

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
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FOLIO: 1001/1127780  
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SEARCH DATE	TIME	EDITION NO	DATE
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7/12/2010	4:44 PM	4	1/12/2010

LAND  
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LOT 1001 IN DEPOSITED PLAN 1127780  
AT TOMAGO  
LOCAL GOVERNMENT AREA PORT STEPHENS  
PARISH OF STOCKTON COUNTY OF GLOUCESTER  
TITLE DIAGRAM DP1127780

FIRST SCHEDULE  
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NORTHBANK ENTERPRISE HUB PTY LTD (TZ AF913675)

SECOND SCHEDULE (33 NOTIFICATIONS)  
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- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 1882 NO 283 LAND EXCLUDES MINERALS WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 3 BK 1884 NO 537 LAND EXCLUDES MINERALS WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 4 BK 1644 NO 26 LAND EXCLUDES MINERALS WITHIN THE PART (L) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 5 BK 1884 NO 539 LAND EXCLUDES MINERALS WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 6 BK 1930 NO 271 LAND EXCLUDES MINERALS WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 7 BK 1884 NO 539 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 EASEMENT FOR TRANSMISSION LINE 30.48 METRE(S) WIDE AFFECTING THE PART (B) SHOWN SO BURDENED IN THE TITLE DIAGRAM - SEE GOV GAZ 13-3-1964 FOL 861  
O247920 EASEMENT VESTED IN SHORTLAND ELECTRICITY
- 9 EASEMENT FOR TRANSMISSION LINE 30.48 METRE(S) WIDE AFFECTING THE PART (B) SHOWN SO BURDENED IN THE TITLE DIAGRAM - SEE GOV GAZ 28-11-1952 F4354  
O247920 EASEMENT VESTED IN SHORTLAND ELECTRICITY
- 10 EASEMENT FOR TRANSMISSION LINE 30.48 METRE(S) WIDE AFFECTING THE PART (B) SHOWN SO BURDENED IN THE TITLE DIAGRAM - SEE GOVT GAZ 13.3.1964 FOL 861,BK 3277 NO 819  
O247920 EASEMENT VESTED IN SHORTLAND ELECTRICITY
- 11 BK 1882 NO 283 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 12 BK 1885 NO 135 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (33 NOTIFICATIONS) (CONTINUED)

- MINE WITHIN THE PART (P) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 13 DP577334 EASEMENT TO DRAIN WATER 4 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 14 BK 1882 NO 182 RIGHT OF WAY 10.06 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 15 BK 1882 NO 283 RIGHT OF CARRIAGEWAY AND FOOTWAY APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
  - 16 BK 1884 NO 537 BK 1930 NO 271 RIGHT OF CARRIAGEWAY AND FOOTWAY APPURTENANT TO THE PART (W) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
  - 17 V583551 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
  - 18 BK 1882 NO 182 EASEMENT FOR OBTAINING WATER AFFECTING THE PART (C) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 19 BK 1884 NO 537 BK 1885 NO 135 EASEMENT FOR OBTAINING WATER AFFECTING THE PART (C) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 20 BK 1882 NO 283 BOOK 1884 NO 539 EASEMENT FOR DRAINAGE AFFECTING THE PART (J) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 21 BK 1884 NO 537 BOOK 1930 NO 271 RIGHT OF CARRIAGEWAY AND FOOTWAY AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 22 BK 1882 NO 182 RIGHT OF WAY 20.117 METRE(S) WIDE AND VARIABLE AFFECTING THE PART (I) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 23 BK 1882 NO 283 EASEMENTS FOR OBTAINING WATER APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
  - 24 BK 3275 NO 440 EASEMENT FOR POWER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 25 BK 1884 NO 537 RIGHT OF CARRIAGEWAY & EASEMENT FOR WATER PIPES AND TELEPHONE AND POWER LINES APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
  - 26 BK 1882 NO 283 EASEMENT TO LAY WATER PIPES AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 27 BK 1884 NO 537 BOOK 1930 NO 271 EASEMENT FOR OBTAINING WATER APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
  - 28 BK 3275 NO 440 EASEMENT FOR POWER AND ACCESS VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 29 BK 1884 NO 537 EASEMENT FOR DRAINAGE APPURTENANT TO THE PARTS SHOWN SO BENEFITED IN THE TITLE DIAGRAM
  - 30 BK 1882 NO 283 EASEMENT TO LAY WATER PIPES APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM
  - 31 BK 1884 NO 537 BOOK 1930 NO 271 EASEMENT TO LAY WATER PIPES AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
  - 32 BK 1884 NO 539 BK 1885 NO 135 EASEMENT FOR DRAINAGE AFFECTING THE

