





PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT

20 Heritage Drive
Chisholm NSW 2322

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Register of Amendments		
Revision	Date	Description
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Document Approval		
Prepared by	Date	Signed
Lisa Danzey	18.12.2020	
Approved by	Date	Signed
Simon Caples Principal Consultant	22.08.2020	

Environmental Consulting Services Pty Ltd

Address: 10 Fort Street
Petersham NSW 2049

Phone: 0415 225 474
Email: simon@ecsgroup.com.au

Executive Summary

Environmental Consulting Services Pty Ltd (ECS) was engaged to undertake a preliminary environmental assessment of the property at 20 Heritage Drive in Chisholm (the Site). The purpose of this assessment was to evaluate the potential for contamination resulting from past site activities and to draw conclusions regarding the suitability of the Site for mixed residential and commercial development.

The scope of work undertaken to meet this objective included a Site inspection and a review of selected background information including historical air photographs and relevant published information.

The background information viewed show that no development has been undertaken at the Site and the land has been vacant since before 1954.

The certificates of title indicate some owners are described as farmers. However, farming activities at the Site are expected to be limited to grazing. It appears land was cleared of native vegetation prior to 1965 and has remained cleared since this time. The absence of bush regrowth supports the expectation that grazing has occurred on the land.

There is no evidence of filling on the Site or that significant earthworks have been undertaken.

The past use of the Site is not associated with any potential sources of contamination that may preclude residential or commercial land use.

The Site is considered suitable for redevelopment for proposed residential and commercial use.

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1.0 INTRODUCTION

Environmental Consulting Services Pty Ltd (ECS) was engaged to undertake a preliminary environmental assessment of the property at 20 Heritage Drive in Chisholm (the Site). The purpose of this assessment was to evaluate the potential for contamination resulting from past site activities and to draw conclusions regarding the suitability of the Site for mixed residential and commercial development.

ECS understands the proposed development involves the construction of a shopping centre. The investigation has been undertaken in accordance with:

- Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA, 2020);
- Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land; and
- Australian Standard for site assessment.

This report has been prepared to evaluate the potential for contamination, if any, on the Site. ECS is not aware of any previous investigations that have been conducted at the Site.

1.1 Scope of Work

The objective of the environmental assessment was to evaluate the potential for contamination resulting from past Site activities and draw conclusion about the suitability of the Site for residential use. The scope of work undertaken to meet this objective included the following:

- Undertake a Site inspection;
- The review of selected background information including historical air photographs and relevant published information;
- The identification of past and present potentially contaminating activities and potential contamination types;
- The assessment of the need for further investigation or remediation; and
- The preparation of an investigation report.

2.0 SITE INFORMATION

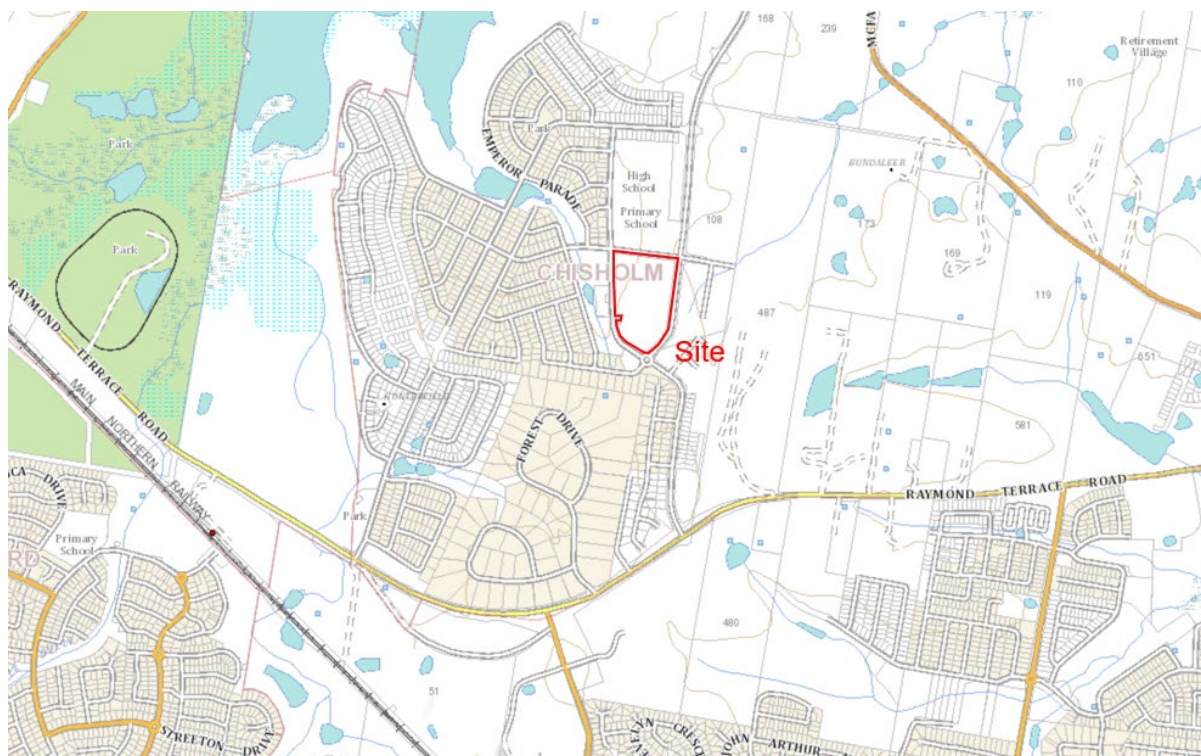
2.1 Site Identification

The Site identification details are summaries in Table 2.1 – Site Identification and the location of the Site is presented in Figure 2.1 – Site Location Plan.

Table 2.1 – Site Identification

Attribute	Detail
Site Address	20 Heritage Drive, Chisholm 2322
Lot & Deposited Plan	Lot 1 in DP 1224700
Current Land Use	Vacant
Proposed Land Use	Commercial
Local Government Authority	Maitland City Council
Site Area (ha)	~6.1
Geographical Location (approximate centre)	Latitude: -32.757373969 Longitude: 151.634406709

Figure 2.1 – Site Location Plan (Six Maps)



2.2 Land Zoning

The Land Zoning Map within the Maitland Local Environmental Plan 2011 (LEP) prepared by the Maitland City Council shows the southern third of the Site is zoned as General Residential (R1) and the northern portion of the Site is zoned as Neighbourhood Centre (B1).

2.3 Site Location and Regional Setting

The Site is a vacant lot located in a residential area of the Hunter Region of NSW. The Site is surrounded by recent residential developments, a school and residual bushland.

The Site is currently vacant and grassed with occasional residual trees. The Site is irregular in shape with an area of approximately 6.1 hectares. The Site is outlined in red and surrounding properties are shown on Figure 2.2 – Site Layout.

2.4 Topography

The Site is located across a shallow ridge that plunges from the south to the north. The western two thirds of the Site slopes downwards to the north west and the eastern third slopes downward to the north east. The Site is at an elevation of approximately 20m AHD (Australian Height Datum).

Figure 2.2 – Site Layout



3.0 GEOLOGY AND HYDROLOGY

3.1 Regional Geology

Regional Geology of the area is shown on the Newcastle 1:100 000 Geological Map Sheet 9232 (Geological Survey of NSW, 1976). The Site is underlain by Permian aged sediments described as shale, mudstone, sandstone, coal, tuff, and clay.

3.2 Acid Sulfate Soil (ASS) Risk Planning

The Acid Sulfate Soils (ASS) risk map within the Maitland Local Environmental Plan 2011 (LEP) shows the area as having Class 5 classification of ASS which indicates there is a low probability for ASS at the Site.

