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Title Search

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 519/729020

SEARCH DATE	TIME	EDITION NO	DATE
1/7/2010	10:39 AM	1	17/4/2007

LAND

LOT 519 IN DEPOSITED PLAN 729020
AT KOOLEWONG
LOCAL GOVERNMENT AREA GOSFORD
PARISH OF PATONGA COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP729020

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000B
 - 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 20 METRES
 - 3 AC536739 CROWN LEASE TO GEMSTED PTY LTD (LE 340330). EXPIRES:
9/8/2026.
- AC536740 LEASE MAY NOT BE TRANSFERRED, MORTGAGED,
SUB-LEASED OR DEALT WITH IN ANY OTHER SPECIFIED
MANNER WITHOUT THE CONSENT OF THE MINISTER
ADMINISTERING THE CROWN LANDS ACT, 1989
- * AD40392 CAVEAT AFFECTING LEASE AC536739 CAVEAT BY THE
COUNCIL OF THE CITY OF GOSFORD
- * AD105099 LEASE OF CROWN LEASE TO W.E.L.D. PTY LIMITED (LE
340330). EXPIRES: 29/9/2011. OPTION OF RENEWAL: 5
YEARS. OF THE GROUND FLOOR RESTAURANT, BRISBANE
WATER DRIVE, KOOLEWONG
- * AD105099 CAVEAT AD40392 CAVEATOR CONSENTED. SEE AD105099.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

150134

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* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER. RH LANDSEARCH P/L CERTIFIES THAT THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN PROVIDED ELECTRONICALLY BY THE REGISTRAR-GENERAL IN ACCORDANCE WITH SECTION 96B(2) OF THE REAL PROPERTY ACT, 1900.



28 October 2010
Our Ref: 10/01505-02
Your Ref: 150134 AC/BM

Gemsted Pty Ltd
c/- ADW Johnson
PO Box 3717
TUGGERAH NSW 2259

Attention: Adam Crampton

**CONSENT OF LAND OWNER - PROPOSAL TO BE ASSESSED UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

PROPONENT: Gemsted Pty Ltd.

PROPERTY DETAILS: Crown land above and below mean high water mark off Brisbane Water Drive Koolewong, comprising Lot 519 DP 729020 currently held under Lease by the proponent as well as adjoining unsurveyed Crown land comprising part of the bed of Brisbane Water.

DESCRIPTION OF PROPOSED DEVELOPMENT: Construction of a 50 berth marina and reconfiguration of the existing car park.

CONSENT STATEMENT

So far as the interests of the Land & Property Management Authority (LPMA) are concerned, consent is hereby given to the lodgement of a request for this proposal to be accepted by the Department of Planning as a Major Development under the provisions of Part 3A of the Environmental Planning and Assessment Act 1979, and proceed to seek the Director General's Requirements for the Project.

CONSENT STIPULATIONS: This consent is subject to the following stipulations:

1. This consent is given, without prejudice, so that full investigation of the proposal may proceed under environmental planning law.

LPMA have agreed to commence private treaty lease negotiations with the proponent with consideration to be given to the issue of a 25 year consolidated term Lease, subject to development consent being obtained.

2. The giving of this consent does not imply or allow presumption of the concurrence of the Minister for Lands to the proposal and does not prevent LPMA or the Minister lodging an objection at a later date when the full implications of the proposal are evident.
3. The right is reserved to revoke or modify the consent at any time prior to determination of the request.

Yours sincerely

Stewart Veitch
Senior Manager Hunter Area
North Region

Date of Issue of Consent - 29-10-10



CROWN LANDS

NSW Department Primary Industries
Crown Lands
Cnr Newcastle Road & Banks Street
PO Box 6 EAST MAITLAND NSW 2323
T 02 4937 9313 F 02 4934 2252
E kristy.poole@lpma.nsw.gov.au
29 June 2011
Our Ref: 10/01505-02
Your Ref: 150134 AC/BM

Gemsted Pty Ltd
c/- ADW Johnson
PO Box 3717
TUGGERAH NSW 2259

Attention: Adam Crampton

**MP10_0209 KOOLEWONG MARINA PROPOSAL
PROPONENT: GEMSTED PTY LTD**

PROPERTY DETAILS: Crown land above and below mean high water mark off Brisbane Water Drive Koolewong, comprising Lot 519 DP 729020 currently held under Lease by the proponent as well as adjoining unsurveyed Crown land comprising part of the bed of Brisbane Water.

DESCRIPTION OF PROPOSED DEVELOPMENT: Construction of a 50 berth marina and reconfiguration of the existing car park.

I refer to your recent inquiry regarding the above matter and advise that Crown Lands Division do not have a requirement for maintained public access to the subject jetty.

The existing jetty is held under Commercial Lease 340330 issued pursuant to Section 34 of the Crown Lands Act 1989. A Lease of Crown land provides the holder exclusive use and occupation of the subject site for a specified term and purpose, a right reflected through payment of an annual market rent.

Subject to approval of the above proposal, Crown Lands Division will authorise the structures by way of a new consolidated Commercial Lease.

Should you require any further information please contact Kristy Poole on (02) 49379313.

Yours sincerely

Kristy Poole
Senior Property Management Officer
North Region
Crown Lands Division