END OF PAGE 2 - CONTINUED OVER

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1001/1127780

PAGE 3

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SECOND SCHEDULE (33 NOTIFICATIONS) (CONTINUED)

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PART SHOWN SO BURDENED IN THE TITLE DIAGRAM  
33 BK 1884 NO 537 BOOK 1930 NO 271 EASEMENT TO LAY WATER PIPES  
APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE  
DIAGRAM

NOTATIONS

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DP557698 NOTE: EASEMENT OF THE PART FORMERLY IN 4/37876  
UNREGISTERED DEALINGS: NIL

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

ENQ4944

PRINTED ON 7/12/2010

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

PM27771 TO SSM97084 'X' - 'Y'	64°39'52"~361.397 (SURVEY) 64°39'52"~361.401 (MGA GRND)
SSM97084 TO SSM99623	332°41'~97.548 (SURVEY) 332°41'10"~97.543 (MGA GRND)
SSM99623 TO PM27769	85°16'53"~582.964
PM27769 TO PM27770	314°03'28"~42.323
PM27770 TO PM27767	42°07'30"~404.275
PM27767 TO PM27768	142°28'26"~48.39
PM27768 TO PM27766	65°49'12"~510.797
PM27766 TO SSM35996	216°37'58"~1470.069
SSM35996 TO PM27771	298°23'53"~820.657

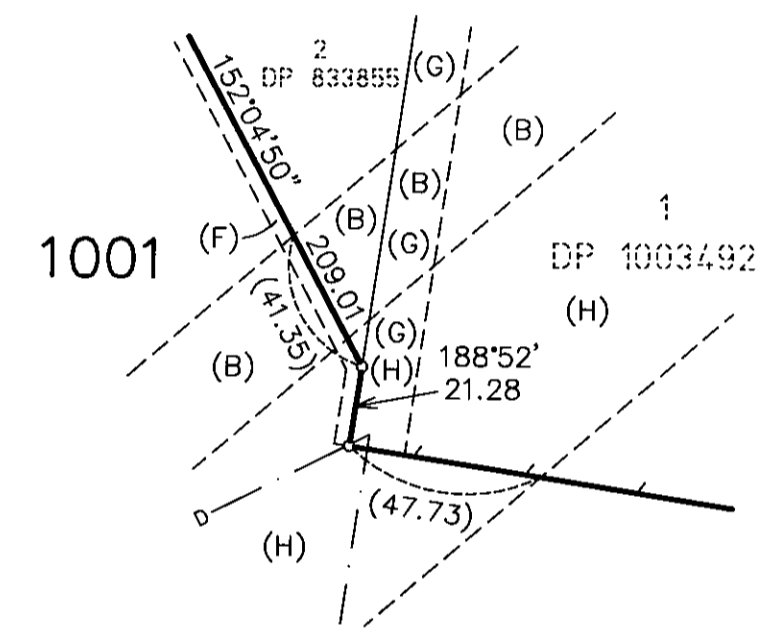
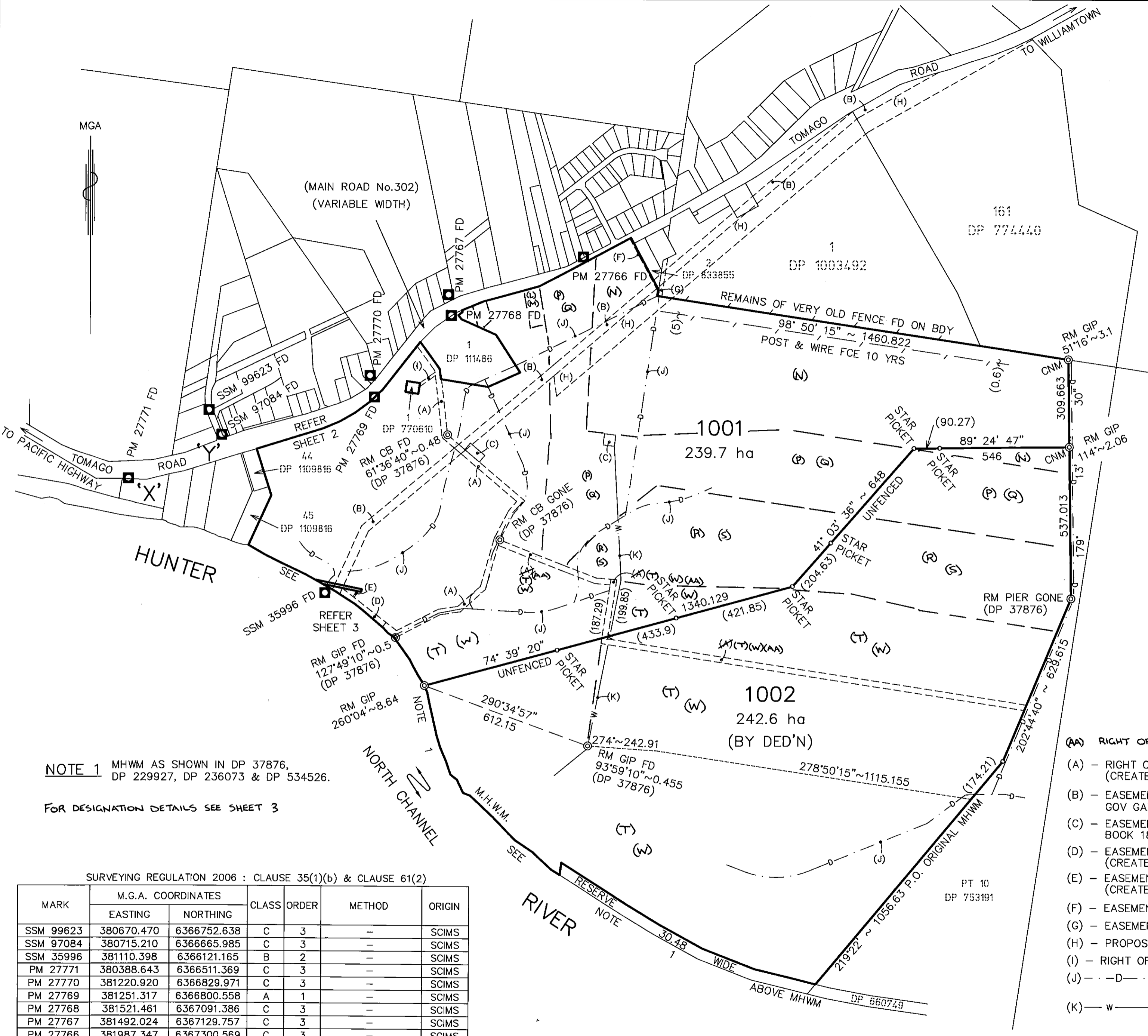