3.3 Hydrology

The nearest surface water body to the Site is an unnamed stream located approximately 50m to the west of the Site. This stream drains into a swamp to the north west of the Site. There is also an unnamed stream approximately 50m to the east of the Site that flows into Saltwater Gully. Saltwater Gully flows into the Hunter River.

Wastewater treatment ponds associated with Morpeth Wastewater Treatment Works are located approximately 2 km north of the Site. This wastewater treatment facility is relatively remote to the Site and are not expected to impact the Site.

4.0 DATA QUALITY OBJECTIVES

The Data Quality Objective (DQO) process is a systematic, seven-step process that defines the criteria an investigation should satisfy including; the type, quantity and quality of data required to support decisions relating to the investigation. DQOs for this investigation have been developed based on the seven-step approach in accordance with the NSW DEC Guidelines for the NSW Site Auditor Scheme (3rd Edition), 2017. The DQOs incorporate field quality control and laboratory analysis, methods and information on laboratory quality control data and validate the field and analytical data for this investigation. The DQOs are presented in detail in the following sections.

Step 1 - State the Problem

The assessment for potential contamination should be undertaken in general accordance with the NSW EPA Guidelines for Consultants Reporting on Contaminated Sites 2020. This requires a review of historical Site usage to evaluate the potential for the former uses of the Site to result in contamination. Where there is the potential for contamination, an intrusive investigation should be undertaken, and appropriate management strategies implemented.

Step 2 - Identify the Decisions

The assessment for contamination is based on the known historic uses of the land. The decisions associated with this assessment include:

- Does past land use indicate the presence of potential contamination that may preclude commercial land use of the Site?
- Is the Site suitable for proposed residential and commercial use?

Step 3 - Identify Inputs to the Decision

The inputs required to make the identified decisions include:

- Data regarding the regional and local conditions; and
- Historical records including aerial photographs and certificates of title.

Step 4 - Define the Study Boundary

The boundaries for this assessment have been identified as follows:

- Spatial boundaries – the Site area.
- Surface conditions observed at the Site.

Step 5 - Develop a Decision Rule

The decision rule for this investigation are:

- If the Site history indicate the potential for Site contamination, then further assessment or management must be implemented.

Step 6 - Specify Limits on Decision Errors

The acceptable limits on decision errors to be applied in this assessment and the manner of addressing possible decision errors are limited to the Site setting and continuity of the Site background information.

Step 7 - Optimise the Design for Obtaining Data

The data sources for this assessment are historic records and accessible regional and local information that have been maintained and that are readily available.

5.0 HISTORY REVIEW

To evaluate the development history of the Site selected accessible information was reviewed including historical aerial photographs and certificates of title.

5.1 Regional History

Chisholm is a relatively new suburb located 7 km south-east of Maitland. Maitland's early developmental history was based upon shipping of goods to the area on the Hunter River.

5.2 Aerial photographs

Aerial photographs dating back to 1954 were reviewed to evaluate the development on the Site with features observed summarised below. Copies of the aerial photographs are included in Appendix 1.

The 1954 aerial photograph indicates that the Site was predominately bushland that was cleared prior to the 1965 aerial photographs. The Site has remained vacant and grassed since 1965. An unpaved road is visible on the 1965 aerial photographs and it appears on the the subsequent aerial photographs.

The surrounding area has been predominately vacant throughout the period covered by the aerial photographs until recent residential development in 2015. Notable development features on the surrounding land shown on the historical aerial photographs include:

- 1984 – 1993. Long factory-type buildings are located towards the south east and south-west of the Site that are likely to be used for poultry farming;

- 2007 – The factory buildings have been demolished and the areas have been left vacant;
- 2010 – Significant road infrastructure has been developed with a round-a-bout adjacent to the southern tip of the Site;
- 2015 – Significant residential development has occurred to the west of the Site and the school has been developed directly north of the Site and the existing road system has been complete.

5.3 Certificate of Title

Historical land title records indicating ownership of the land were reviewed during this assessment. The Site formerly comprised of two lots with the layout shown in Figure 5.1 – Former Lot Identification. The title records associated with the Site are presented in Table 5.1 – Title History. A copy of the title search for the Site is included in Appendix 2.

Figure 5.1 – Former Lot Identification (Cadastral Records)

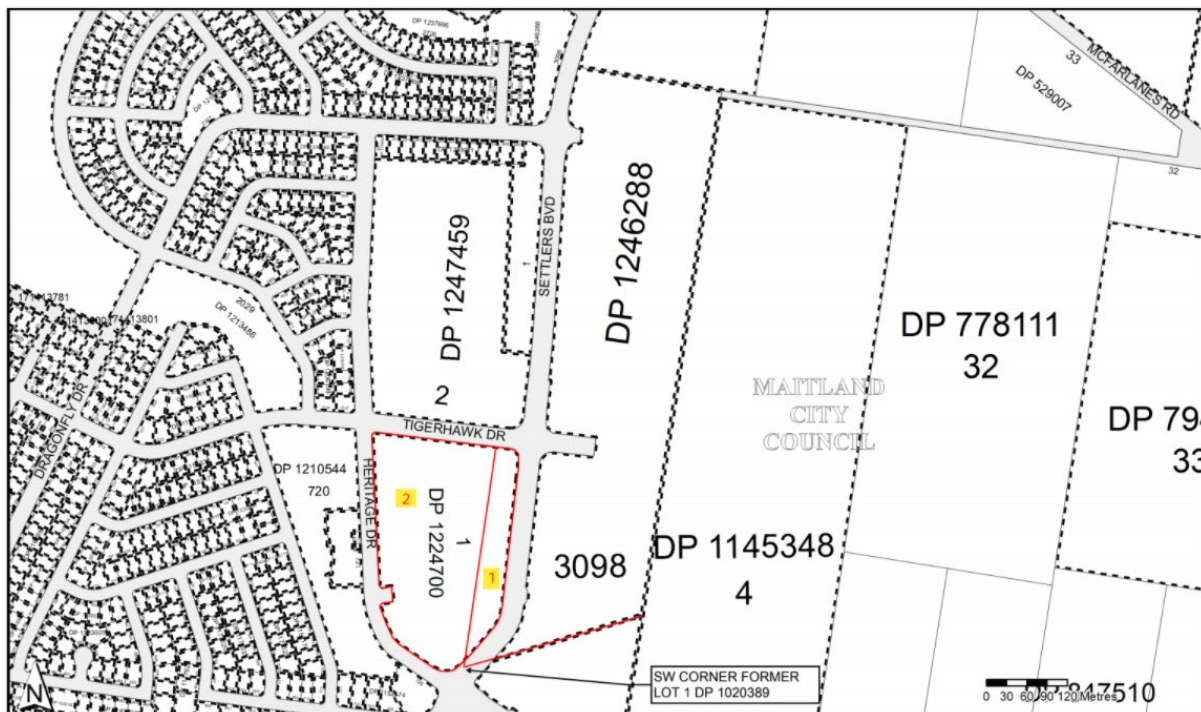


Table 5.1 – Title History

Section of Property	Years owned	Proprietor(s)
1	1938 – 1967	James Patrick O’Hearn (Farmer)
	1967 – 1973	John Anthony O’Hearn (Farmer)
	1973 – 2004	Steggles Poultry Pty Limited
	2004 – 2006	Blue Rock Developments Pty Limited Thornton Developments Pty Limited
2	1921 – 1944	William Edstein (Farmer)
	1944 – 1950	Herbert Edstein (Farmer)
		Cecil Edstein (Farmer)
		Arthur Edstein (Farmer)
	1950 – 1950	Herbert Edstein (Farmer)
		Cecil Edstein (Farmer)
	1950 – 1952	Cecil Edstein (Farmer)
	1952 – 1953	William Henry Campbell (Retired Police Officer)
	1953 – 1961	Francis Herbert Hill (Dealer)
	1961 – 1961	Roy Leslie Pegler (Accountant)
1961 – 1970	Percy Clifford Bird (Skin and Hide Merchant)	
1970 – 2003	Steggles Poultry Pty Limited	
2003 – 2006	Blue Rock Developments Pty Limited Thornton Developments Pty Limited	
1 & 2	2006 – 2007	TRD Thornton North Pty Limited
	2007 – 2017	Maitland Nominee Holdings Pty Limited

The certificates of title show that the Site has historically been owned by various individuals and corporations. Occupations of proprietors indicate the Site may have been used for various farming activities until 2003/2004.

