

ANNEXURE A

CLAUSES 14, 19, 34 AND 35 OF PORT STEPHENS LOCAL ENVIRONMENTAL PLAN 2000 DWELLING-HOUSES

Clause 34 - Subdivision within environment protection zone No. 7(f1)

- (1) The consent authority shall not consent to the subdivision of land within the environment protection zone No. 7(f1) unless each allotment to be created by the subdivision has an area of not less than 40 hectares.
- (2) Notwithstanding subclause (1), the consent authority may consent to a subdivision of land referred to in that sub-clause involving the creation of not more than one allotment having an area of less than 40 hectares if the consent authority is satisfied that:
 - (a) the allotment to be created is lawfully used for a purpose other than a dwelling-house, dual occupancy housing or agriculture, or
 - (b) the allotment to be created may, by reason of a development consent granted in respect of that allotment, lawfully be used for a purpose other than a dwelling-house, dual occupancy housing or agriculture.

Clause 35 - Development within all environment protection zones

- (1) The consent authority must not grant consent to a development application relating to land within an environment protection zone unless it is satisfied that:
 - (a) the carrying out of the proposed development will not harm or compromise ecological habitats, and
 - (b) the land is not subject to high bushfire hazard, and

where a dwelling-house is permissible on the land (with or without the consent of the consent authority), each allotment to be created by any proposed subdivision has an area of land, suitable for the erection of a dwelling-house, which is not affected by slopes greater than 30%, and where a dwelling-house or dual occupancy housing is permissible on the land, any proposed building will have a height of no more than 9 metres in the case of a dwelling-house and 8 metres in the case of dual occupancy housing, and
 - (e) any subdivision will occur in an orderly and efficient manner and will not create undue demands on the provision of services and infrastructure for the locality, and

the land concerned has an adequate area of suitable soils available for on-site septic effluent disposal, located away from drainage lines and shallow or impervious soils, unless reticulated water and sewerage services are available.
- (2) The consent authority must not consent to the erection of a dwelling house or dual occupancy housing on an allotment having an area of less than 40 hectares created pursuant to a consent referred to in clause 34(2)



Our Ref: D10/072692
Your Ref: Michael Wroblewski

RECEIVED
- 2 JUL 2010

28 June 2010

BY:

Attention: Michael Wroblewski
Douglas Partners Pty Ltd
PO Box 324
HRMC NSW 2310

Dear Mr Wroblewski,

RE SITE: Lot 1001 DP1127780 Tomago Road Tomago

I refer to your site search request received by WorkCover NSW on 24 June 2010 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above-mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

A handwritten signature in blue ink, appearing to be 'Diana Hayes'.

Diana Hayes

Senior Licensing Officer
Dangerous Goods Team

WorkCover. **Watching out for you.**

WorkCover NSW ABN 77 682 742 966 92-100 Donnison Street Gosford NSW 2250 Locked Bag 2906 Lisarow NSW 2252
Telephone 02 4321 5000 Facsimile 02 4325 4145 WorkCover Assistance Service 13 10 50
DX 731 Sydney Website www.workcover.nsw.gov.au

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9333 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

Summary of Owners Report

LPMA
Sydney

Deeds Branch

Re: 365 Tomago Road, Tomago

Description: - Lot 1 D.P. 1127780

As regards the area highlighted yellow and marked (A) on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Pre 1900 (1900 to 1940)	Maria Windeyer (& Her Deceased Estate)	Book 54 No. 289
01.10.1940 (1940 to 1950)	Bernard Blanch (Farmer)	Book 1884 No. 533
15.09.1950 (1950 to 1984)	Wilfred Chesworth (Farmer)	Book 2141 No. 674 now in Vol 14839 Fol 197
12.10.1984 (1984 to 2003)	Tomago Aluminium Co. Pty Limited	Vol 14839 Fol 197 now 153/625755
07.03.2003 (2003 to 2009)	Her Most Gracious Majesty Queen Elizabeth II (NSW Treasury – Crown Property Portfolio) Now State Property Authority	153/625755 now 1001/1127780

24.09.1964 Book 2719 No. 890. Agreement to develop land for sale as an industrial subdivision

Leases: - NIL

As regards the area highlighted yellow and marked (B) on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Pre 1900 (1900 to 1940)	Maria Windeyer (& Her Deceased Estate)	Book 54 No. 289
01.10.1940 (1940 to 1984)	Wilfred Chesworth (Farmer)	Book 1882 No. 182 now in Vol 14839 Fol 197
12.10.1984 (1984 to 2003)	Tomago Aluminium Co. Pty Limited	Vol 14839 Fol 197 now 153/625755
07.03.2003 (2003 to 2009)	Her Most Gracious Majesty Queen Elizabeth II (NSW Treasury – Crown Property Portfolio) Now State Property Authority	153/625755 now 1001/1127780

24.09.1964 Book 2719 No. 890. Agreement to develop land for sale as an industrial subdivision

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Easements: -

D.P. 37876 dated shows a drain within this land

01.10.1940. Rights of Way. Book 1882 No. 182

01.10.1940. Easement for obtaining water. Book 1882 No. 182

28.11.1952. Easement for Transmission Line (Gazette)

26.04.1977. Book 3275 No. 440. Easements for (A) Power & (B) Power and access

Leases: - NIL

As regards the area highlighted yellow and marked (C) and the areas highlighted pink and orange on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Pre 1900 (1900 to 1940)	Maria Windeyer (& Her Deceased Estate)	Book 54 No. 289
02.09.1940 (1940 to 1964)	Samuel Iveson (Farmer)	Book 1882 No. 283
05.07.1964 (1964 to 1984)	Ethel Alberta Chesworth (Married Woman)	Book 2705 No. 920 now in Vol 14839 Fol's 195, 196 & 197

24.09.1964 Book 2719 No. 890. Agreement to develop land for sale as an industrial subdivision

Easements: -

01.10.1940. Rights of Way. Book 1882 No. 182

01.10.1940. Easement for obtaining water. Book 1882 No. 182

28.11.1952. Easement for Transmission Line (Gazette). Also Book 2469 No. 134

Leases: - NIL

Search continued as regards the area highlighted orange on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.01.1983 (1983 to 1985)	Paronot Pty Limited	Vol 14839 Fol 195
28.10.1985 (1985 to 2003)	Tomago Aluminium Co. Pty Limited	Vol 14839 Fol 195 now 151/625755
07.03.2003 (2003 to 2009)	Her Most Gracious Majesty Queen Elizabeth II (NSW Treasury – Crown Property Portfolio) Now State Property Authority	151/625755 now 1001/1127780

Easements and Leases continued: - NIL

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Suite 102, Level 1, 64 Castlereagh Street

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Search continued as regards the area highlighted pink on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.01.1983 (1983 to 1985)	Paronot Pty Limited	Vol 14839 Fol 196
28.10.1985 (1985 to 2003)	Tomago Aluminium Co. Pty Limited	Vol 14839 Fol 196 now 152/625755
07.03.2003 (2003 to 2009)	Her Most Gracious Majesty Queen Elizabeth II (NSW Treasury – Crown Property Portfolio) Now State Property Authority	152/625755 now 1001/1127780

Easements and Leases continued: - NIL

Search continued as regards the area highlighted yellow and marked (C) on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
12.10.1984 (1984 to 2003)	Tomago Aluminium Co. Pty Limited	Vol 14839 Fol 197 now 153/625755
07.03.2003 (2003 to 2009)	Her Most Gracious Majesty Queen Elizabeth II (NSW Treasury – Crown Property Portfolio) Now State Property Authority	153/625755 now 1001/1127780

Easements and Leases continued: - NIL

As regards the area highlighted green on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Pre 1900 (1900 to 1940)	María Windeyer (& Her Deceased Estate)	Book 54 No. 289
02.09.1940 (1940 to 1982)	Samuel Iveson (Farmer)	Book 1882 No. 283
06.05.1982 (1982 to 2003)	Tomago Aluminium Company Pty Limited	Book 3507 No. 812 now 11/774442
07.03.2003 (2003 to 2009)	Her Most Gracious Majesty Queen Elizabeth II (NSW Treasury – Crown Property Portfolio) Now State Property Authority	11/774442 now 1001/1127780

Easements and Leases: - NIL

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As regards the area highlighted blue on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Pre 1900 (1900 to 1940)	Maria Windeyer (& Her Deceased Estate)	Book 54 No. 289
01.10.1940 (1940 to 1948)	Henry Joseph Cleary (Farmer) Cecelia Cleary (Married Woman)	Book 1885 No. 135
06.02.1948 (1948 to 1960)	Arnold Russell Moxey (Farmer)	Book 2044 No. 645
27.10.1960 (1960 to 1985)	Arnold Kevin Moxey (Farmer) Meryl Roma Moxey (Married Woman)	Book 2562 No. 340
16.08.1985 (1985 to 2003)	Tomago Aluminium Company Pty Limited	Book 3636 No. 481 now 4/37876
07.03.2003 (2003 to 2009)	Her Most Gracious Majesty Queen Elizabeth II (NSW Treasury – Crown Property Portfolio) Now State Property Authority	4/37876 now 1001/1127780

Easements: -

1940. Easement for Drainage (Book 1884 No. 539 & Book 1885 No. 135)
 1940. Easement for Obtaining Water (Book 1884 No. 537 & Book 1885 No. 135)
 13.03.1964. Easement for Transmission Line (Gazette). Also Book 3277 No. 819
 D.P. 557698 – Proposed Easement for Transmission Line

Leases – NIL

As regards the area highlighted yellow and hatched red on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Pre 1900 (1900 to 1942)	Maria Windeyer (& Her Deceased Estate)	Book 54 No. 289
01.10.1942 (1942 to 1963)	Robert George Campbell (Farmer)	Book 1884 No. 539
04.11.1963 (1963 to 1974)	Robert William Campbell (Farmer) Phyllis Marguerite Campbell (Married Woman)	Book 2679 No. 802
09.08.1974 (1974 to 1984)	Elders Nominees Limited	Book 3165 No. 92 now Vol 12941 Fol 35
10.01.1984 (1984 to 2003)	Tomago Aluminium Company Pty Limited	Vol 12941 Fol 35 now 52/577334
07.03.2003 (2003 to 2009)	Her Most Gracious Majesty Queen Elizabeth II (NSW Treasury – Crown Property Portfolio) Now State Property Authority	52/577334 now 1001/1127780

Easements: -

1940. Easement for Drainage (Book 1884 No. 539)
 13.03.1964. Easement for Transmission Line (Gazette). Also Book 3277 No. 819
 D.P. 557698 – Proposed Easement for Transmission Line
 1975. D.P. 577334. Easement to Drain Water (Book 3199 No. 745)

Leases – NIL

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Ph: 02 9233 1314
Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street
Sydney 2000
PO Box 1539 Sydney 2000
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As regards the area highlighted pink and hatched black on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Pre 1900 (1900 to 1940)	Maria Windeyer (& Her Deceased Estate)	Book 54 No. 289
01.10.1940 (1940 to 1951)	Robert Douglas Thomas O'Hara (Farmer)	Book 1884 No. 535
11.05.1951 (1951 to 1961)	Robert William Campbell (Farmer)	Book 2173 No. 157
18.06.1961 (1961 to 1985)	Arnold Kevin Moxey (Farmer) Meryl Roma Moxey (Married Woman)	Book 2173 No. 157 now Vol 14335 Fol 41
02.09.1985 (1985 to 2003)	Tomago Aluminium Company Pty Limited	Vol 14335 Fol 41 now 6/37876
07.03.2003 (2003 to 2009)	Her Most Gracious Majesty Queen Elizabeth II (NSW Treasury – Crown Property Portfolio) Now State Property Authority	6/37876 now 1001/1127780

Easements: -

1940. Easement for Drainage (Book 1884 No. 539 & Book 1882 No. 283)
1940. Easement to Lay Water Pipes (Book 1882 No. 283)

Leases – NIL

As regards the area highlighted green and hatched red on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Pre 1900 (1900 to 1940)	Maria Windeyer (& Her Deceased Estate)	Book 54 No. 289
01.10.1940 (1940 to 1951)	Harold Gregory (Farmer) Everitt Gregory (Farmer)	Book 1884 No. 537
06.03.1951 (1951 to 1971)	Colin Gregory (Farmer) Everitt Gregory (Farmer)	Book 2164 No. 275
25.06.1971 (1971 to 1974)	Colin Gregory (Farmer)	Book 3032 No. 833
06.09.1974 (1974 to 1987)	Boyvemo Pty Limited	Book 3175 No. 921 now Vol 14335 Fol 27
30.09.1987 (1987 to 1992)	Australian Buffalo Grass Pty Limited	Vol 14335 Fol 27 now 7/37876
30.06.1992 (1992 to 2003)	Tomago Aluminium Company Pty Limited	7/37876
07.03.2003 (2003 to 2009)	Her Most Gracious Majesty Queen Elizabeth II (NSW Treasury – Crown Property Portfolio) Now State Property Authority	7/37876 now 1001/1127780

Easements: -

1940. Right of Carriageway and Footway (Book 1884 No. 537, Book 1930 No. 271)
1940. Easement for Drainage (Book 1884 No. 537 & Book 1930 No. 271)
1940. Easement to Lay Water Pipes (Book 1884 No. 537 & Book 1930 No. 271)

Leases – NIL

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As regards the area highlighted orange and hatched black on D.P. 1127780

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
Pre 1900 (1900 to 1943)	Maria Windeyer (& Her Deceased Estate)	Book 54 No. 289
01.02.1943 (1943 to 1951)	Harold Gregory (Farmer) Everitt Gregory (Farmer)	Book 1930 No. 271
06.03.1951 (1951 to 1971)	Colin Gregory (Farmer) Everitt Gregory (Farmer)	Book 2164 No. 275
25.06.1971 (1971 to 1974)	Colin Gregory (Farmer)	Book 3032 No. 833
06.09.1974 (1974 to 1987)	Boyvemo Pty Limited	Book 3175 No. 921 now Vol 14335 Fol 28
30.09.1987 (1987 to 1992)	Australian Buffalo Grass Pty Limited	Vol 14335 Fol 28 now 8/37876
30.06.1992 (1992 to 2003)	Tomago Aluminium Company Pty Limited	8/37876
07.03.2003 (2003 to 2009)	Her Most Gracious Majesty Queen Elizabeth II (NSW Treasury – Crown Property Portfolio) Now State Property Authority	8/37876 now 1001/1127780