DIAGRAM 'E'  
SCALE - 1:2000

**NOTE 1** MHWM AS SHOWN IN DP 37876, DP 229927, DP 236073 & DP 534526.  
FOR DESIGNATION DETAILS SEE SHEET 3

- (A) RIGHT OF CARRIAGEWAY AND FOOTWAY (CREATED VIDE BK1884 No.537 AND BK1930 No.271)
- (A) - RIGHT OF WAY 20.117 WIDE & VARIABLE (CREATED BY DEED BOOK 1882 No.182, BOOK 1884 No.537, BOOK 1930 No.271)
- (B) - EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (GOV GAZ 28-11-1952 F4354, GOV GAZ 13-03-1964 F861, BOOK 3277 No.819)
- (C) - EASEMENT FOR OBTAINING WATER (CREATED BY DEED BOOK 1882 No.182, BOOK 1884 No.537, BOOK 1930 No.271, BOOK 1885 No.135)
- (D) - EASEMENT FOR POWER AND ACCESS VARIABLE WIDTH (DP 534526) (CREATED BY DEED BOOK 3275 No.440)
- (E) - EASEMENT FOR POWER 5.03 WIDE (DP 534526) (CREATED BY DEED BOOK 3275 No.440)
- (F) - EASEMENT TO DRAIN WATER 4 WIDE (DP 577334)
- (G) - EASEMENT TO DRAIN WATER 10 WIDE (CREATED BY DEED BOOK 3887 No.834)
- (H) - PROPOSED EASEMENT FOR TRANSMISSION LINE 60.96 WIDE (DP 557698)
- (I) - RIGHT OF WAY 10.06 WIDE (CREATED BY DEED BOOK 1882 No.182)
- (J) - D - EASEMENT FOR DRAINAGE (CREATED BY DEED BOOK 1882 No.537, BOOK 1884 No.539, BOOK 1884 No.537, BOOK 1930 No.271, BOOK 1882 No.283)
- (K) - w - EASEMENT TO LAY WATER PIPES (CREATED BY DEED BOOK 1882 No.283, BOOK 1884 No.537, BOOK 1884 No.539, BOOK 1930 No.271, BOOK 1885 No.135)