Both properties that form the Site were purchase by Steggles Poultry Pty Ltd in 1970 and 1973 and then on sold to Blue Rock Developments Pty Limited and Thornton Developments Pty Limited in 2003. Steggles Poultry Pty Ltd is a poultry farming company and this period of ownership coincides with the large factory style buildings observed on the 1984 and 1993 aerial photographs.

Prior to ownership by Steggles Poultry Pty Ltd the expected farming activities undertaken at the Site would have been grazing.

One former Site owner was described as a Skin and Hide Merchant which may confer tanning activities; however, as no factory was present on the Site throughout period of ownership it is very unlikely any tanning activities were conducted on the Site.

5.4 NSW EPA Records

A review of the NSW Environment Protection Authority (EPA) databases was conducted including the following:

- Records maintained in relation to contaminated land under Section 58 of the CLM Act 1997;
- Records of sites notified to the EPA in accordance with the Guidelines on the Duty to Report Contamination under Section 60 of the CLM Act 1997 (2015);
- Licensed activities under the Protection of the Environment Operations Act (1997).

This review did not indicate any properties in Chisholm that have been notified to the EPA.

6.0 CONCEPTUAL SITE MODEL

The potential for Site contamination is reflective of past use of the land. Managing Land Contamination: The Planning Guidelines State Environmental Planning Policy No. 55 – Remediation of Land (Department of Urban Affairs and Planning & Environment Protection Authority 1998) presents a list of activities that are considered likely to result in land contamination. This list includes:

- Acid/alkali plant and formulation
- Agricultural/horticultural activities
- Airports
- Asbestos production and disposal
- Chemicals manufacture and formulation
- Defence works
- Drum reconditioning works
- Dry cleaning establishments
- Electrical manufacturing (transformers)
- Electroplating and heat treatment premises
- Engine works
- Explosives industry
- Gasworks
- Iron and steel works
- Landfill sites
- Metal Treatment
- Mining and extractive industries
- Oil production and storage
- Paint formulation and manufacture
- Pesticide manufacture and formulation
- Pharmaceutical manufacture and formulation
- Power stations
- Railway yards
- Scrap yards
- Service stations
- Sheep and cattle dips
- Smelting and refining
- Tanning and associated trades
- Waste storage and treatment
- Wood preservation.

The history of the Site indicates that the Site has been vacant from 1954 to present with no usage consistent with those listed in State Environmental Planning Policy No. 55. The certificates and aerial photographs do indicate chicken farming have been conducted on the neighbouring land. The anticipated grazing on the Site is not considered an agricultural activity that would result in site contamination.

No specific Areas of Environmental Concern (AEC) or Contaminants of Potential Concern (COPC) have been identified at the Site. In addition, no areas of fill were identified at the Site.

7.0 CONCLUSION

The Site is currently vacant and aerial photographs show the land has been vacant since 1954. Based on the region that the Site is located, it is not expected that there would have been any development of use prior to 1954.

The certificates of title indicate some owners are described as farmers. However, farming activities at the Site are expected to be limited to grazing.

It appears land was cleared of native vegetation prior to 1965 and has remained cleared since this time. The absence of bush regrowth supports the expectation that grazing has occurred on the land.

There is no evidence of filling on the Site or that significant earthworks have been undertaken.

The past use of the Site is not associated with any potential sources of contamination that may preclude residential or commercial land use.

The Site is considered suitable for redevelopment for proposed residential and commercial use.

APPENDIX 1



LOTSEARCH

LOTSEARCH AERIALS

Date: 11 Dec 2020

Reference: LS016735 EA



Address: 20 Heritage Drive, Chisholm, NSW 2322

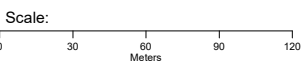
Aerial Imagery 2020

20 Heritage Drive, Chisholm, NSW 2322



Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56



Date: 11 December 2020

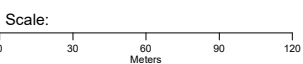
Aerial Imagery 2015

20 Heritage Drive, Chisholm, NSW 2322



Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56



Date: 11 December 2020

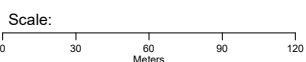
Aerial Imagery 2010

20 Heritage Drive, Chisholm, NSW 2322



Legend

-  Site Boundary
-  Buffer 150m



Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 11 December 2020

Aerial Imagery 2007

20 Heritage Drive, Chisholm, NSW 2322





Aerial Imagery 1993

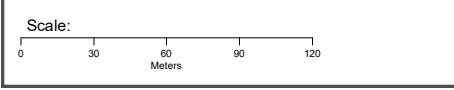
20 Heritage Drive, Chisholm, NSW 2322



150m

Legend

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery:
© NSW Department of Customer Service