Easements: -

1940. Right of Carriageway and Footway (Book 1884 No. 537, Book 1930 No. 271)

1940. Easement for Drainage (Book 1884 No. 537 & Book 1930 No. 271)

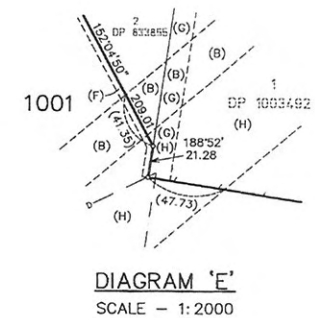
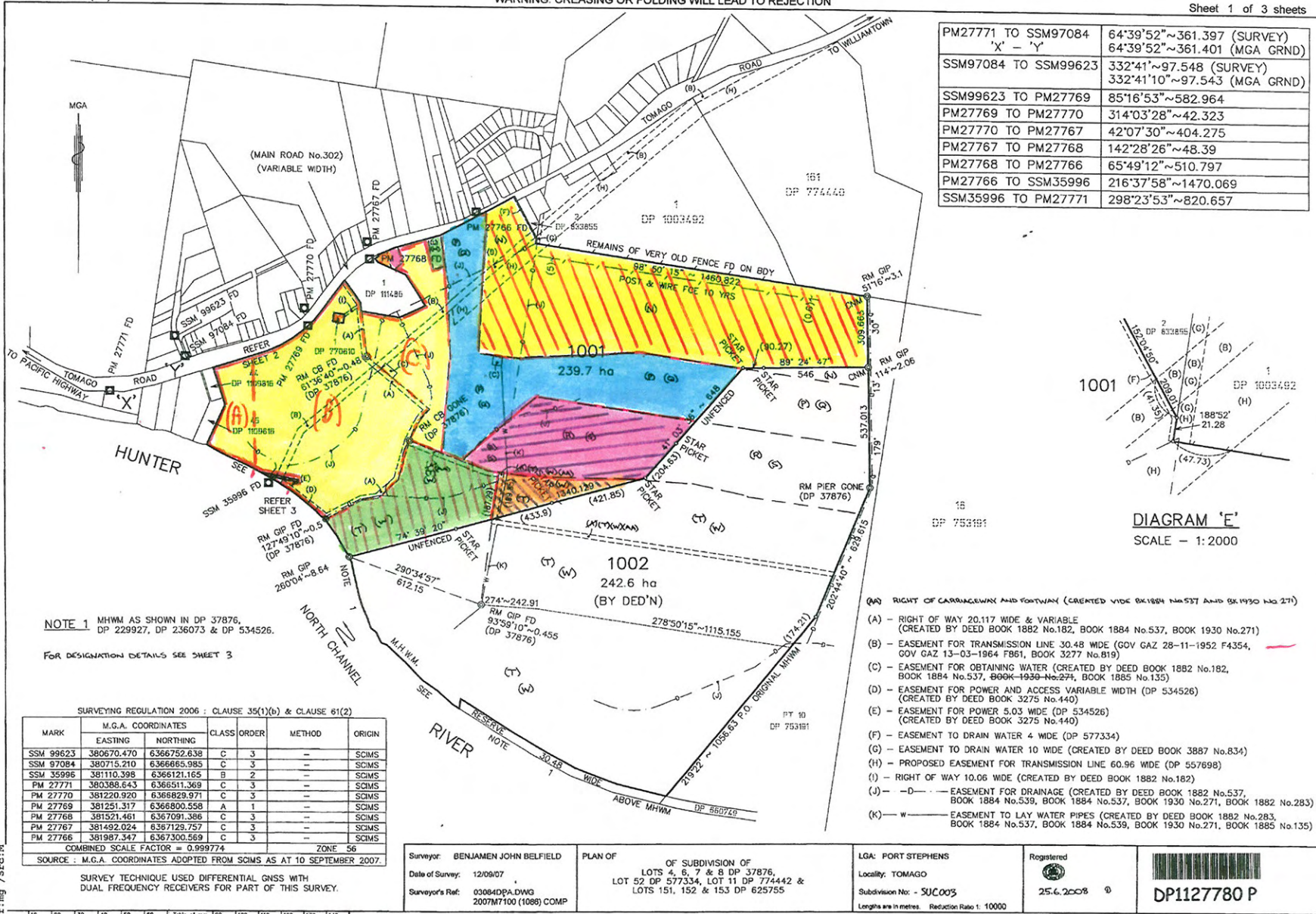
1940. Easement to Lay Water Pipes (Book 1884 No. 537 & Book 1930 No. 271)

Leases – NIL**Search continued as regards the whole of the subject land**

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
08.04.2009 (2009 to 2010)	Hunter Development Corporation	1001/1127780
02.03.2010 (2010 to date)	# WEPL Investments Pty Limited	1001/1127780

Denotes Current Registered Proprietor

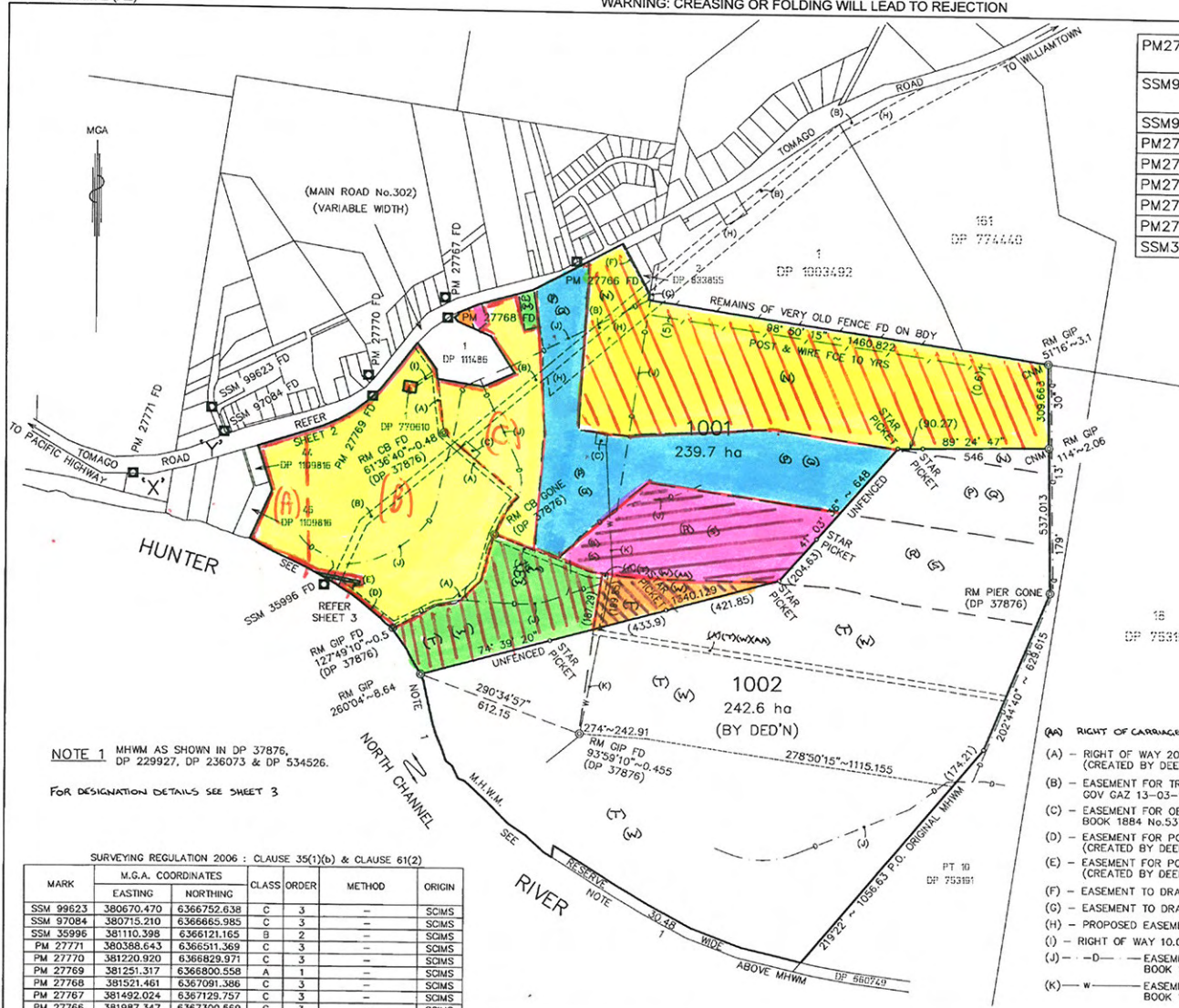
Yours Sincerely
Mark Groll
17 June 2010
(Ph: 0412 199 304)



3277-819 (within lot 4 / 37876 (re 13/3) 1984)

Reg:R616975 /Doc:DP 1127780 P /Rev:02-Jul-2008 /Sts:SC.OK /Prt:02-Jun-2010 14:36 /Pgs:ALL /Seq:1 of 4

365 Tomago Road



PM27771 TO SSM97084	64°39'52"~361.397 (SURVEY)
'X' - 'Y'	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

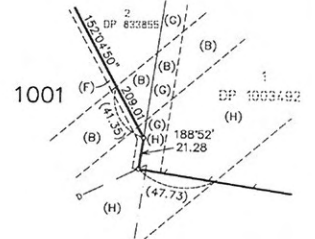


DIAGRAM 'E'
SCALE - 1:2000

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

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.

- (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 WIDE (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)

3277-819 (within lot 4 / 37876 (10/13/3) 1984)

Surveyor: BENJAMEN JOHN BELFIELD Date of Survey: 12/06/07 Surveyor's Ref: 03084DPA.DWG 2007M7100 (1086) COMP	PLAN 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	Registered 25.6.2008 DP1127780 P
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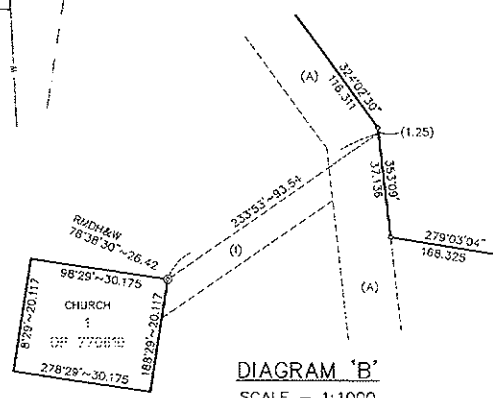
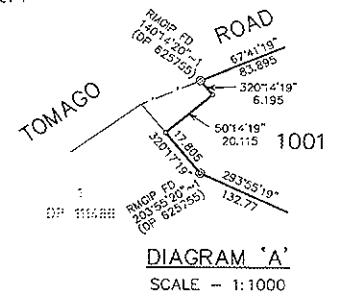
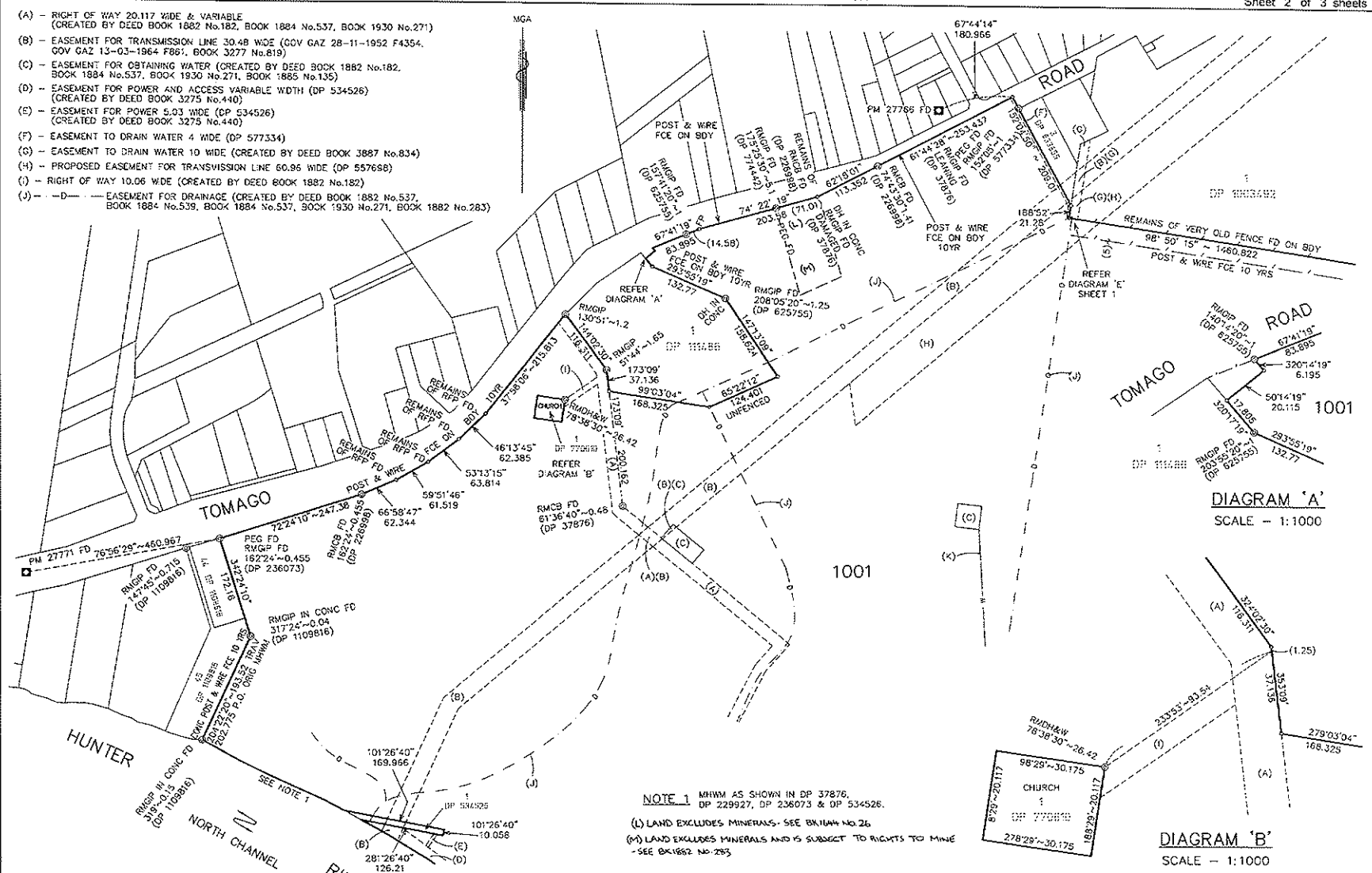
Lengths are in metres. Reduction Ratio 1: 10000

Req:R647975 /Doc:DP 1127780 P /Rev:02-Jul-2008 /Ses:SC.OK /Frt:02-Jun-2010 14:36 /Fgs:ALL /Seq:1 of 4 Ref:img /Sec:1

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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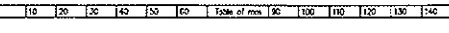
360 Tomago Road

- (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 WDE (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) - 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)