SURVEYING REGULATION 2006 : CLAUSE 35(1)(b) & CLAUSE 61(2)

MARK	M.G.A. COORDINATES		CLASS	ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
SSM 99623	380670.470	6366752.638	C	3	-	SCIMS
SSM 97084	380715.210	6366665.985	C	3	-	SCIMS
SSM 35996	381110.398	6366121.165	B	2	-	SCIMS
PM 27771	380388.643	6366511.369	C	3	-	SCIMS
PM 27770	381220.920	6366829.971	C	3	-	SCIMS
PM 27769	381251.317	6366800.558	A	1	-	SCIMS
PM 27768	381521.461	6367091.386	C	3	-	SCIMS
PM 27767	381492.024	6367129.757	C	3	-	SCIMS
PM 27766	381987.347	6367300.569	C	3	-	SCIMS

COMBINED SCALE FACTOR = 0.999774      ZONE 56  
SOURCE : M.G.A. COORDINATES ADOPTED FROM SCIMS AS AT 10 SEPTEMBER 2007.

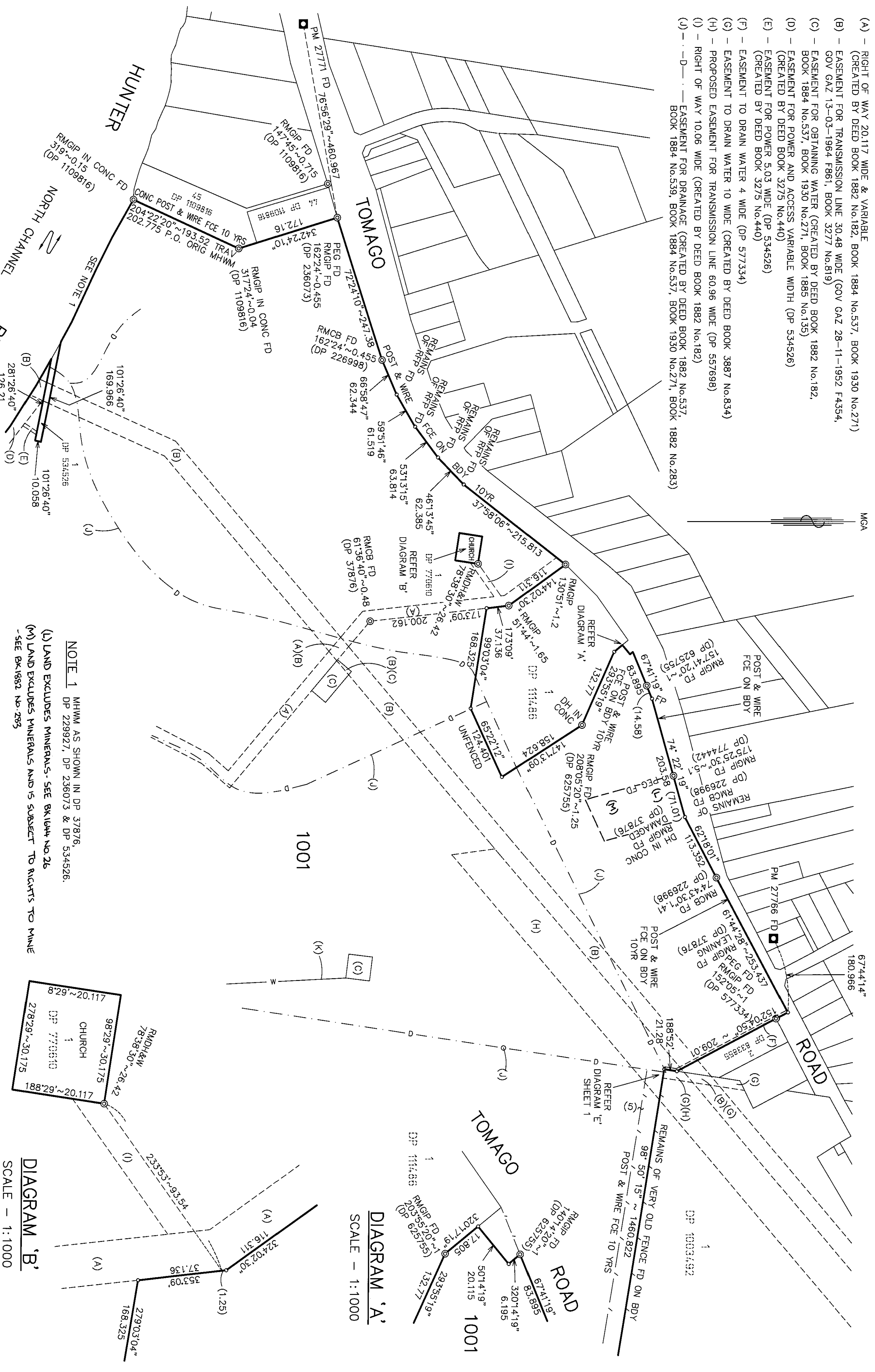
SURVEY TECHNIQUE USED DIFFERENTIAL GNSS WITH DUAL FREQUENCY RECEIVERS FOR PART OF THIS SURVEY.