Coordinate System:
GDA 1994 MGA Zone 56

Date: 10 December 2020

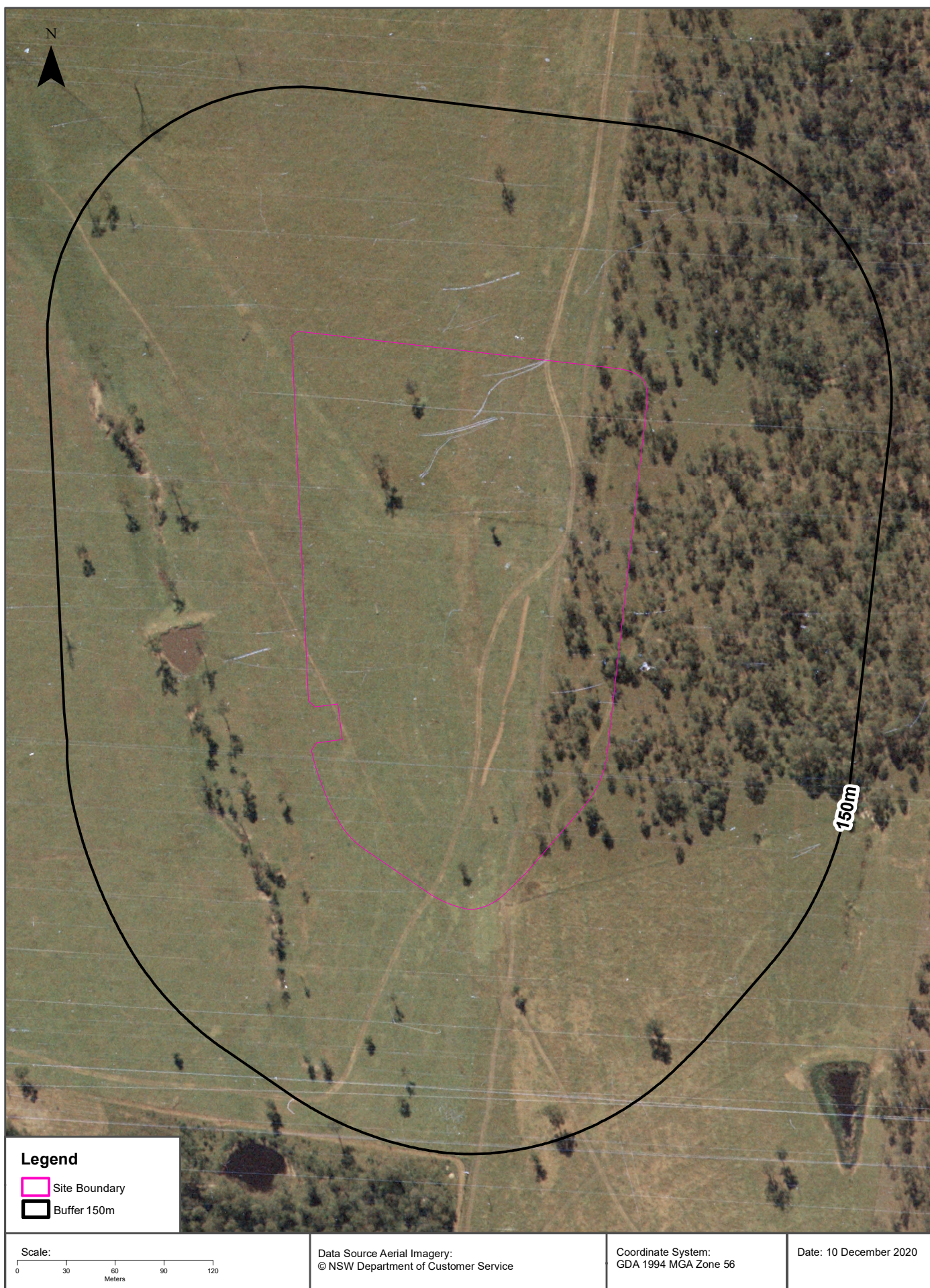
Aerial Imagery 1984

20 Heritage Drive, Chisholm, NSW 2322



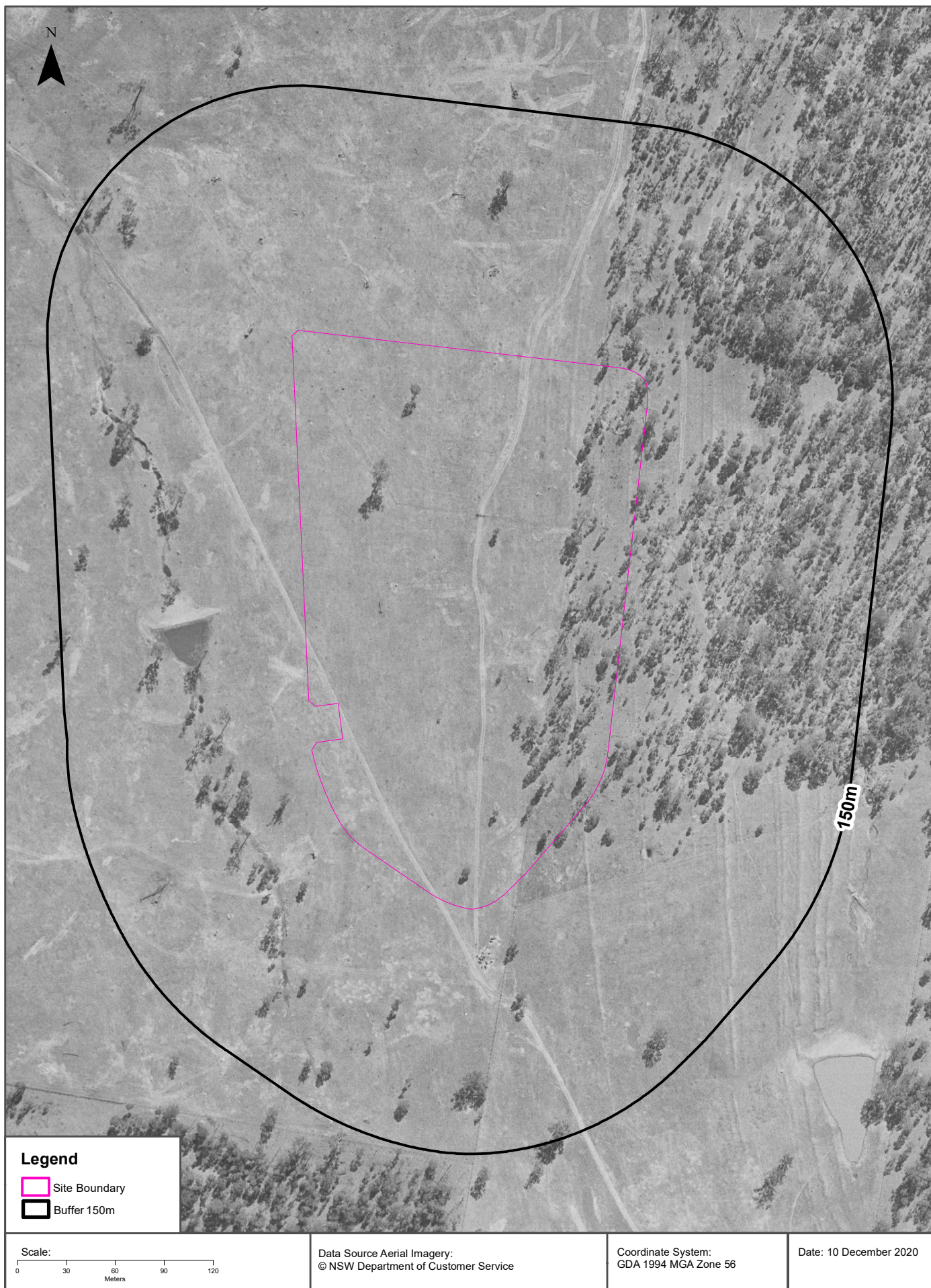
Aerial Imagery 1977

20 Heritage Drive, Chisholm, NSW 2322



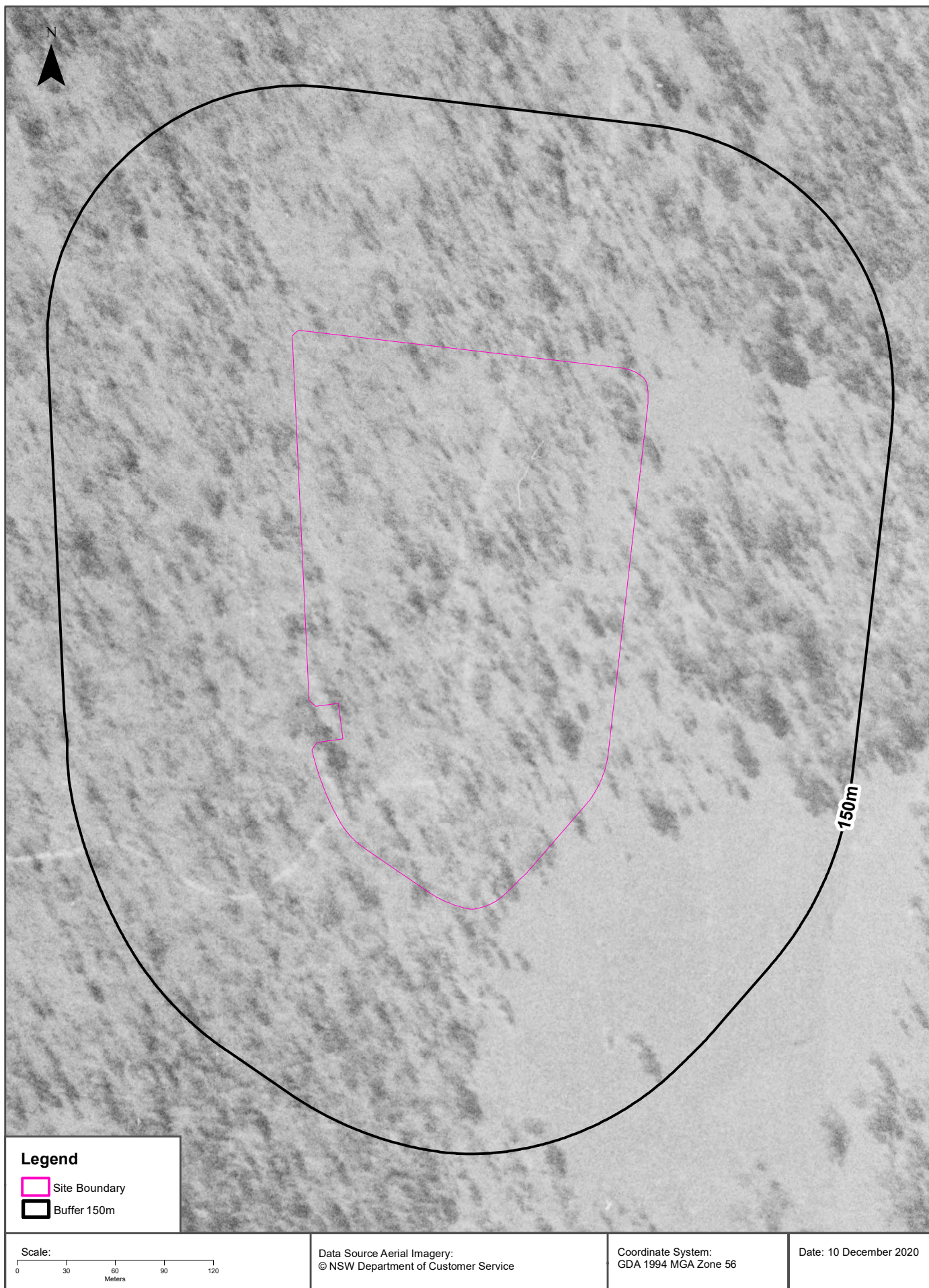