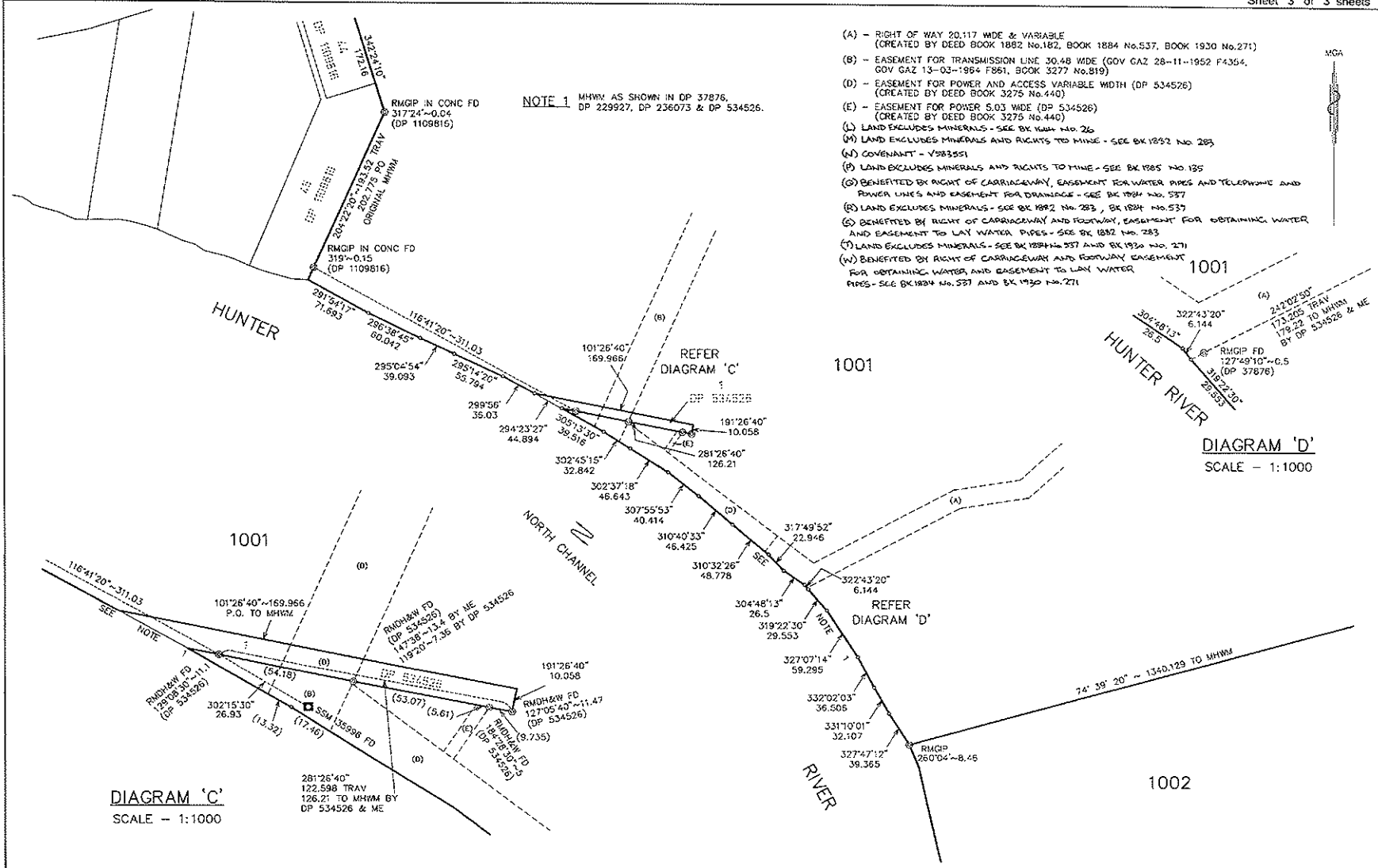
NOTE 1 MHW AS SHOWN IN DP 37876, DP 229927, DP 236073 & DP 534526.
 (L) LAND EXCLUDES MINERALS - SEE BK1144 No.26
 (M) LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE - SEE BK1682 No.283

Reg: 8647075 / Doc: DP 1127780 P / Rev: 02-Jul-2008 / 8ts: SC, OK / Pct: 02-Jun-2010 14:36 / Pgs: N.L. / Sg: 2 of 4
 Ref: 1127780 / Sg: 1



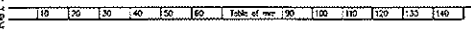
Surveyor: BENJAMIN JOHN BELFIELD Date of Survey: 12/08/07 Surveyor's Ref: 033840PA.DWG 2007M7160 (1095) COMP	PLAN OF OF SUBDIVISION OF LOTS 4, 5, 7 & 8 DP 37876, LOT 52 DP 577334, LOT 11 DP 774442 & LOTS 151, 152 & 153 DP 625755	LGA: PORT STEPHENS Locality: TOMAGO Subdivision No.: SUC003 <small>Copyright and in process. Recusation Ratio 1: 4000</small>	Registered 25.6.2008	DP1127780
--	---	--	-----------------------------	------------------



Ref: R647975 / Doc: DP 1127780 P / Rev: 02-Jul-2008 / Sts: SC, OK / Pct: 02-Jun-2010 14:36 / Pgs: ALL / Seq: 3 of 4



- (A) - RIGHT OF WAY 20.117 WDE & VARIABLE (CREATED BY DEED BOOK 1882 No.162, BOOK 1884 No.537, BOOK 1930 No.271)
- (B) - EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (GOV GAZ 28-11-1952 F4354, GOV GAZ 13-03-1954 F861, BOOK 3277 No.819)
- (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)
- (L) LAND EXCLUDES MINERALS - SEE BK 1884 No. 26
- (M) LAND EXCLUDES MINERALS AND RIGHTS TO MINE - SEE BK 1882 No. 283
- (N) COVENANT - V583551
- (P) LAND EXCLUDES MINERALS AND RIGHTS TO MINE - SEE BK 1885 No. 135
- (Q) BENEFITED BY RIGHT OF CARRIAGEWAY, EASEMENT FOR WATER PIPES AND TELEPHONE AND POWER LINES AND EASEMENT FOR DRAINAGE - SEE BK 1884 No. 537
- (R) LAND EXCLUDES MINERALS - SEE BK 1882 No. 283, BK 1884 No. 537
- (S) BENEFITED BY RIGHT OF CARRIAGEWAY AND FOOTWAY, EASEMENT FOR OBTAINING WATER AND EASEMENT TO LAY WATER PIPES - SEE BK 1882 No. 283
- (T) LAND EXCLUDES MINERALS - SEE BK 1884 No. 537 AND BK 1930 No. 271
- (V) BENEFITED BY RIGHT OF CARRIAGEWAY AND FOOTWAY, EASEMENT FOR OBTAINING WATER AND EASEMENT TO LAY WATER PIPES - SEE BK 1884 No. 537 AND BK 1930 No. 271

Surveyor: BENJAMEN JOHN BELFIELD	PLAN OF	LGA: PORT STEPHENS	Registered	DP1127780
Date of Survey: 12/05/07	OF SUBDIVISION OF	Locality: TOMAGO	25.6.2008	
Surveyor's Ref: 03084DPA.DWG 2007M7100 (1086) COMP	LOTS 4, 6, 7 & 8 DP 37875, LOT 52 DP 577334, LOT 11 DP 774442 & LOTS 151, 152 & 153 DP 625755	Subdivision No: 500003		
		Lengths are in metres		



DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 1 sheet(s)																	
<p>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.</p> <p>Signed for and on behalf of the State Property Authority by ^{H.A} <i>al</i> Anne Skewes, Chief Executive Officer, State Property Authority without assuming any personal liability in the presence of:</p> <p><i>Alve</i></p> <p>^{H.A} Anne Skewes, Chief Executive Officer</p> <p><i>Maria Sommer</i></p> <p>Signature of Witness</p> <p>MARIA SOMMER, LLC</p> <p>Name of Witness (please print)</p> <p>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.</p> <p>Department of Lands File 07/4375 on 19 November 2007</p> <p style="text-align: center;">Use PLAN FORM 6A for additional certificates, signatures, seals and statements</p> <p>Crown Lands NSW/Western Lands Office Approval</p> <p>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</p> <p>Signature: Date: File Number: Office:</p> <p style="text-align: center;">Subdivision Certificate</p> <p>I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:</p> <p>the proposed <u>SUBDIVISION</u> set out herein (insert 'subdivision' or 'new road')</p> <p><i>Gordon Wren</i></p> <p>* Authorised Person/General Manager/Accredited Certifier Certifying Authority: <u>GORDON WREN</u> Date of Endorsement: <u>29 MAY 2008</u> Accreditation no: <u>BPB 0447</u> Subdivision Certificate no: <u>SUC003</u> File no: <u>SEPP (MAJOR PROJECTS) 2005 - Sch 3, Part 10, Clause 12 (2)</u> Re</p> <p>* Delete whichever is inapplicable.</p>	<div style="text-align: center;">  DP1127780 S </div> <p>Registered:  25.6.2008 * Title System: <u>TORRENS</u> Purpose: <u>SUBDIVISION</u></p> <p>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</p> <p>LGA: Port Stephens Locality: Tomago Parish: Stockton County: Gloucester</p> <p style="text-align: center;">Surveying Regulation, 2006</p> <p>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.</p> <p>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)</p> <p>Signature <i>B. Belfield</i> Dated: <u>13/03/08</u> Surveyor registered under the Surveying Act, 2002</p> <p>Datum Line: X-Y Type: <u>Urban/Rural</u></p> <p style="text-align: center;">Plans used in the preparation of survey/compilation</p> <table style="width:100%; border: none;"> <tr> <td>DP 37876</td> <td>DP 833855</td> <td>DP 229927</td> </tr> <tr> <td>DP 577334</td> <td>DP 770610</td> <td>DP 236073</td> </tr> <tr> <td>DP 774442</td> <td>DP 111486</td> <td>DP 557698</td> </tr> <tr> <td>DP 625755</td> <td>DP 534526</td> <td>DP 557697</td> </tr> <tr> <td>DP 1109816</td> <td>DP 226998</td> <td>DP 1003492</td> </tr> <tr> <td>DP 774440</td> <td>DP 753191</td> <td></td> </tr> </table> <p style="text-align: center; font-size: small;">(if insufficient space use Plan Form 6A annexure sheet)</p> <p>SURVEYOR'S REFERENCE: 03/084</p>	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	
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																		

* OFFICE USE ONLY

FP37876

3

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 37876

LINKS	METRES
2.27	0.457
2.28	0.459
2.37	0.477
2.38	0.479
2.55	0.503
2.7	0.543
5.2	1.247
4.7	1.750
10	2.012
14.6	3.237
17.2	3.460
18	3.621
31	6.236
40.8	8.107
56.1	11.286
62.75	12.523
100	20.117
102	20.539
115.6	23.054
119	23.134
119.7	23.275
125.2	25.186
125.4	25.226
146.4	29.451
150	30.177
151.5	30.477
170	35.204
180	36.210
184.6	37.156
200	40.234
207.4	41.722
220	42.245
230.1	42.255
235.4	43.532
227.5	45.766
232	46.571
232.7	46.612
245.8	49.447
256.1	51.519
258.2	51.942
264.8	53.269
288.6	58.037
300	60.580
331.1	66.607
333.3	67.049
348.3	69.262
353.9	71.193
354.5	71.314
355.4	71.498
366.2	73.668
400	82.300
465	93.543
478.6	98.576
477.1	95.977
500	100.584
524.6	105.533
533.4	107.303
539.9	108.611
540.8	108.691
545.4	109.315
546	109.435
546.5	109.938
546.1	110.260
550.1	110.663
564.6	113.879
567.4	114.143
578.2	116.315
597.5	128.170
618.6	124.423
621.6	125.046
627.5	126.233
631.7	127.078
638.3	128.406
638.8	128.506
650.8	130.771
651.5	131.061

AMENDMENTS AND/OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICE

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

9th February, 1981

Shire of Port Stephens

PLAN

part of a Subdivision of a Portion 7 and part of Portion 10.

TOMAGO ESTATE

PARISH OF STOCKTON COUNTY OF GLOUCESTER

Scale 10 Chains to an Inch

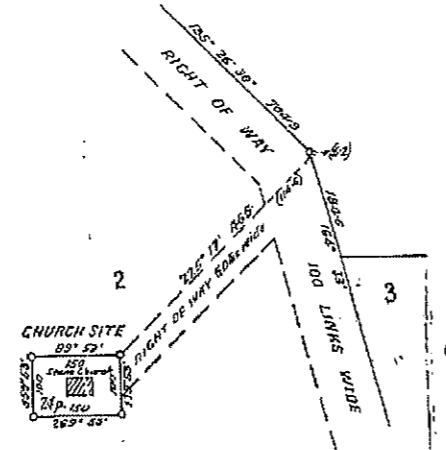
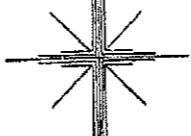


DIAGRAM A. Scale 2 Chains to an Inch.

REG. PLAN 876
MAY 40
Ray W. Willis



Easements and restrictive covenants (if any) will be embodied in the conveyances of lots shown herein.

It is intended to create rights of way and easements in favor of the purchasers of Lots 1, 2, 3, 4, 5, 6, 7, 8 and of TOMAGO over the strips of land noted "right of way, easement etc. and drain," as shown in plan hereto.

It is intended to create rights of carriage way and footway over the strips of land noted "right of way" in favor of the owner of lot known as "Tomago" and in favor of the owner of the land on the eastern boundary of the land in this plan.