Surveyor: BENJAMEN JOHN BELFIELD Date of Survey: 12/09/07 Surveyor's Ref: 03084DPA.DWG 2007M7100 (1086) COMP	PLAN OF OF SUBDIVISION OF LOTS 4, 6, 7 & 8 DP 37876, LOT 52 DP 577334, LOT 11 DP 774442 & LOTS 151, 152 & 153 DP 625755	LGA: PORT STEPHENS Locality: TOMAGO Subdivision No: - SUC003 Lengths are in metres. Reduction Ratio 1: 10000	Registered  25.6.2008	 DP1127780 P
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Req:R568241 /Doc:DP 1127780 P /Rev:02-Jul-2008 /Prt:07-Jul-2008 12:37 /Pgs:ALL /Seq:1 of 4  
 Ref:11886 /Src:M

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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- (A) - RIGHT OF WAY 20.117 WIDE & VARIABLE (CREATED BY DEED BOOK 1882 No.182, BOOK 1884 No.537, BOOK 1930 No.271)
- (B) - EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (GOV GAZ 28-11-1952 F4354, GOV GAZ 13-03-1964 F861, BOOK 3277 No.819)
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- (I) - RIGHT OF WAY 10.06 WIDE (CREATED BY DEED BOOK 1882 No.182, BOOK 1884 No.539, BOOK 1884 No.537, BOOK 1930 No.271, BOOK 1882 No.283)
- (J) - D - EASEMENT FOR DRAINAGE (CREATED BY DEED BOOK 1882 No.537, BOOK 1884 No.539, BOOK 1884 No.537, BOOK 1930 No.271, BOOK 1882 No.283)



NOTE 1 MHWM AS SHOWN IN DP 37876, DP 229927, DP 236073 & DP 534526.  
 (L) LAND EXCLUDES MINERALS - SEE BK1844 No.26  
 (M) LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE - SEE BK1882 No.283

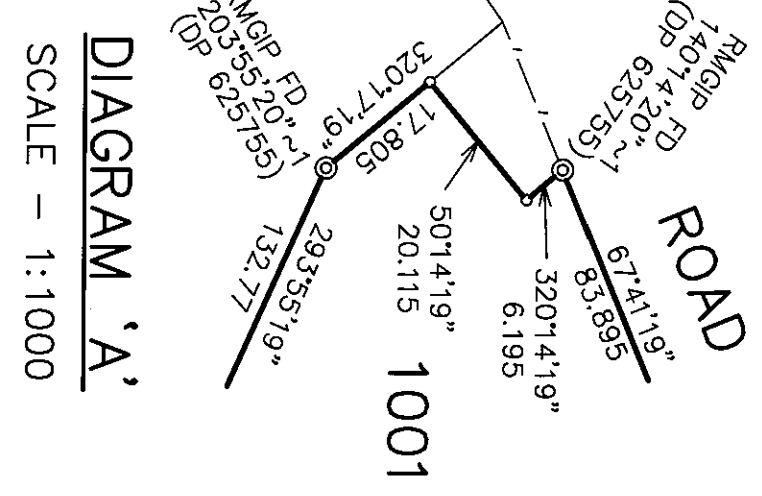
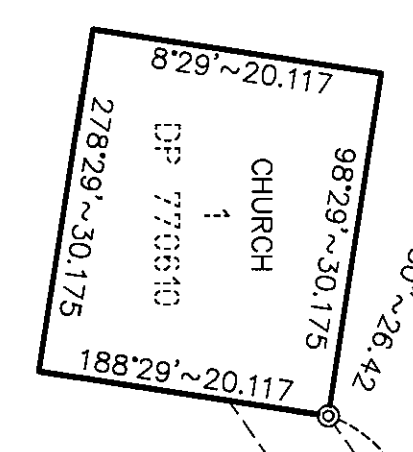