Aerial Imagery 1965

20 Heritage Drive, Chisholm, NSW 2322



Aerial Imagery 1954

20 Heritage Drive, Chisholm, NSW 2322



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APPENDIX 2



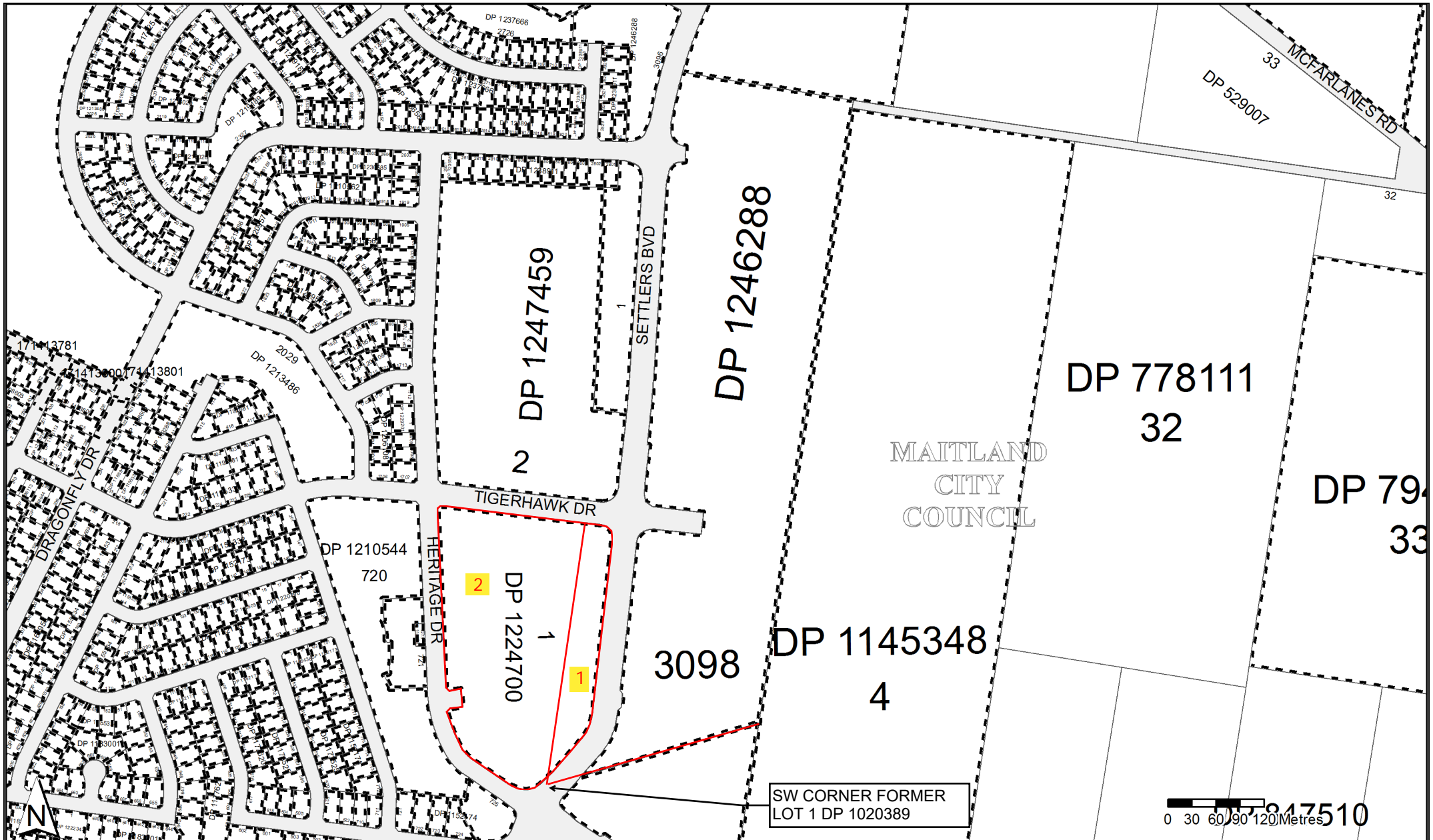
Cadastral Records Enquiry Report : Lot 3098 DP 1246288