It is also intended to create rights of carriage way and footway over the strips of land noted "right of way" as shown on this plan herein as follows:

In favor of the purchaser of Lot 6 with Lots 7 and 2	7	2
8	7	2
7	7	2
4	7	2
1	7	2
3	7	2
5	7	2
7	2	8

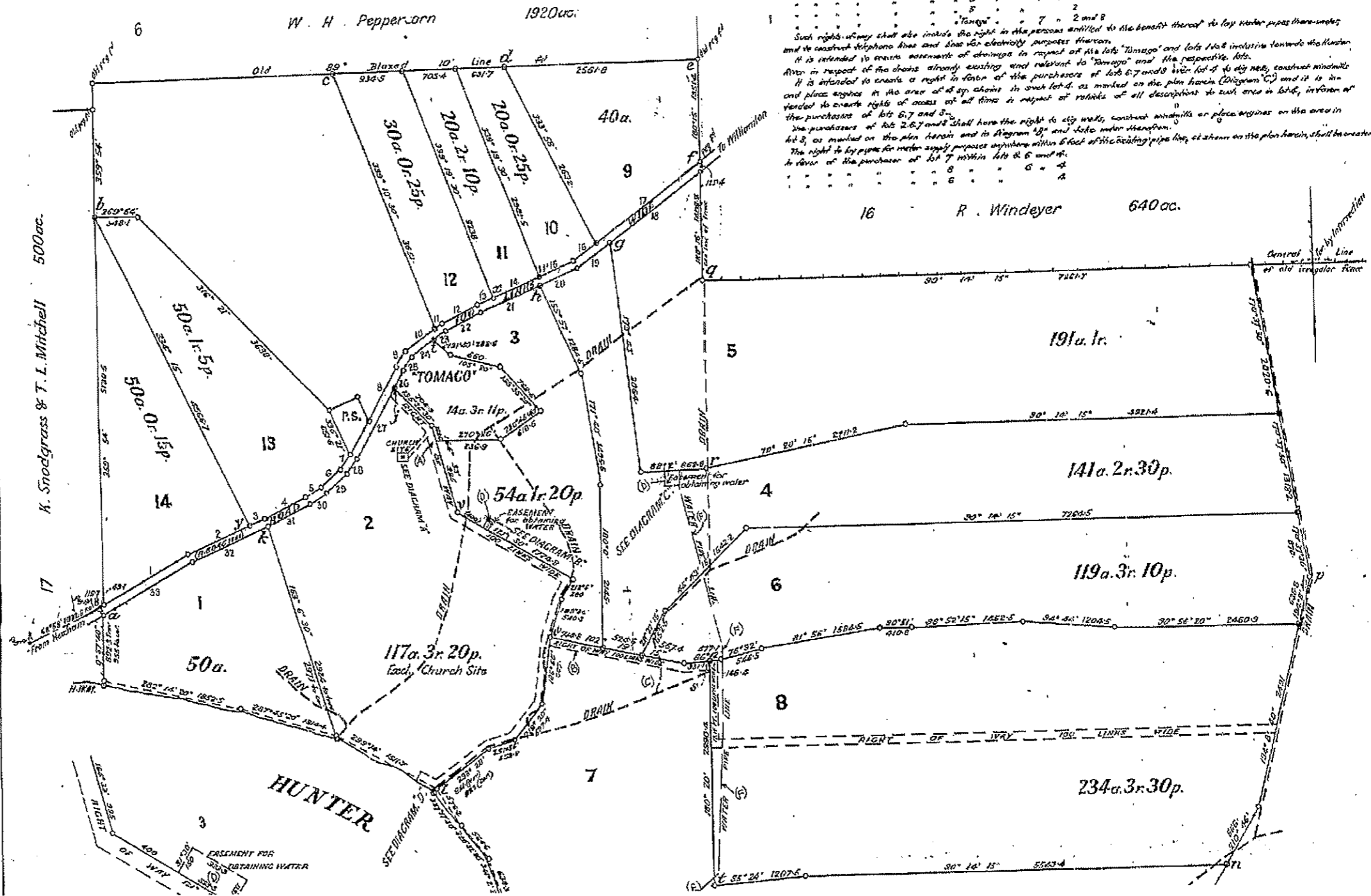
Such rights of way shall also include the right in the persons entitled to the benefit thereof to lay water pipes thereunder and to construct telephone lines and lines for electricity purposes thereon.

It is intended to create easements of drainage in respect of the lots "Tomago" and lots 1 to 8 inclusive towards the Hunter River in respect of the drains already existing and relevant to "Tomago" and the respective lots.

It is intended to create a right in favor of the purchasers of lots 6, 7 and 8 (viz. lot 4 to dig wells, construct windmills and place engines in the area of 4 sp chains in such lot 4, as marked on the plan herein (Diagram C) and it is intended to create rights of access of all kinds in respect of rights of all descriptions to such area in lot 4, in favor of the purchasers of lots 6, 7 and 8.

The purchasers of lots 2, 6, 7 and 8 shall have the right to dig wells, construct windmills or place engines on the area in lot 8, as marked on the plan herein and in Diagram D, and lots under them.

The right to lay pipes for water supply purposes anywhere within 6 feet of the existing pipe line, as shown on the plan herein, shall be created in favor of the purchaser of lot 7 within lots 6 and 8.



CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 37876 CONTINUED

LINKS	METRES
651.6	131.081
652.5	131.262
660	132.771
665	133.777
704.9	141.803
705.4	141.904
714.8	143.795
726.17	146.082
787.8	158.480
836.9	168.357
851.6	171.315
852.8	173.568
866	174.211
870	175.016
887	178.436
892.3	179.502
904	181.856
922	186.477
934.8	187.991
946	190.308
955	192.115
973.6	195.897
995	200.162
1035.6	208.350
1101.7	221.627
1135.6	228.446
1153	231.947
1204.5	242.307
1207.5	242.910
1202.4	237.978
1204.6	238.420
1314.4	264.415
1318.2	265.180
1319.3	265.401
1351.4	271.056
1369.8	275.300
1370.7	275.741
1370.9	275.781
1408.0	283.403
1426.7	287.409
1462.5	294.208
1495.6	300.867
1497.6	301.269
1511.7	304.106
1542.2	310.241
1584.5	318.781
1603.3	322.533
1750	352.044
1774.8	357.033
1852.0	372.664
2020.6	406.480
2145	431.905
2460.9	495.054
2491	501.109
2561.8	515.392
2632	529.474
2711.2	545.407
2934	590.227
2961.5	595.759
2971	597.670
2990.4	601.573
3064	616.379
3238	651.302
3630	730.240
3651	734.464
4386.5	882.444
4566.7	918.674
4921.4	990.028
5130.5	1032.092
5343.4	1115.155
6360	1279.428
6371	1281.641
7261.7	1460.822
7264.5	1461.355
8046	1618.598
10207.5	2053.422
43865.5	8824.536

AMENDMENTS AND/OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICE

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

9th February, 1981

2

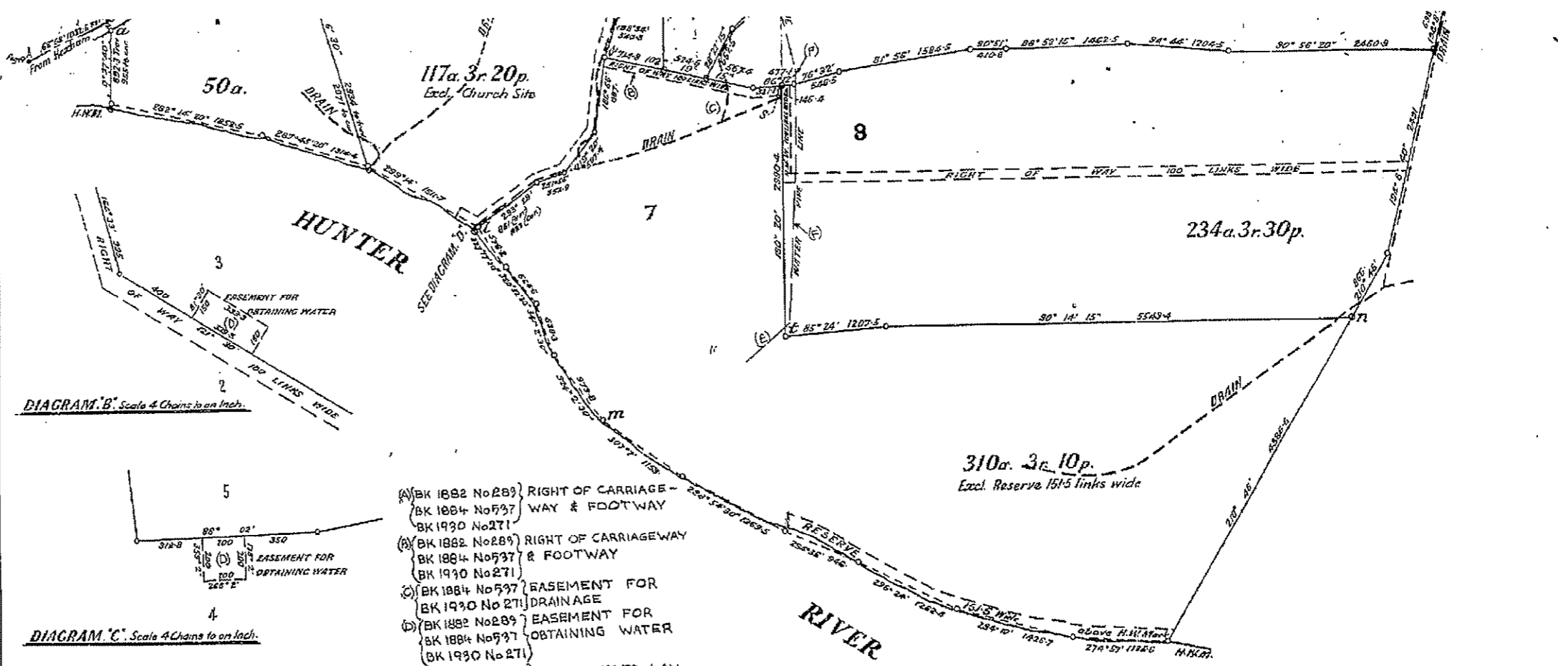


DIAGRAM 'B' Scale 4 Chains to an Inch.

DIAGRAM 'C' Scale 4 Chains to an Inch.

DIAGRAM 'D' Scale 4 Chains to an Inch.

- (A) BK 1882 No 289 RIGHT OF CARRIAGEWAY & FOOTWAY
- (B) BK 1884 No 537 RIGHT OF CARRIAGEWAY & FOOTWAY
- (C) BK 1882 No 289 RIGHT OF CARRIAGEWAY & FOOTWAY
- (D) BK 1884 No 537 EASEMENT FOR OBTAINING WATER
- (E) BK 1884 No 537 EASEMENT TO LAY WATER PIPES
- (F) BK 1882 No 289 EASEMENT TO LAY WATER PIPES

REFERENCE TO TRAVERSE

Line	Bearing	Distance	Line	Bearing	Distance
1	60° 26' 45"	1919.3	18	233° 8' 15"	1437.6
2	66° 7' 30"	904.	19	233° 8' 15"	539.9
3	66° 7' 30"	200.	20	246° 7' 15"	550.1
4	63° 4' 0"	521.6	21	246° 7' 15"	851.6
5	59° 24'	245.8	22	243° 48' 30"	533.4
6	46° 56'	344.3	23	238° 59' 30"	207.4
7	34° 27'	215.4	24	233° 59' 30"	355.4
8	29° 11' 20"	787.8	25	212° 10' 20"	210.1
9	32° 10' 20"	232.	26	209° 11' 20"	256.1
10	53° 59' 30"	475.6	27	209° 11' 20"	1095.6
11	53° 59' 30"	115.	28	214° 27'	232.7
12	63° 48' 30"	544.	29	228° 56'	366.2
13	66° 7' 15"	227.5	30	239° 24'	258.2
14	66° 7' 15"	565.	31	243° 4'	627.5
15	66° 7' 15"	520.	32	246° 7' 30"	1101.7
16	53° 8' 15"	354.5	33	240° 26' 45"	1370.9
17	53° 8' 15"	1750.			

REFERENCE MARKS

Station	Bearing	Distance	From	Station	Bearing	Distance	From
a	216° 57'	125.2	A Stone	v	119° 14'	2.5	G.I.P.
b	263° 54'	55.1	A Stone	w	209° 22'	40.3	AMongrove
c	61° 52'	62.75	A Stone	x	90° 14'	264.8	G.I.P.
d	283° 45'	31.	A Gum	y	252° 5'	14.6	A Con. Pier
e	305° 16'	17.2	A Stone	z	180° 15'	10.	G.I.P.
f	232° 53'	18.	G.I.P.	aa	79° 20'	2.27	G.I.P.
g	173° 49'	2.27	G.I.P.	ab	0° 20'	2.27	Con. block
h	155° 57'	2.27	G.I.P.	ac	85° 24'	2.27	G.I.P.
i	131° 40'	2.27	G.I.P.	ad	6° 55'	2.28	Con. block
j	29° 19'	2.37	Con. block	ae	53° 14'	2.38	Con. block
k	163° 6'	2.27	G.I.P.	af	339° 19'	2.47	G.I.P.
				ag	934° 15'	2.27	G.I.P.

Subdivision approved by Shire Council, and covered by Shire Clerk's Certificate No 157 dated 6th November 1939

Redeclared before me at Newcastle this 2nd day of February A.D. 1940

Subscribed and declared before me at Newcastle this 28th day of October A.D. 1939

Attest my hand and seal as Registrar General for New South Wales this 28th day of October A.D. 1939

DP 37876

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

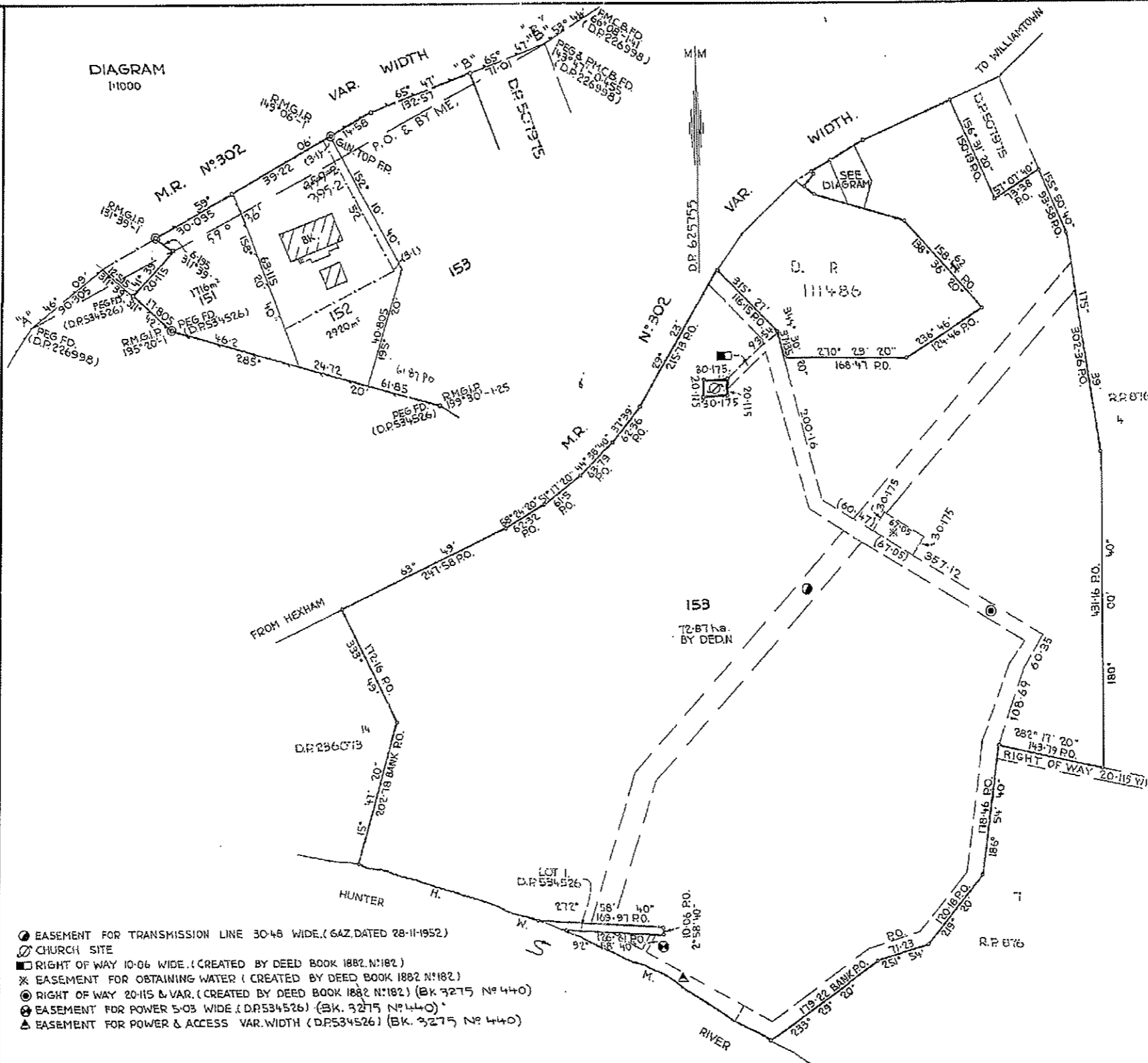
DP 37876 CONTINUED

AC RD P	SG R
20 - 25	607
20 2 10	8.157
30 - 25	8.121
40 - 25	12.2
50 - 25	16.19
50 - 15	20.25
50 1 15	20.27
54 1 20	20.35
117 3 28	47.7
119 3 10	48.49
141 2 30	57.34
191 1 30	77.4
234 3 30	45.16
310 3 10	125.8

Signatures and seals only.