DIAGRAM 'B'  
 SCALE - 1:1000

DIAGRAM 'A'  
 SCALE - 1:1000

Surveyor: BENJAMIN JOHN BELFIELD  
 Date of Survey: 12/09/07  
 Surveyor's Ref: 03084DPA.DWG  
 2007/M/100 (1086) COMP

PLAN OF  
 OF SUBDIVISION OF  
 LOTS 4, 6, 7 & 8 DP 37876,  
 LOT 52 DP 577334, LOT 11 DP 774442 &  
 LOTS 151, 152 & 153 DP 625755

LGA: PORT STEPHENS  
 Locality: TOMAGO  
 Subdivision No: 5UC003  
 Lengths are in metres. Reduction Ratio: 1:4000

Registered  
 25.6.2008

DP1127780

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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Table of mm



**DEPOSITED PLAN ADMINISTRATION SHEET**

Sheet 1 of 1 sheet(s)

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

Signed for and on behalf of the State Property Authority by <sup>H.A</sup> *al* Anne Skewes, Chief Executive Officer, State Property Authority without assuming any personal liability in the presence of:

*Anne*

<sup>H.A</sup> Anne Skewes, Chief Executive Officer

*Maria Somerville*

Signature of Witness

MARIA SOMMERVILLE

Name of Witness (please print)

The Minister for Lands in accordance with Part 2 Division 5 of the Surveying Regulation 2006 and Section 55N of the Coastal Protection Act 1979 as amended approves the determination of the Mean High Water Mark of Lot 1001 as shown hereon.

Department of Lands File 07/4375 on 19 November 2007

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

**Crown Lands NSW/Western Lands Office Approval**

I.....in approving this plan certify  
 (Authorised Officer)  
 that all necessary approvals in regard to the allocation of the land shown herein have been given  
 Signature:.....  
 Date:.....  
 File Number:.....  
 Office:.....

**Subdivision Certificate**

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

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

*Gordon Wren*  
 \* Authorised Person/General Manager/Accredited Certifier

Consent Authority: **GORDON WREN**  
 Date of Endorsement: **29 MAY 2008**  
 Accreditation no: **BPB 0447**  
 Subdivision Certificate no: **SUC003**  
 File no: **SEPP(MAJOR PROJECTS) 2005 - Sch 3, Part 10, Clause 12(2)**  
 Re

\* Delete whichever is inapplicable.



**DP1127780 S**

Registered: 25.6.2008

Title System: **TORRENS**

Purpose: **SUBDIVISION**

**PLAN OF SUBDIVISION OF LOTS 4, 6, 7 AND 8  
 DP 37876, LOT 52 DP 577334, LOT 11 DP 774442  
 AND LOTS 151, 152 AND 153 DP 625755**

LGA: Port Stephens  
 Locality: Tomago  
 Parish: Stockton  
 County: Gloucester

**Surveying Regulation, 2006**

I, Benjamin John Belfield of Monteath & Powys Pty Ltd a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on 12/09/07.

The survey relates to Lots 1001 and 1002  
 (specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature *B. Belfield* Dated: **13/03/08**  
 Surveyor registered under the *Surveying Act, 2002*

Datum Line: X-Y  
 Type: Urban/Rural

**Plans used in the preparation of survey/compilation**

DP 37876	DP 833855	DP 229927
DP 577334	DP 770610	DP 236073
DP 774442	DP 111486	DP 557698
DP 625755	DP 534526	DP 557697
DP 1109816	DP 226998	DP 1003492
DP 774440	DP 753191	

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

SURVEYOR'S REFERENCE: 03/084

\* OFFICE USE ONLY