Locality : CHISHOLM

Parish : ALNWICK

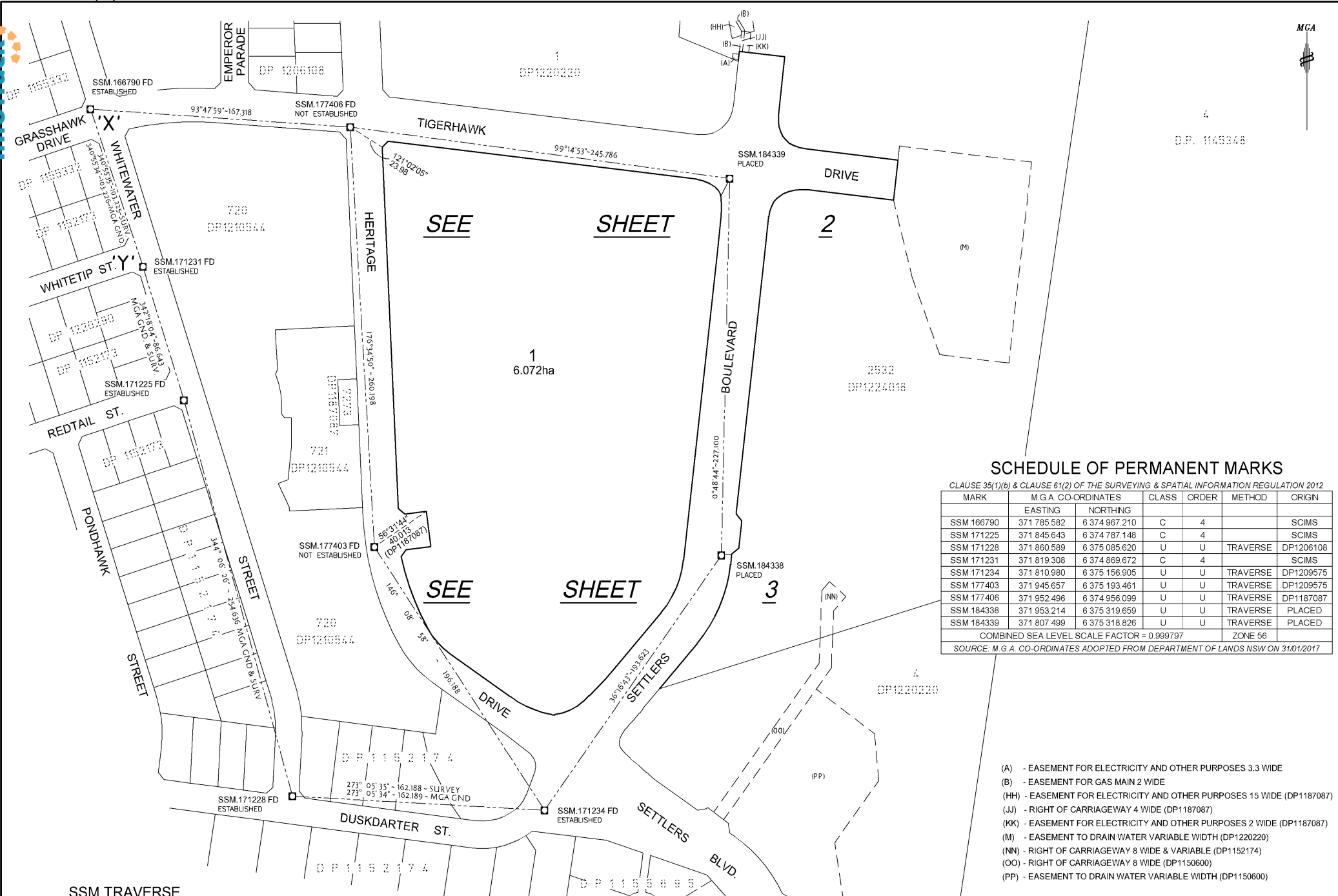
LGA : MAITLAND

County : NORTHUMBERLAND





Reg: R126509 / Doc: DP 1224700 P / Rev: 23-Jun-2017 / NSW IRS / Pgs: ALL / Prt: 17-Dec-2020 17:41 / Seq: 1 of 6
 © Office of the Registrar-General / Sec: INFOTRACK / Ref: 20 Heritage Drive, Chisholm, NSW 2322



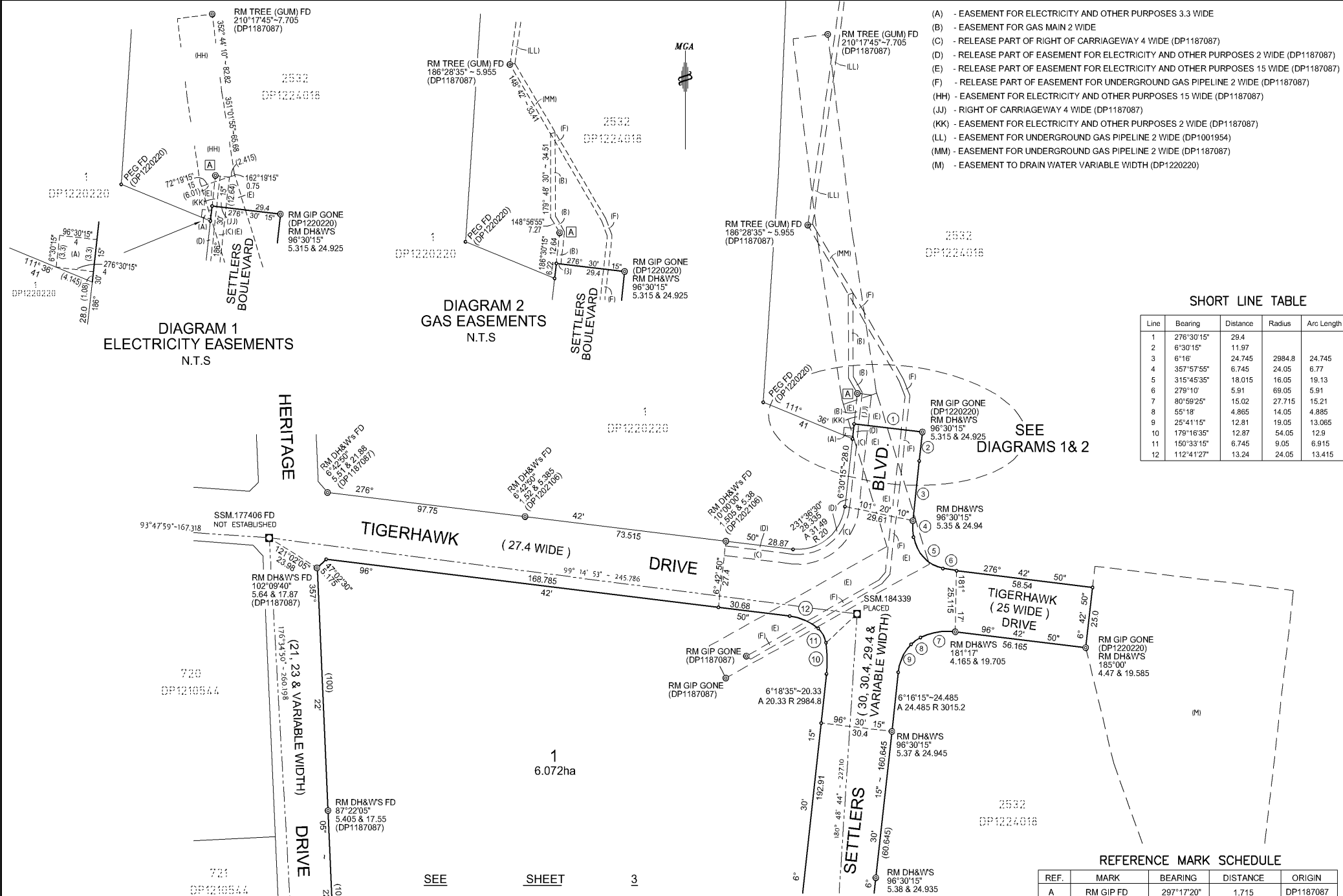
SCHEDULE OF PERMANENT MARKS

CLAUSE 35(1)(b) & CLAUSE 61(2) OF THE SURVEYING & SPATIAL INFORMATION REGULATION 2012

MARK	M.G.A. CO-ORDINATES		CLASS	ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
SSM 166790	371 785.582	6 374 967.210	C	4		SCIMS
SSM 171225	371 845.643	6 374 787.148	C	4		SCIMS
SSM 171228	371 860.589	6 375 085.620	U	U	TRAVERSE	DP1206108
SSM 171231	371 819.308	6 374 869.672	C	4		SCIMS
SSM 171234	371 810.980	6 375 156.905	U	U	TRAVERSE	DP1209575
SSM 177403	371 945.657	6 375 193.461	U	U	TRAVERSE	DP1209575
SSM 177406	371 952.496	6 374 956.099	U	U	TRAVERSE	DP1187087
SSM 184338	371 953.214	6 375 319.659	U	U	TRAVERSE	PLACED
SSM 184339	371 807.499	6 375 318.826	U	U	TRAVERSE	PLACED
COMBINED SEA LEVEL SCALE FACTOR = 0.999797						ZONE 56
SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM DEPARTMENT OF LANDS NSW ON 31/01/2017						

- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 WIDE
- (B) - EASEMENT FOR GAS MAIN 2 WIDE
- (HH) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15 WIDE (DP1187087)
- (JJ) - RIGHT OF CARRIAGEWAY 4 WIDE (DP1187087)
- (KK) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE (DP1187087)
- (M) - EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1220220)
- (NN) - RIGHT OF CARRIAGEWAY 8 WIDE & VARIABLE (DP1152174)
- (OO) - RIGHT OF CARRIAGEWAY 8 WIDE (DP1150600)
- (PP) - EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1150600)

Surveyor: Brian Leslie James Blight Date of Survey: 10th May 2017 Surveyor's Ref: 4070-BLVD	PLAN OF SUBDIVISION OF LOT 3 DP1220220 AND EASEMENTS OVER LOT 2532 DP1224018	LGA: MAITLAND Locality: CHISHOLM Subdivision No: 151963 Lengths are in metres. Reduction Ratio 1: 1500	Registered: 23.06.2017	DP1224700
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- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 WIDE
- (B) - EASEMENT FOR GAS MAIN 2 WIDE
- (C) - RELEASE PART OF RIGHT OF CARRIAGEWAY 4 WIDE (DP1187087)
- (D) - RELEASE PART OF EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE (DP1187087)
- (E) - RELEASE PART OF EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15 WIDE (DP1187087)
- (F) - RELEASE PART OF EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1187087)
- (HH) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15 WIDE (DP1187087)
- (JJ) - RIGHT OF CARRIAGEWAY 4 WIDE (DP1187087)
- (KK) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE (DP1187087)
- (LL) - EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1001954)
- (MM) - EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1187087)
- (M) - EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1220220)

SHORT LINE TABLE

Line	Bearing	Distance	Radius	Arc Length
1	276°30'15"	29.4		
2	6°30'15"	11.97		
3	6°1'6"	24.745	2984.8	24.745
4	357°57'55"	6.745	24.05	6.77
5	315°45'35"	18.015	16.05	19.13
6	279°1'0"	5.91	69.05	5.91
7	80°59'25"	15.02	27.715	15.21
8	55°1'8"	4.865	14.05	4.885
9	25°41'15"	12.81	19.05	13.065
10	179°16'35"	12.87	54.05	12.9
11	150°33'15"	6.745	9.05	6.915
12	112°41'27"	13.24	24.05	13.415

SEE DIAGRAMS 1 & 2

SEE SHEET 3

REFERENCE MARK SCHEDULE

REF.	MARK	BEARING	DISTANCE	ORIGIN
A	RM GIP FD	297°17'20"	1.715	DP1187087

Surveyor: Brian Leslie James Blight
 Date of Survey: 10th May 2017
 Surveyor's Ref: 4070-BLVD

**PLAN OF SUBDIVISION OF LOT 3
 DP1220220 AND EASEMENTS
 OVER LOT 2532 DP1224018**

LGA: MAITLAND
 Locality: CHISHOLM
 Subdivision No: 151963
 Lengths are in metres. Reduction Ratio 1: 1000

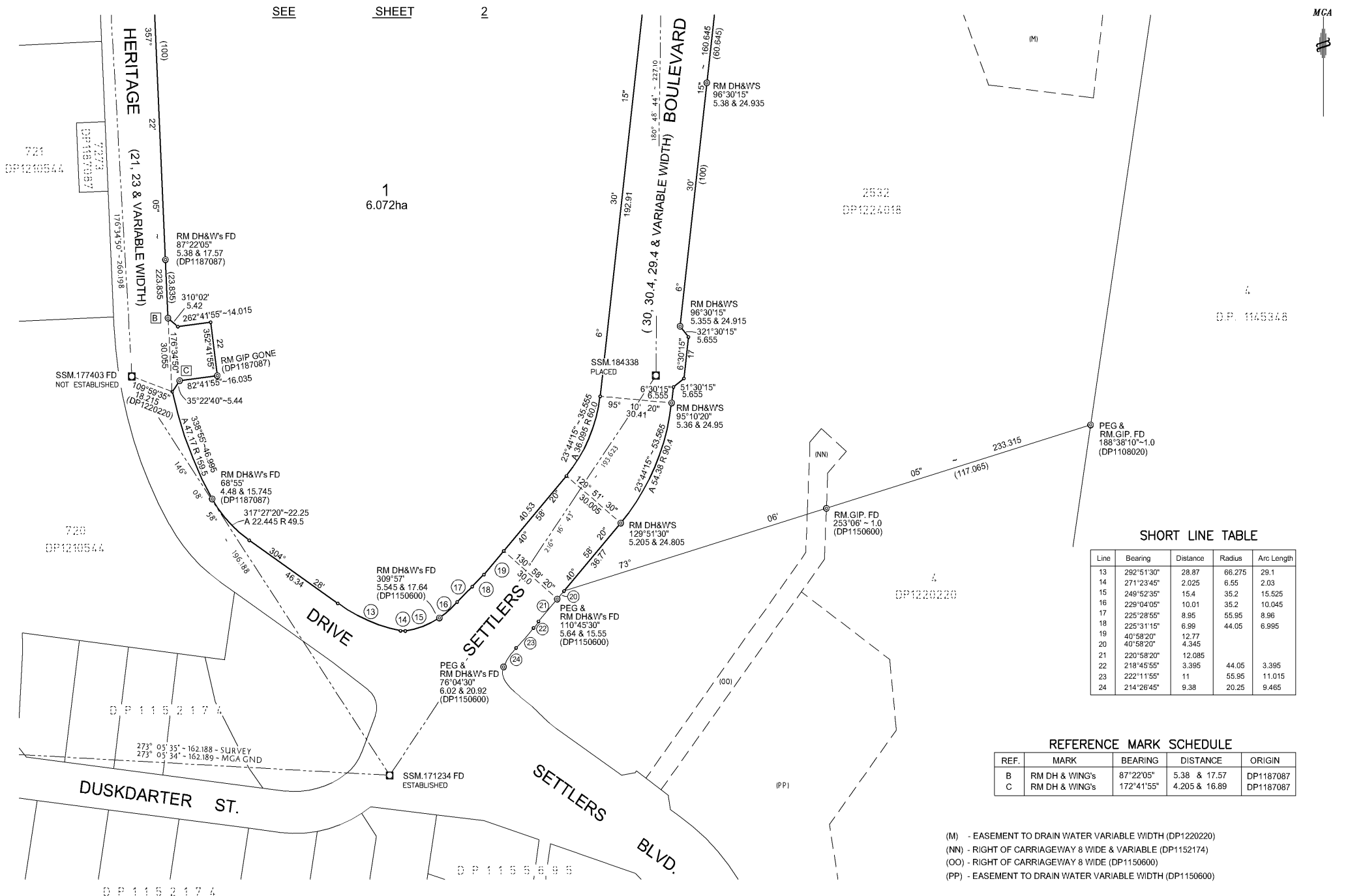
Registered:
 23.06.2017

DP1224700

Req: R126509 /Doc: DP 1224700 P /Rev: 23-Jun-2017 /NSW IRS /Pgs: ALL /Prt: 17-Dec-2020 17:41 /Seq: 2 of 6
 © Office of the Registrar-General /Sec: INFOTRACK /Ref: 20 Heritage Drive, Chisholm, NSW 2322