H. Williams
E. D. Lockworth

DIAGRAM
1:1000



D.P. 625755

Registered *[Seal]* 21-7-1982
 C.A. No. 1902/96014 OF B-4-1975
 Title System: OLD SYSTEM
 Purpose: SUBDIVISION
 Ref. Map: U6365-8th
 Last Plan: D.P. 534526

PLAN OF SUBDIVISION OF LOT 2,
D.P. 534526

Reduction Ratio 1:4000
Lengths are in metres.

Mon./Shire City: PORT STEPHENS
 Locality: TOMAGO
 Parish: STOCKTON
 County: GLOUCESTER

This is a copy of my plan in (Delete if inapplicable).

JOHN MORRIS CASHMERE
CASHMERE & HUTCHISON PTY LTD
 of 58 WATTS ST. NEWCASTLE
 a surveyor registered under the Surveyors Act, 1929, as amended, hereby certifies that the survey represented in this plan is accurate and has been made (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 7 FEBRUARY 1975

Signature *[Signature]*
 Surveyor registered under Surveyors Act, 1929, as amended.
 Datum: Line of Azimuth. P. 1-18
 *Strike out either (1) or (2). Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

Council Clerk's Certificate

I hereby certify that -
 (a) the requirements of the Local Government Act, 1915 (other than the requirements for the registration of plans), and
 (b) the requirements of section 340 of the Metropolitan Water, Sewerage, and Drainage Act, 1938, as amended
 have been complied with by the applicant in relation to the proposed SUBDIVISION

Subdivision No. 1302/96014
 Date: 21 APRIL 1975

Signature *[Signature]*
 Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board.
 (Delete if inapplicable.)

- ⊙ EASEMENT FOR TRANSMISSION LINE 30.48 WIDE. (GAZ. DATED 28-11-1952)
- ☐ CHURCH SITE
- ⊠ RIGHT OF WAY 10.06 WIDE. (CREATED BY DEED BOOK 1882 N°182)
- ⊛ EASEMENT FOR OBTAINING WATER (CREATED BY DEED BOOK 1882 N°182)
- ⊙ RIGHT OF WAY 20.115 & VAR. (CREATED BY DEED BOOK 1882 N°182) (BK. 3275 N°440)
- ⊕ EASEMENT FOR POWER 5.03 WIDE (D.P. 534526) (BK. 3275 N°440)
- ⊠ EASEMENT FOR POWER & ACCESS VAR. WIDTH (D.P. 534526) (BK. 3275 N°440)

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400
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WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE: S. 2376

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

[Signature]
 23rd July, 1982

NEW SOUTH WALES

CERTIFICATE OF TITLE



14839197

REAL PROPERTY ACT, 1900

IVA No. 37851

Vol. 14839 Fol. 197

Crown Grant Ser. 54 Pgs. 213

EDITION ISSUED

13 8 1982



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

Registrar General



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 153 in Deposited Plan 625755 at Tomago in the Shire of Port Stephens Parish of Stockton County of Gloucester being part of Portion 7 granted to Richard Windeyer on 12-7-1839.

FIRST SCHEDULE

ETHEL ALBERTA CHESWORTH as to the part of the land above described comprised in Deed Book 2705 No. 920 and WILFRED CHESWORTH as to the part of the land above described comprised in Deeds Book 1882 No. 182 and Book 2441 No. 674.

SECOND SCHEDULE

- 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).
- EA(58) 3. Notification in Government Gazette dated 28-11-1952 Easement for transmission line affecting the land shown so burdened in the plan hereon.
- RLJ(58) 4. Book 1882 No. 182 Right of way affecting the land shown so burdened in the plan hereon.
- EA(58) 5. Book 1882 No. 182 Easement for obtaining water affecting the land shown so burdened in the plan hereon.
- RLJ(58) 6. Book 1882 No. 182 Right of way affecting the land shown so burdened in the plan hereon.
- EA(58) 7. Book 3275 No. 440 Easement for power affecting the land shown so burdened in the plan hereon.
- EA(58) 8. Book 3275 No. 440 Easement for power and access affecting the land shown so burdened in the plan hereon.

600 534521
16/9/1977

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

14839 Fol. 197

(Page 1) Vol.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

Tomago Aluminium Co. Pty. Limited by Transfer V376161. Registered 12-10-1984

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~V370144 - Caveat by Tomago Aluminium Co. Pty. Limited. Registered 28-9-1984~~

~~V376161~~

NOTATIONS AND UNREGISTERED DEALINGS

V370144 X
V376161 T. - R

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

[Handwritten signature]
[Handwritten text]

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

--	--	--

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



14839

IVA No. 37851

Vol. 14839 Fol. 195

Crown Grant Ser. 54 Pge. 213

EDITION ISSUED

13 0 1982



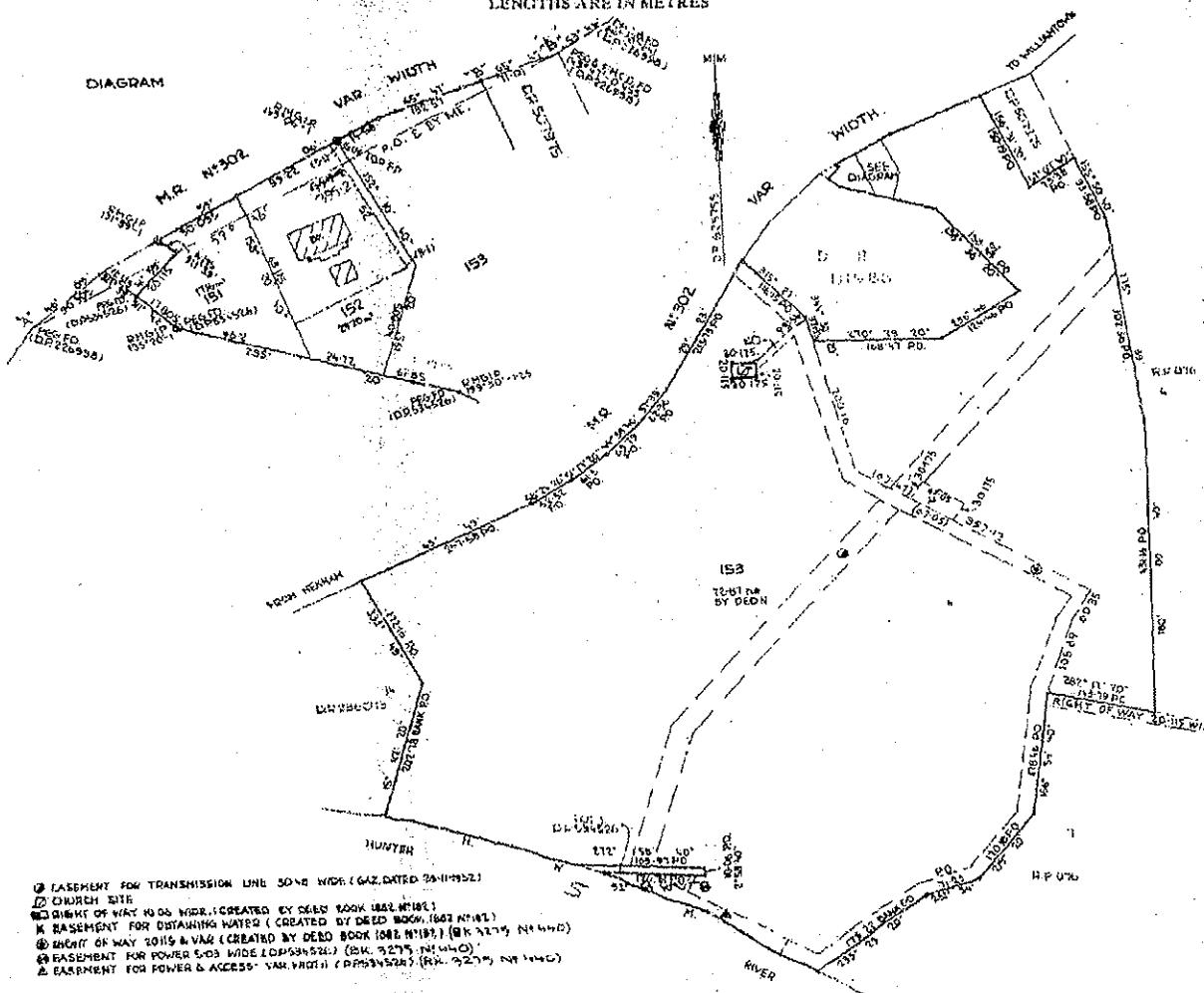
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



- ⊙ EASEMENT FOR TRANSMISSION LINE 50CM WIDE (GZ.DATED 28-11-1952)
- ⊙ CHURCH SITE
- ⊙ RIGHT OF WAY 4.00 M WIDE (CREATED BY DEED BOOK 1882 N°181)
- ⊙ EASEMENT FOR DRAINAGE WATER (CREATED BY DEED BOOK 1662 N°141)
- ⊙ RIGHT OF WAY 3.00 M WIDE (CREATED BY DEED BOOK 1082 N°181) (BK 1275 N°1440)
- ⊙ EASEMENT FOR POWER 5.00 M WIDE (D.P.58522) (BK 3275 N°1440)
- ⊙ EASEMENT FOR POWER & ACCESS VAR. WIDTH (D.P.58522) (BK 3275 N°1440)

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 151 in Deposited Plan 625755 at Tomago in the Shire of Port Stephens Parish of Stockton County of Gloucester being part of Portion 7 granted to Richard Windeyer on 12-7-1839.

FIRST SCHEDULE

~~ETHEL ALBERTA CHESWORTH.~~


SECOND SCHEDULE

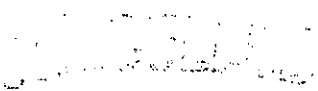
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 28A Real Property Act, 1900).

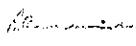


PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

14839 Vol. 195

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

FIRST SCHEDULE (continued)	
REGISTERED PROPRIETOR	Registrar General
Paracet Pty. Limited by Transfer T367730. Registered 6-1-1983 Tomago Aluminium Company Pty Limited by Transfer W5892. Registered 28.10.1985.	


 SEP 20 1985

SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION
T367731 Mortgage to Eagle Star Nominees Limited. Registered 6-1-1983		W5891
T367734 Mortgage. T995424 Variation. Registered 2-3-1984		W5891
T367733 Mortgage. V470782 Variation. Registered 24-1-1985		W5891

NOTATIONS AND UNREGISTERED DEALINGS		
T367730 V 470782 W 5891 DM W 5891 TR		

REAL PROPERTY ACT, 1900

IVA No. 37851

Vol. 14839 Fol. 196

Crown Grant Ser. 54 Pge. 213



EDITION ISSUED

13 8 1982

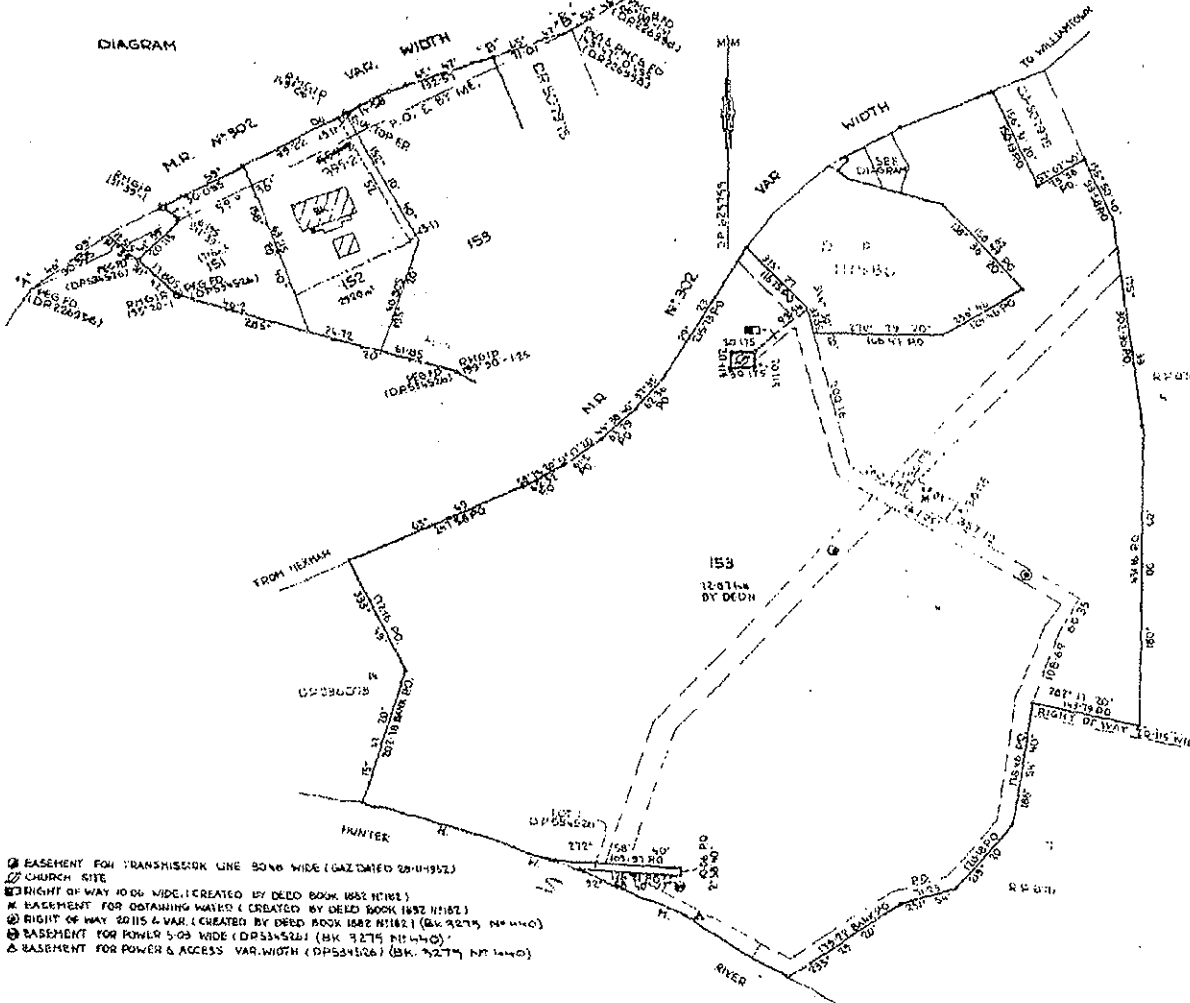
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General
NEW SOUTH WALES



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 152 in Deposited Plan 625755 at Tomago in the Shire of Port Stephens Parish of Stockton County of Gloucester being part of Portion 7 granted to Richard Windeyer on 12-7-1839.

