RONALD WILLIAM MILSOM of 8 Gamenya Avenue, South Penrith the executors of the duly proved Will of WILLIAM ARNOLD MILSOM late of Penrith, deceased ("the executors") of the one part

AND

DOREEN MARJORIE MILSOM of 120 Station Street, Penrith the devisee under the Will of the late William Arnold Milsom ("devisee") of the other part

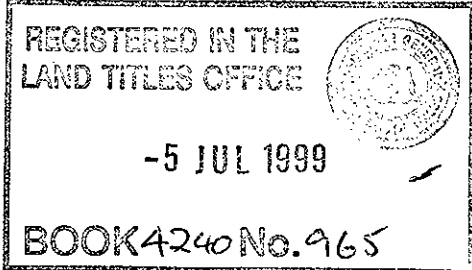
WHEREBY the executors do ACKNOWLEDGE that the devisee is entitled for the estate for which the same is devised to her by the Will to the real estate described in the Will as "the whole of my estate" and being ALL THAT piece or parcel of land situate in the Municipality of Penrith Parish of Mulgoa County of Cumberland and State of New South Wales being Lot 6 of the Villa Sites Penrith COMMENCING at the intersection of the south eastern side of Station Street South with the north eastern side of Reserve Street and bounded thence on the north west by the south eastern side of Station Street south bearing north easterly for thirty three feet four inches thence on the north east by the south western boundary of Lot Five bearing south easterly for One hundred feet thence on the South east by part of the north western boundary of Lot twenty five bearing south westerly for thirty three feet four inches to the north eastern side of Reserve Street thence on the south west by the north easter side of Reserve Street bearing north westerly one hundred feet to the point of commencement be the said several dimensions all a little more or less contained in Registered Conveyance Number 59 Book 3141.

DATED this *31st* day of *May* 1999

SIGNED SEALED and DELIVERED)
by the said DOREEN MARJORIE) *D. M. Milsom*

MILSOM and the said RONALD)
WILLIAM MILSOM in the presence) [Redacted]

of: [Redacted])
Solicitor *R. S. HARELIGS*
Penrith



DATED 31 May 1999

DOREEN MARJORIE MILSON

AND

RONALD WILLIAM MILSON

(Executors)

AND

DOREEN MARJORIE MILSON

(Devisee)

ACKNOWLEDGMENT MADE UNDER WILLS PROBATE AND
ADMINISTRATION ACT 1898

BELL & PARTNERS SOLICITORS
Solicitors