FIRST SCHEDULE

ETHEL ALBERTA CHESWORTH.

SECOND SCHEDULE

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).

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREOF (Page 1) Vol. 14839 Fol. 196

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

~~Paracet Pty. Limited by Transfer T367730. Registered 6-1-1983~~
 Tomago Aluminium Company Pty Limited by Transfer W5892. Registered 28.10.1985.

[Faint, illegible text and stamps]

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~T367731 Mortgage to Eagle Star Nominees Limited. Registered 6-1-1983~~
~~T367731 Mortgage. T995421 Variation. Registered 23-3-1984~~
~~T367731 Mortgage. V470782 Variation. Registered 24-1-1985.~~

W5891
 W5891
 W5891

NOTATIONS AND UNREGISTERED DEALINGS

[Handwritten notes and signatures]
 T367730
 W5891
 W5891
 W5891
 W5891
 W5891



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



12941035

NEW SOUTH WALES

Vol. **12941** Fol. **35**

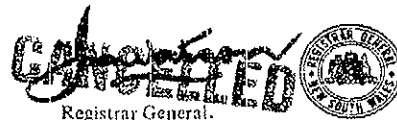


EDITION ISSUED

24 11 1975

IVA No.17291

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



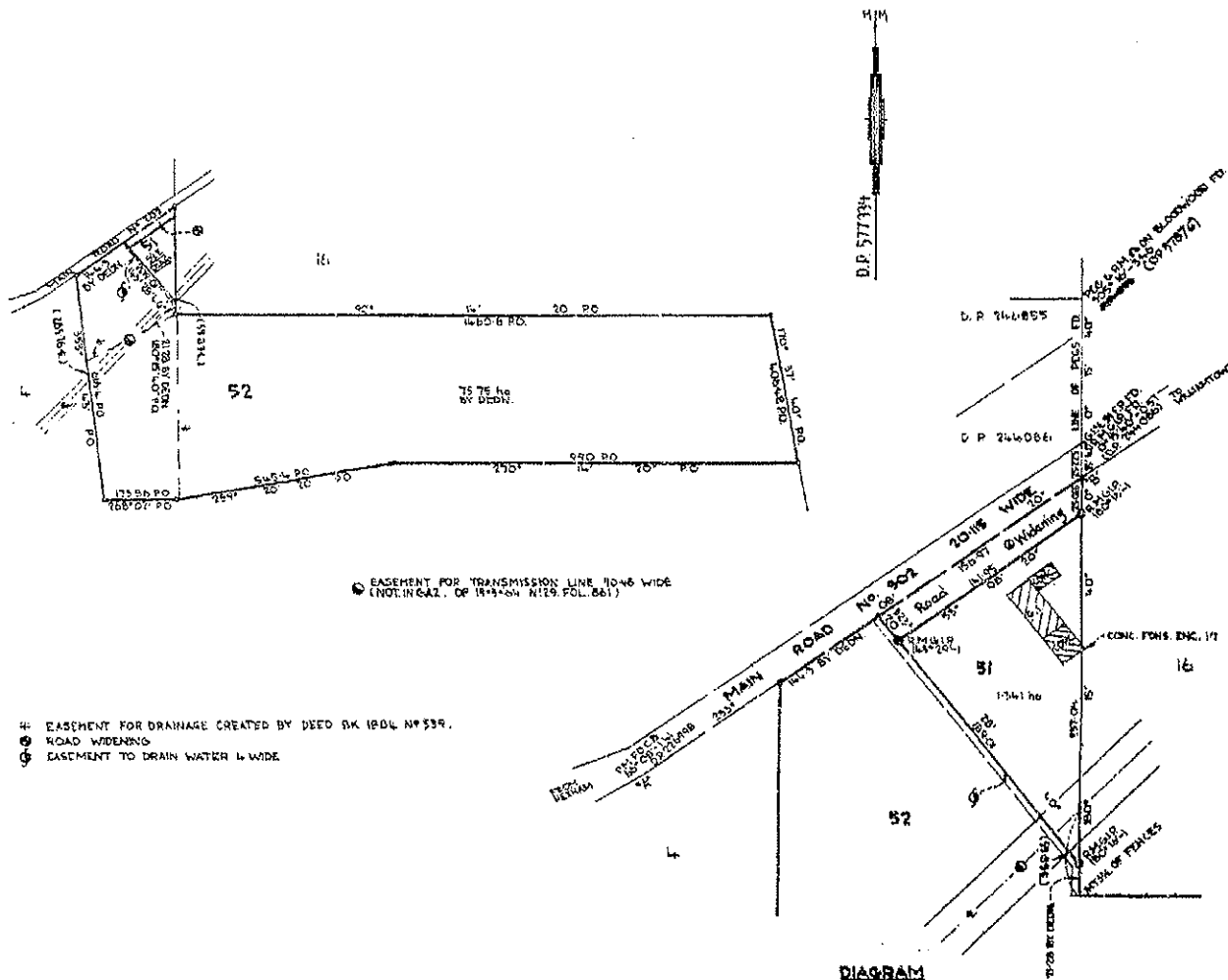
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 52 in Deposited Plan 577334 at Tomago, in the Shire of Port Stephens Parish of Stockton and County of Gloucester being part of Portion 10 granted to William A'Beckett on 16-2-1839.

FIRST SCHEDULE

~~ELDERS (NOMINEES) LIMITED.~~

GRY

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- ~~CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 281 of the Real Property Act, 1900). V732938.~~
- Easement for Drainage created by Deed Book 1804 No. 539 affecting part of the land above described.
- Easement for Transmission Line created by notification in Government Gazette dated 13-3-1964 Folio 861 affecting the part of the land above described 30.43 wide shown in the plan hereon.
- Easement to Drain Water affecting the part of the land above described 4 wide shown in the plan hereon created by the registration of Deposited Plan 577334. See Book 3199 No. 745.

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

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.

12941 Vol. 35 (Page 1)

NEW SOUTH WALES

CERTIFICATE OF TITLE



REAL PROPERTY ACT, 1900

CT14335-041

IVA No. 50884

Vol. 14335 Fol. 41



EDITION ISSUED

29 | 1981

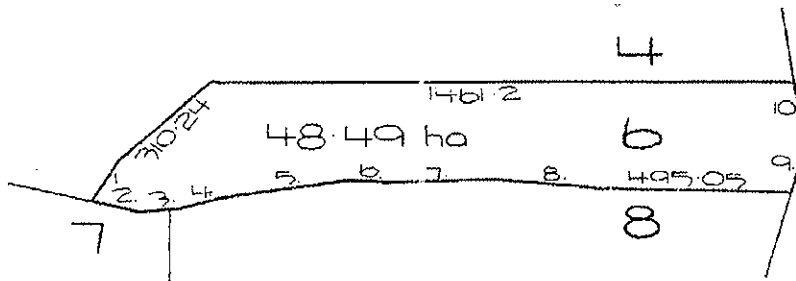
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



REFERENCE

1	131.26
2	114.14
3	95.98
4	109.94
5	318.75
6	82.64
7	294.21
8	242.31
9	128.51
10	175.02

DP 31876

IVA 50884 *40*

REDUCTION RATIO 1:15000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 37876 at Tomago in the Shire of Port Stephens Parish of Stockton and County of Gloucester being part of Portion 10 granted to William A'Beckett on 16-12-1839 and part of Portion 7 granted to Richard Windcver on 12-7-1839. EXCEPTING THEREOUT all mines and minerals referred to in Book 1882 No. 283 and Book 1884 No. 539.

FIRST SCHEDULE

~~ARNOLD KEVIN MOXEY of Tomago, Cattle Farmer and MERYL ROMA MOXEY his wife as Joint Tenants,~~

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 28A Real Property Act, 1900).
- Easement referred to in Book 1882 No. 283 Right of Carriageway and Footway appurtenant to the land above described affecting the parts of Lots 2 and 7 shown so burdened in Deposited Plan 37876.
- Easements referred to in Book 1882 No. 283 and Book 1884 No. 539 Easement for Drainage affecting the part of the land above described shown so burdened in Deposited Plan 37876.
- Easement referred to in Book 1882 No. 283 Easements for obtaining water appurtenant to the land above described affecting the parts of Lots 3 and 4 shown so burdened in Deposited Plan 37876.
- Easement referred to in Book 1882 No. 283 Easement to lay water pipes affecting the part of the land above described shown so burdened in Deposited Plan 37876.
- Easement referred to in Book 1882 No. 283 Easement to lay water pipes appurtenant to the land above described affecting the part of Lot 4 shown so burdened in Deposited Plan 37876.

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

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

14335 Vol. 41 (Page 1)

NEW SOUTH WALES

STATE OF TITLE



14335027

IVA No. 50885

PROPERTY ACT, 1900

Vol. 14335 Fol. 27



CANCELLED

EDITION ISSUED

28 1 1981

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.

[Signature]



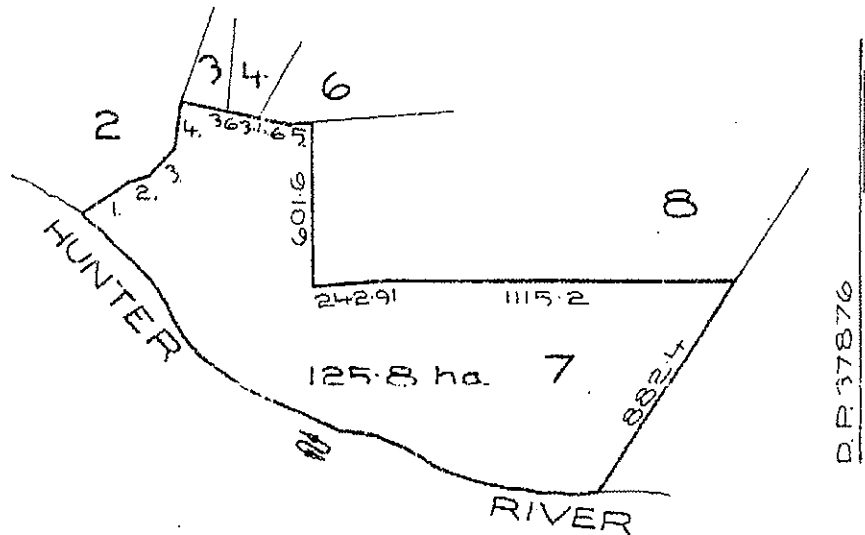
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

REFERENCE	
1.	185.48
2.	70.99
3.	120.18
4.	178.44
5.	66.61



IVA 50885 *[Handwritten mark]*

REDUCTION RATIO 1:20,000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 7 in Deposited Plan 37876 at Tomago in the Shire of Port Stephens Parish of Stockton and County of Gloucester being part of Portion 7 granted to Richard Windeyer on 12-7-1839 and part of Portion 10 granted to William A'Beckett on 16-2-1839. EXCEPTING THEREOUT all mines and minerals including coal referred to in Book 1884 No. 537 and Book 1930 No. 271 and the reserve shown in the plan hereon.

FIRST SCHEDULE

~~BOYVENO PTY. LIMITED~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants 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).
3. Easements referred to in Book 1884 No. 537 and Book 1930 No. 217 Right of Carriageway and Footway appurtenant to the land above described affecting the part of Lot 2 shown so burdened in Deposited Plan 37876.
4. Easements referred to in Book 1884 No. 537 and Book 1930 No. 271 Right of Carriageway and Footway affecting the parts of the land above described shown so burdened in Deposited Plan 37876.
5. Easements referred to in Book 1884 No. 537 and Book 1930 No. 271 Easement for drainage affecting the part of the land above described shown so burdened in Deposited Plan 37876.
6. Easements referred to in Book 1884 No. 537 and Book 1930 No. 271 Easement for obtaining water appurtenant to the land above described affecting the part of Lot 4 shown so burdened in Deposited Plan 37876.
7. Easements referred to in Book 1884 No. 537 and Book 1930 No. 271 Easement to lay water pipes affecting the part of the land above described shown so burdened in Deposited Plan 37876.
8. Easements referred to in Book 1884 No. 537 and Book 1930 No. 271 Easement to lay water pipes appurtenant to the land above described affecting the part of Lots 4, 6 and 8 shown so burdened in Deposited Plan 37876.
9. Book 3190 No. 514 Mortgage assigned by Book 3190 No. 715 to Bank of New South Wales.

14335 27 (Page 1) Vol. Fol.

NEW SOUTH WALES

TVA No. 50886

Certificate of Title

PROPERTY ACT, 1900



14335028

Vol. 14335 Fol. 25



CANCELLED EDITION ISSUED

28 1 1981

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.

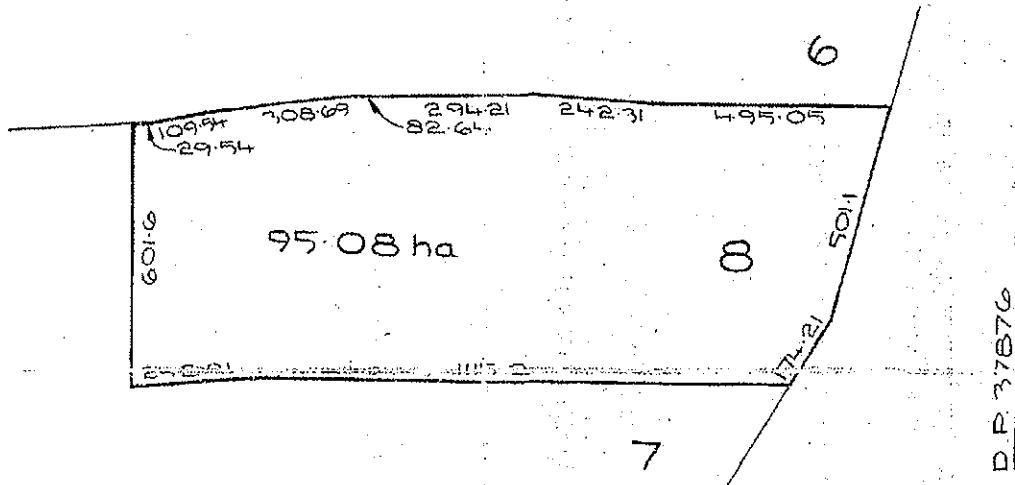
[Signature]

Registrar General



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



IVA 50886 *[Signature]* REDUCTION RATIO 1:12500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 in Deposited Plan 37876 at Tomago in the Shire of Port Stephens Parish of Stockton and County of Gloucester being part of Portion 10 granted to William A'Beckett on 16-2-1839. EXCEPTING THEREOUT all coal, mines and minerals referred to in Book 1884 No. 537 and Book 1930 No. 271.

FIRST SCHEDULE

BOYVEMO PTY LIMITED.

SECOND SCHEDULE

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 23A Real Property Act, 1900).
3. Easements referred to in Book 1884 No. 537 and Book 1930 No. 271 Right of Carriageway and Footway appurtenant to the land above described affecting the land shown so burdened within Lots 2 and 7 in Deposited Plan 37876.
4. Easements referred to in Book 1884 No. 537 and Book 1930 No. 271 Right of Carriageway and Footway affecting the part of the land above described shown so burdened in Deposited Plan 37876.
5. Easements referred to in Book 1884 No. 537 and Book 1930 No. 271 Easement for drainage affecting the part of the land above described shown so burdened in Deposited Plan 37876.
6. Easements referred to in Book 1884 No. 537 and Book 1930 No. 271 Easements for obtaining water appurtenant to the land above described affecting the land shown so burdened within Lot 4 in Deposited Plan 37876.
7. Easements referred to in Book 1884 No. 537 and Book 1930 No. 271 Easement to lay water pipes affecting the part of the land above described shown so burdened in Deposited Plan 37876.
8. Easements referred to in Book 1884 No. 537 and Book 1930 No. 271 Easement to lay water pipes appurtenant to the land above described affecting the land shown so burdened within lots 4, 6 and 7 in Deposited Plan 37876.
9. Book 3190 No. 514 Mortgage assigned by Book 3190 No. 715 to Bank of New South Wales.

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

14335 28 (Page 1) Vol. Fol.



Historical Title

LEAP Searching
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/6/2010 11:18AM

FOLIO: 151/625755

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14839 FOL 195

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/2002	8577932	REQUEST	
19/6/2002	8694265	REQUEST	EDITION 1
7/3/2003	9421773	TRANSFER	
7/3/2003	9421796	REQUEST	EDITION 2
8/3/2007	AC980623	DEPARTMENTAL DEALING	
6/11/2007	AD272585	APPLICATION	EDITION 3
30/6/2008	DP1127780	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 17/6/2010

Form: O1T
Release: 2.1
www.lpi.nsw.gov.au

(11)

TRANSFER
New South Wales
Real Property Act 1900



9421773Q

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only	NEW SOUTH WALES DUTY 19-02-2003 0001290444-001 SECTION 50A-ORIGINAL NO DUTY PAYABLE
----------------------------------	--

(A) **TORRENS TITLE**

4/37876, 6/37876, 7/37876, 8/37876, 52/577334, 151/625755, 152/625755, 153/625755, 161/774440, 11/774442, 1/597372

(B) **LODGED BY**

Delivery Box <u>1857</u>	Name, Address or DX and Telephone CLAYTON UTZ LEVEL 23-35, NO.1 O'CONNELL STREET SYDNEY NSW 2000 PHONE 9353 4000 Reference: <u>Alex Ross. 21717770</u>	CODES T TW (Sheriff)
-----------------------------	--	-------------------------------

(C) **TRANSFEROR**

TOMAGO ALUMINIUM COMPANY PTY LIMITED ACN 001 862 228
--

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 2,930,000.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) **Encumbrances (if applicable):**

(H) **TRANSFEEE**

HER MOST GRACIOUS MAJESTY QUEEN ELIZABETH II (NSW TREASURY - CROWN PROPERTY PORTFOLIO)
TENANCY:

(I)

(J) **DATE**

17 February 2003

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: TOMAGO ALUMINIUM COMPANY PTY LIMITED
Authority: S127, CORPORATION ACT 2001

Signature of authorised person:

Signature of authorised person: Tan Harkin

Name of authorised person: ANDRE CRIS
Office held: DIRECTOR

Name of authorised person: TAN HARKIN
Office held: SERJANT

Andie Cris

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

Signature: Clive Horace Craven

Signatory's name: CLIVE HORACE CRAVEN
Signatory's capacity: SOLICITOR FOR TRANSFEEE



Historical Title

LEAP Searching
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/6/2010 11:18AM

FOLIO: 152/625755

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14839 FOL 196

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/2002	8577932	REQUEST	
19/6/2002	8694266	REQUEST	EDITION 1
7/3/2003	9421773	TRANSFER	
7/3/2003	9421796	REQUEST	EDITION 2
8/3/2007	AC980623	DEPARTMENTAL DEALING	
6/11/2007	AD272585	APPLICATION	EDITION 3
30/6/2008	DP1127780	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 17/6/2010



Historical Title

LEAP Searching
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/6/2010 11:18AM

FOLIO: 153/625755

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14839 FOL 197

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
29/5/1995	0247920	REQUEST	
9/5/2002	8577932	REQUEST	
12/6/2002	8674877	DEPARTMENTAL DEALING	
7/3/2003	9421773	TRANSFER	
7/3/2003	9421796	REQUEST	EDITION 1
8/3/2007	AC980623	DEPARTMENTAL DEALING	
31/10/2007	AD523852	APPLN FOR REPLACEMENT CT	EDITION 2
6/11/2007	AD272585	APPLICATION	EDITION 3
30/6/2008	DP1127780	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 17/6/2010



Historical Title

LEAP Searching
An Approved LPI NSW
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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/6/2010 8:59AM

FOLIO: 4/37876

First Title(s): OLD SYSTEM
Prior Title(s): CA24904

Recorded	Number	Type of Instrument	C.T. Issue
12/5/1988	CA24904	CONVERSION ACTION	FOLIO CREATED EDITION 1
29/5/1995	0247920	REQUEST	
9/5/2002	8577932	REQUEST	
19/6/2002	8694261	REQUEST	EDITION 2
7/3/2003	9421773	TRANSFER	
7/3/2003	9421796	REQUEST	EDITION 3
8/3/2007	AC982597	DEPARTMENTAL DEALING	
6/11/2007	AD272585	APPLICATION	EDITION 4
30/6/2008	DP1127780	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

PRINTED ON 17/6/2010



Title Search

LEAP Searching
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

WARNING: ***** FOLIO CANCELLED *****

FOLIO: 4/37876

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/6/2010	9:02 AM	4	6/11/2007

LAND

LOT 4 IN DEPOSITED PLAN 37876
AT TOMAGO
LOCAL GOVERNMENT AREA PORT STEPHENS
PARISH OF STOCKTON COUNTY OF GLOUCESTER
TITLE DIAGRAM DP37876

FIRST SCHEDULE

STATE PROPERTY AUTHORITY (AP AD272585)

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EXCEPTING THE ROAD SHOWN AS LOT 7 IN DP226998
- 3 BK 1885 NO 135 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
- 4 NOTIFICATION IN GOVT GAZ 13.3.1964 FOL 861, BK 3277 NO 819, EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED 30.48 WIDE SHOWN IN DP557698 & MORE FULLY SET OUT IN THE GAZ NOTIFICATION
0247920 EASEMENT VESTED IN SHORTLAND ELECTRICITY
- 5 BK 1884 NO 537 BK 1885 NO 135 EASEMENT FOR OBTAINING WATER AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 BK 1884 NO 537 BK 1885 NO 135 EASEMENT TO LAY WATER PIPES AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS "WATER PIPE LINE" IN THE TITLE DIAGRAM
- 7 BK 1884 NO 537 RIGHT OF CARRIAGEWAY, EASEMENT FOR WATER PIPES AND TELEPHONE AND POWER LINES APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF SHOWN AS "RIGHT OF WAY" IN THE TITLE DIAGRAM
- 8 BK 1884 NO 537 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART OF LOT 7 SHOWN AS "DRAIN" IN THE TITLE DIAGRAM
- 9 BK 1884 NO 539 BK 1885 NO 135 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS "DRAIN" IN THE TITLE DIAGRAM
- * 10 DP1127780 ***** FOLIO CANCELLED ***** NEW FOLIOS HAVE BEEN CREATED FOR LOT(S) 1001-1002 IN DP1127780

END OF PAGE 1 - CONTINUED OVER

mg

PRINTED ON 17/6/2010

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

WARNING: ***** FOLIO CANCELLED *****

FOLIO: 4/37876

PAGE 2

NOTATIONS

DP557698 NOTE: EASEMENT
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 17/6/2010

* 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 92B(2) of the Real Property Act.



Historical Title

LEAP Searching
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/6/2010 11:18AM

FOLIO: 11/774442

First Title(s): OLD SYSTEM
Prior Title(s): PA60548

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
6/5/1988	PA60548	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
9/5/2002	8577932	REQUEST	
7/3/2003	9421773	TRANSFER	
7/3/2003	9421796	REQUEST	EDITION 2
8/3/2007	AC980623	DEPARTMENTAL DEALING	
6/11/2007	AD272585	APPLICATION	EDITION 3
30/6/2008	DP1127780	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/6/2010 9:46AM

FOLIO: 52/577334

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12941 FOL 35

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/2/1994		AMENDMENT: LOCAL GOVT AREA	
29/5/1995	0247920	REQUEST	
9/5/2002	8577932	REQUEST	
7/3/2003	9421773	TRANSFER	
7/3/2003	9421796	REQUEST	EDITION 1
8/3/2007	AC982597	DEPARTMENTAL DEALING	
6/11/2007	AD272585	APPLICATION	EDITION 2
30/6/2008	DP1127780	DEPOSITED PLAN	FOLIO CANCELED

*** END OF SEARCH ***

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PRINTED ON 17/6/2010



Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/6/2010 10:50AM

FOLIO: 6/37876

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14335 FOL 41

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/4/1997	2984212	DEPARTMENTAL DEALING	
9/5/2002	8577932	REQUEST	
19/6/2002	8694262	REQUEST	EDITION 1
7/3/2003	9421773	TRANSFER	
7/3/2003	9421796	REQUEST	EDITION 2
8/3/2007	AC982597	DEPARTMENTAL DEALING	
6/11/2007	AD272585	APPLICATION	EDITION 3
30/6/2008	DP1127780	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/6/2010 10:50AM

FOLIO: 7/37876

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14335 FOL 27

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/10/1991	2988894	CAVEAT	
24/3/1992		AMENDMENT: 2ND SCHED RECITAL	
30/6/1992	E575034	WITHDRAWAL OF CAVEAT	
30/6/1992	E575035	DISCHARGE OF MORTGAGE	
30/6/1992	E575036	DISCHARGE OF MORTGAGE	
30/6/1992	E575038	TRANSFER	EDITION 1
9/5/2002	8577932	REQUEST	
19/6/2002	8694263	REQUEST	EDITION 2
7/3/2003	9421773	TRANSFER	
7/3/2003	9421796	REQUEST	EDITION 3
8/3/2007	AC982597	DEPARTMENTAL DEALING	
6/11/2007	AD272585	APPLICATION	EDITION 4
30/6/2008	DP1127780	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/6/2010 10:50AM

FOLIO: 8/37876

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14335 FOL 28

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/10/1991	2988894	CAVEAT	
30/6/1992	E575034	WITHDRAWAL OF CAVEAT	
30/6/1992	E575036	DISCHARGE OF MORTGAGE	
30/6/1992	E575037	DISCHARGE OF MORTGAGE	
30/6/1992	E575038	TRANSFER	EDITION 1
9/5/2002	8577932	REQUEST	
19/6/2002	8694264	REQUEST	EDITION 2
7/3/2003	9421773	TRANSFER	
7/3/2003	9421796	REQUEST	EDITION 3
8/3/2007	AC982597	DEPARTMENTAL DEALING	
6/11/2007	AD272585	APPLICATION	EDITION 4
30/6/2008	DP1127780	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/6/2010 11:20AM

FOLIO: 1001/1127780

First Title(s): OLD SYSTEM

Prior Title(s): 4/37876

52/577334

11/774442

6-8/37876

151-153/625755

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
30/6/2008	DP1127780	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/4/2009	AE514213	TRANSFER	EDITION 2
2/3/2010	AF296685	TRANSFER	EDITION 3

*** END OF SEARCH ***

mg

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Form: 01T
Licence: 03-08-144
Licensee: Freehills

TRANSFER

New South Wales
Real Property Act 1900

AF296685E

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

Office of State Revenue use only		Office of State Revenue NSW Treasury Client No: 1411509 Duty: 10 Trans No: STN2408 Asst detailer: Sh/W
----------------------------------	--	---

(A) TORRENS TITLE If appropriate, specify the part transferred
FOLIO IDENTIFIER 1001/1127780

(B) LODGED BY

Delivery Box 27C	Name, Address or DX and Telephone FREEHILLS DX 361 SYDNEY PH: 02 9225 5000 LLPN: 124217E Reference (optional): BLB:SNL:81582308	Codes T TW (Sheriff)
-------------------------	--	-------------------------------

(C) TRANSFEROR HUNTER DEVELOPMENT CORPORATION ABN 94 688 782 063

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$9,050,000.00 and as regards
(E) ESTATE the land specified above transfers to the transferee an estate in fee simple.
(F) SHARE TRANSFERRED
(G) Encumbrances (if applicable): 1. 2. 3.

(H) TRANSFEREE WEPL INVESTMENTS PTY LTD ACN 093 498 116

(I) TENANCY:

DATE 05 / 02 / 2010
dd mm yyyy

(J) I certify that the transferor, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence. Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:
Name of witness:
Address of witness:

Signature of transferor:

See Annexure A - Page 2

I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

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

Signature of witness:
Name of witness:
Address of witness:

BARRY BARKER
Signature of transferee:
Solicitor for transferee

If signed on the transferee's behalf by a solicitor, licensed conveyancer or barrister, insert the signatory's full name and capacity below:

ANNEXURE A TO TRANSFER


DATED: 5 February 2010

HUNTER DEVELOPMENT CORPORATION SALE TO WEPL INVESTMENTS PTY LTD

TRANSFEROR'S EXECUTION

Certified correct for the purposes of the Real Property Act 1900 by the Transferor:

Signed by me, **CRAIG NORMAN** as delegate of
the **HUNTER DEVELOPMENT CORPORATION**
and I hereby certify that I have no notice of
revocation of such delegation



Signature of Craig Norman

Authority: Section 36 Growth Centres
(Development Corporations) Act 1974



Signature of Witness

Name of Witness: Gillian Foulcher
Address of Witness: 26 Honeysuckle Dr, Newcastle





Title Search

LEAP Searching
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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1001/1127780

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/6/2010	11:20 AM	3	2/3/2010

LAND

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

FIRST SCHEDULE

WEPL INVESTMENTS PTY LTD (T AF296685)

SECOND SCHEDULE (33 NOTIFICATIONS)

- 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

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 1001/1127780

PAGE 2

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

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: 1001/1127780

PAGE 3

SECOND SCHEDULE (33 NOTIFICATIONS) (CONTINUED)

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

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

*** END OF SEARCH ***

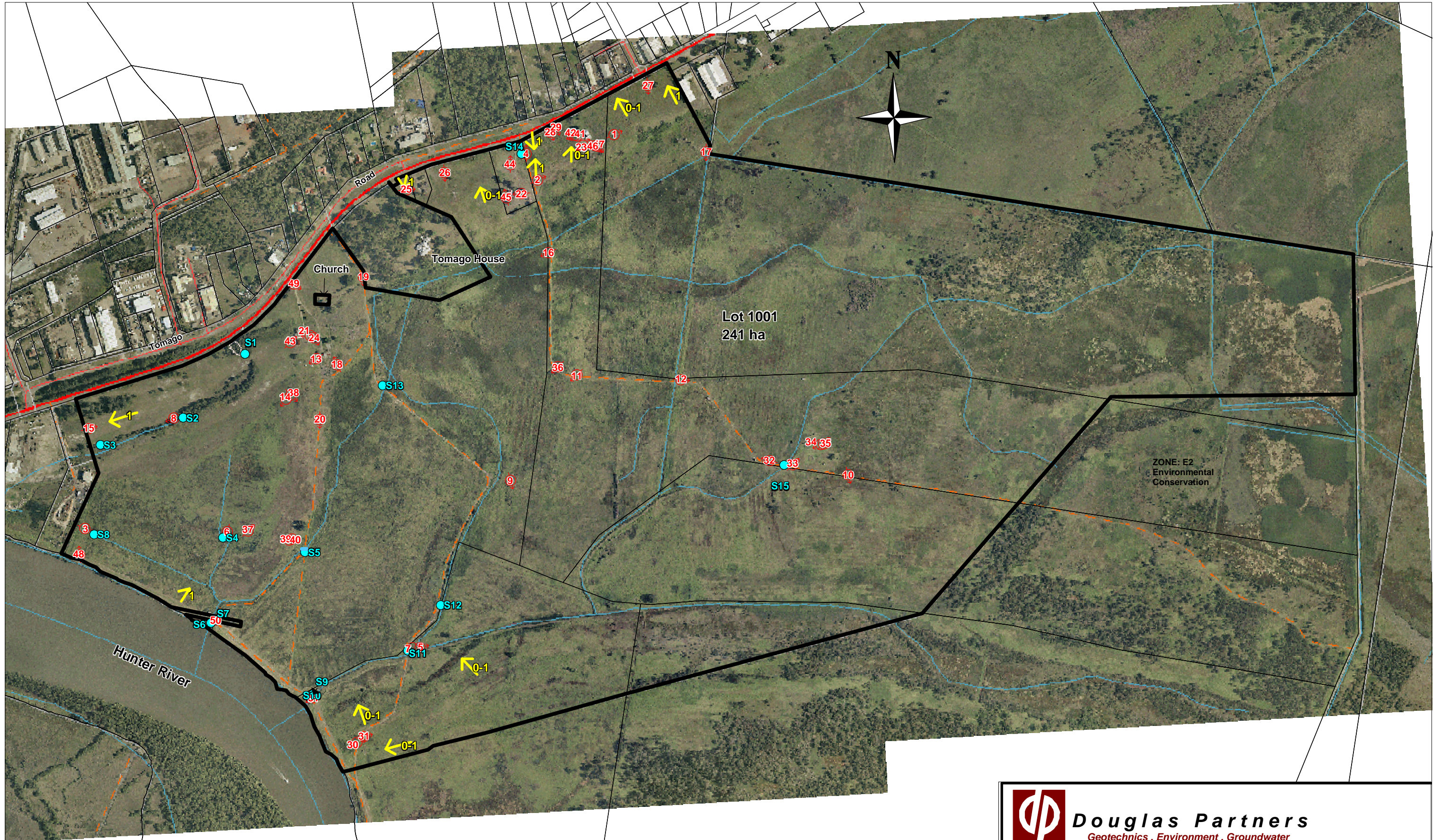
mg

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* 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 92B(2) of the Real Property Act.

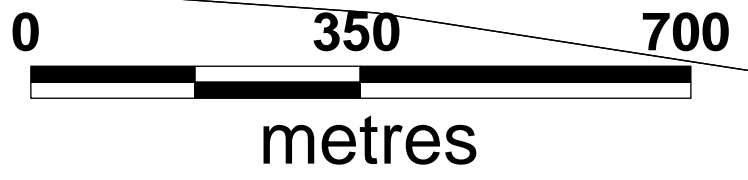
Appendix C

Drawing 1 – Site Location Plan and Site Features
Drawing 2 – 1986 Orthophoto Overlay
Drawing 3 – 1975 Aerial Photo Overlay



LEGEND

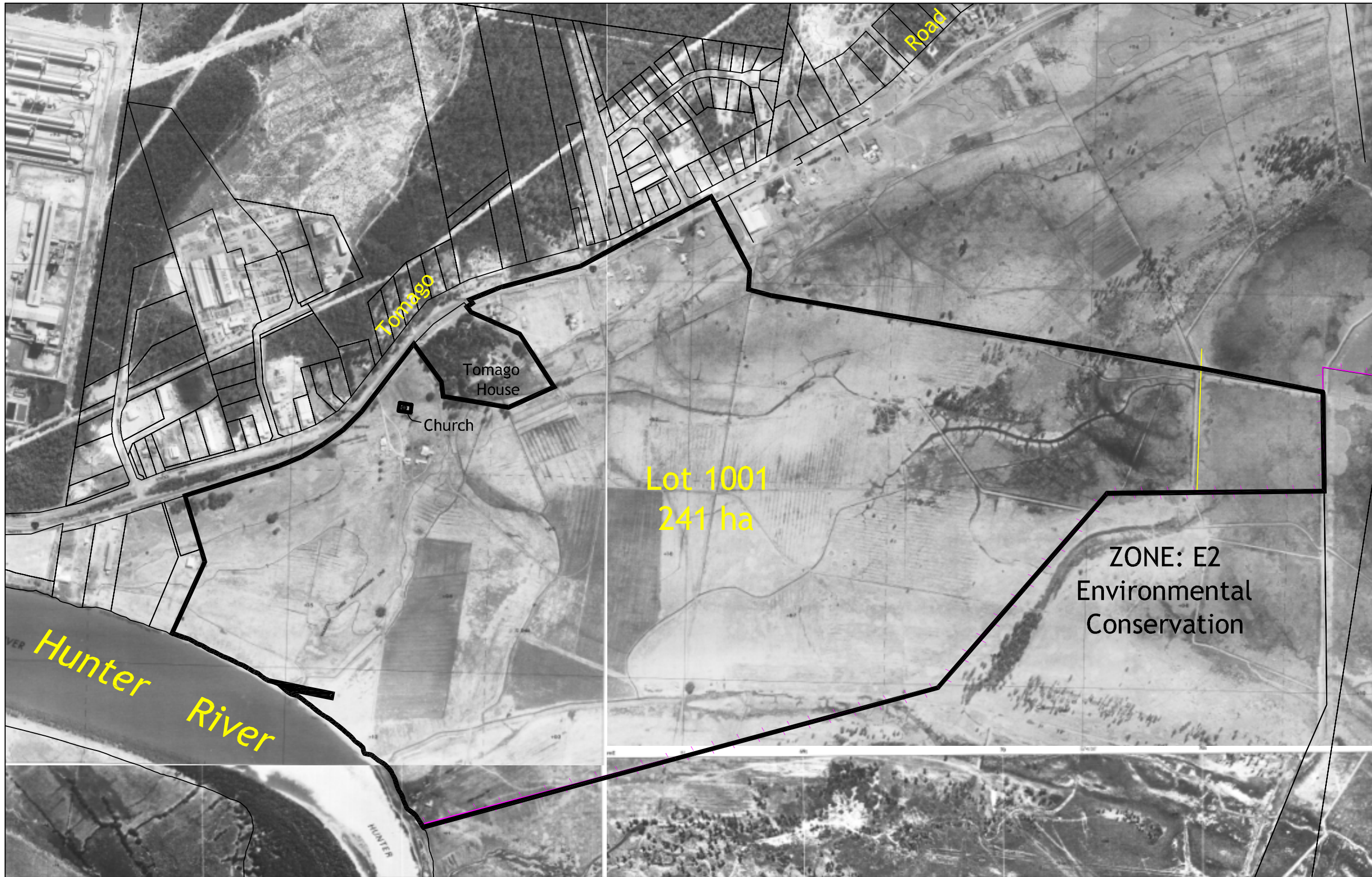
- Approximate Surface Water Sample Location
- Site Boundary
- ➔ Approximate Slope Direction and Magnitude (degrees)
- Drains/Creeks
- ⊙ Approximate Photo Location and Orientation



Douglas Partners
Geotechnics . Environment . Groundwater

TITLE: SITE LOCATION PLAN AND SITE FEATURES
PROPOSED NORTH BANK ENTERPRISES PARK
LOT 1001, DP 1127780, TOMAGO ROAD, TOMAGO

CLIENT: ADW JOHNSON PTY LTD			
DRAWN BY: PH	SCALE: 1:8000	PROJECT NO: 49608	OFFICE: NEWCASTLE
APPROVED BY:	DATE:	DRAWING No: 1	



LEGEND
 BOUNDARY

0 25 50 75m
 SCALE 1:1000 (A3 SHEET)

DRAWING ADAPTED FROM PLAN SUPPLIED BY CLIENT, REF 37672 VERSION A DATED 22/3/10, AND 1986 ORTHOPHOTOS

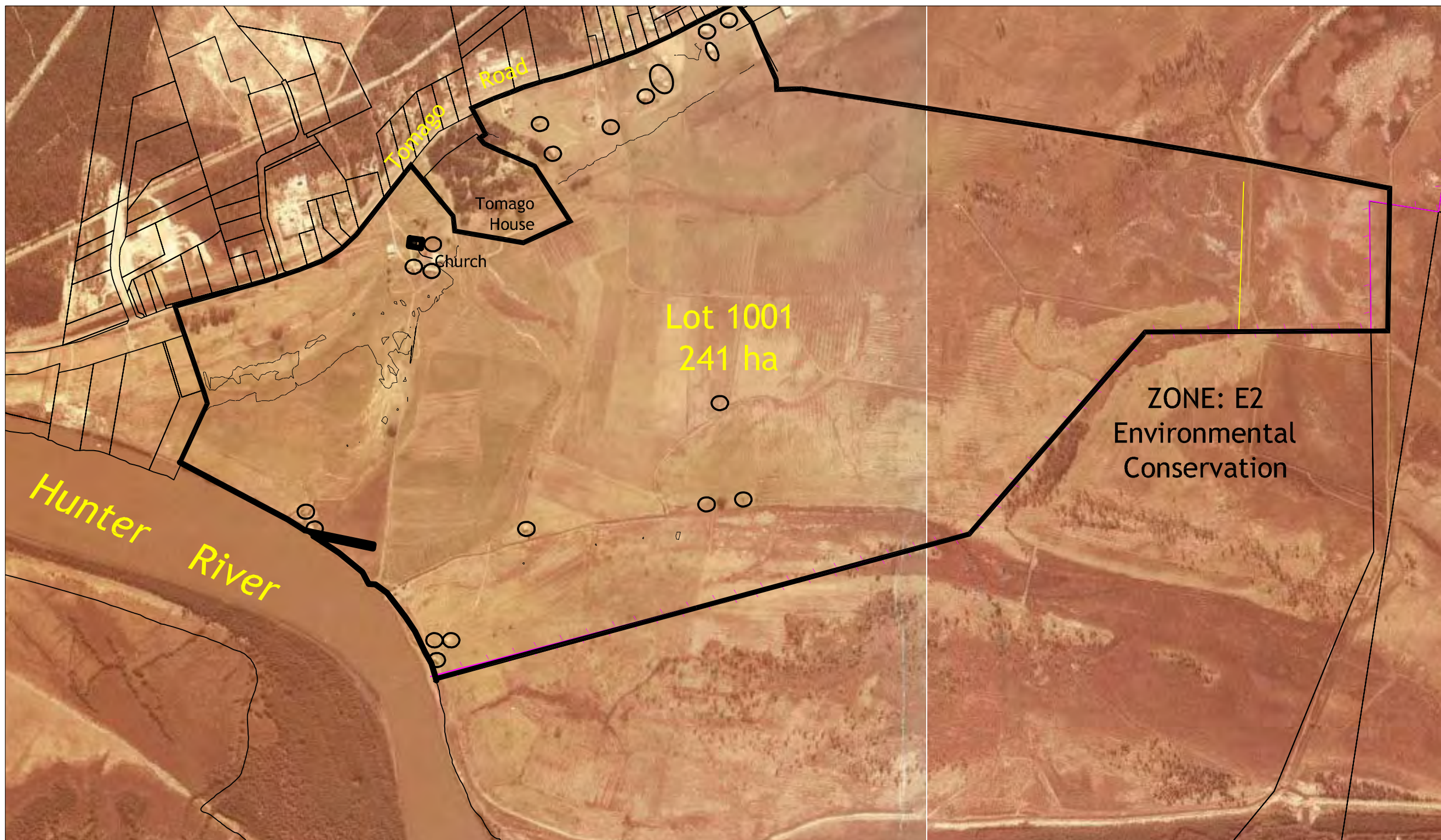
 **Douglas Partners**
 Geotechnics Environment Groundwater



Sydney, Newcastle, Brisbane,
 Melbourne, Perth, Wyong,
 Campbelltown, Townsville,
 Cairns, Wollongong, Darwin

TITLE: 1986 ORTHOPHOTO OVERLAY
 PROPOSED NORTH BANK ENTERPRISES PARK
 LOT 1001, DP1127780 TOMAGO ROAD, TOMAGO

CLIENT: ADW JOHNSON PTY LTD
DRAWN BY: PLH **SCALE:** 1:1000
APPROVED BY:

REF: P:\49608\DRAWINGS\49608 DRAWING 2
PROJECT No: 49608 **OFFICE:** NEWCASTLE
DATE: **DRAWING No:** 2



- LEGEND**
-  BOUNDARY
 -  FORMER STRUCTURES

0 25 50 75m
SCALE 1:1000 (A3 SHEET)

DRAWING ADAPTED FROM PLAN SUPPLIED BY CLIENT, REF 37672 VERSION A DATED 22/3/10, AND 1976 AERIAL PHOTOS



Sydney, Newcastle, Brisbane,
Melbourne, Perth, Wyong,
Campbelltown, Townsville,
Cairns, Wollongong, Darwin

TITLE: 1976 AERIAL PHOTO OVERLAY
PROPOSED NORTH BANK ENTERPRISES PARK
LOT 1001, DP1127780 TOMAGO ROAD, TOMAGO

CLIENT: ADW JOHNSON PTY LTD	REF:P:49608\DRAWINGS\49608 DRAWING 3
DRAWN BY: PLH SCALE: 1:1000	PROJECT No: 49608 OFFICE: NEWCASTLE
APPROVED BY:	DATE: DRAWING No: 3