SEE SHEET 2

Reg: R126509 / Doc: DP 1224700 P / Rev: 23-Jun-2017 / NSW IRS / Pgs: ALL / Prt: 17-Dec-2020 17:41 / Seq: 3 of 6
 © Office of the Registrar-General / Sec: INFOTRACK / Ref: 20 Heritage Drive, Chisholm, NSW 2322



SHORT LINE TABLE

Line	Bearing	Distance	Radius	Arc Length
13	292°51'30"	28.87	66.275	29.1
14	271°23'45"	2.025	6.55	2.03
15	249°52'35"	15.4	35.2	15.525
16	229°04'05"	10.01	35.2	10.045
17	225°28'55"	8.95	55.95	8.96
18	225°31'15"	6.99	44.05	6.995
19	40°58'20"	12.77		
20	40°58'20"	4.345		
21	220°58'20"	12.085		
22	218°45'55"	3.395	44.05	3.395
23	222°11'55"	11	55.95	11.015
24	214°26'45"	9.38	20.25	9.465

REFERENCE MARK SCHEDULE

REF.	MARK	BEARING	DISTANCE	ORIGIN
B	RM DH & WING'S	87°22'05"	5.38 & 17.57	DP1187087
C	RM DH & WING'S	172°41'55"	4.205 & 16.89	DP1187087

- (M) - EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1220220)
- (NN) - RIGHT OF CARRIAGEWAY 8 WIDE & VARIABLE (DP1152174)
- (OO) - RIGHT OF CARRIAGEWAY 8 WIDE (DP1150600)
- (PP) - EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1150600)

Surveyor: Brian Leslie James Blight Date of Survey: 10th May 2017 Surveyor's Ref: 4070-BLVD	PLAN OF SUBDIVISION OF LOT 3 DP1220220 AND EASEMENTS OVER LOT 2532 DP1224018	LGA: MAITLAND Locality: CHISHOLM Subdivision No: 151963 Lengths are in metres. Reduction Ratio 1: 1000	Registered: 23.06.2017	DP1224700
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PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

Registered:  23.06.2017 Title System: TORRENS Purpose: SUBDIVISION	Office Use Only <h1 style="margin: 0;">DP1224700</h1>
---	--

PLAN OF SUBDIVISION OF LOT 3 DP1220220 AND EASEMENTS OVER LOT 2532 DP1224018	LGA: MAITLAND Locality: CHISHOLM Parish: ALNWICK County: NORTHUMBERLAND
---	--

Crown Lands NSW/Western Lands Office Approval

I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature:
 Date:
 File Number:
 Office:


Survey Certificate

I, **BRIAN LESLIE JAMES BLIGHT**
 of, **LAND DEVELOPMENT SOLUTIONS PTY LTD**
P.O. BOX 853 THE JUNCTION, NSW 2291
 a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

* (a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on 10th May 2017.

Subdivision Certificate

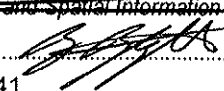
I, **David Simm**
 *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: 
 Accreditation number:
 Consent Authority: **MAITLAND CITY COUNCIL**
 Date of endorsement: **7.6.17**
 Subdivision Certificate number: **151963**
 File number: **DA15 1963**

*Strike through if inapplicable.

~~I,) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on,..... the part not surveyed was compiled in accordance with that Regulation.~~

~~* (c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2012*.~~

Signature:  Dated: 10/05/2017
 Surveyor ID: 41
 Datum Line: X - Y
 Type: *Urban/*Rural
 The terrain is *Level-Undulating /*Steep Mountainous

*Strike through if inapplicable.
 *Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Statements of intention to dedicate public roads, public reserves and drainage reserves.

IT IS INTENDED TO DEDICATE THE EXTENSIONS TIGERHAWK DRIVE AND SETTLERS BOULEVARD TO THE PUBLIC AS PUBLIC ROAD.

Plans used in the preparation of survey/compilation

DP1108020	DP1202106
DP1145348	DP1206108
DP1150600	DP1210544
DP1152173	DP1220220
DP1152174	DP1220220
DP1155332	DP1220290
DP1155695	DP1224018
DP1187087	

If space is insufficient continue on PLAN FORM 6A

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

Registered:  23.06.2017

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF
LOT 3 DP1220220 AND
EASEMENTS OVER
LOT 2532 DP1224018

DP1224700

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 151963

Date of Endorsement: 7.6.17

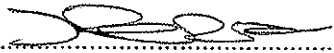
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE:

1. EASEMENT FOR ELECTRICITY & OTHER PURPOSES 3.3 WIDE
2. EASEMENT FOR GAS MAIN 2 WIDE

TO RELEASE:

1. PART OF RIGHT OF CARRIAGEWAY 4 WIDE (DP1187087)
2. PART OF EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE (DP1187087)
3. PART OF EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15 WIDE (DP1187087)
4. PART OF EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1187087)
5. EASEMENT FOR UNDERGROUND GAS PIPELINE 2 WIDE (DP1001954)
6. RIGHT OF CARRIAGEWAY 17 WIDE (DP1152174)
7. RIGHT OF CARRIAGEWAY 31.465 WIDE AND VARIABLE (DP1202106)

Executed by Jemena Gas Networks)
(NSW) Ltd)
ACN 003 004 322 in accordance with)
section 127 of the *Corporations Act*)
2001 (Cth) by:)


Signature of Director

Joanne Pearson

Full Name of Director (please print)


Signature of Director/Secretary

Tina Ooi

Full Name of Director/Secretary
(please print)

Surveyor's Reference: 4070-BLVD

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Office Use Only

Office Use Only

Registered:  23.06.2017

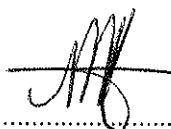
DP1224700

PLAN OF SUBDIVISION OF
 LOT 3 DP1220220 AND
 EASEMENTS OVER
 LOT 2532 DP1224018

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
 - Signatures and seals- see 195D Conveyancing Act 1919
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 151963
 Date of Endorsement: 7.6.17

Executed for and on behalf of
 Ausgrid by Michael McHugh
 its duly constituted Attorney
 pursuant to Power of Attorney
 registered No. Book 493 No. 23 in
 the presence of:



Signature of Attorney

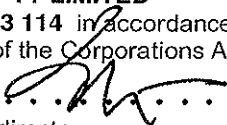


Signature of Witness
 Lia Jane Anderson

Print name of Witness
 570 GEORGE STREET
 SYDNEY NSW 2000

Address of Witness

EXECUTED by MAITLAND NOMINEE
 HOLDINGS PTY LIMITED
 ACN. 122 853 114 in accordance with
 section 127 of the Corporations Act:



Signature of director

Trent Alston
 Name (please print)



Signature of director/secretary

Name (please print)

STREET ADDRESS SCHEDULE

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	20	HERITAGE	DRIVE	CHISHOLM

Surveyor's Reference: 4070-BLVD

(5)

12

(9)

APPN 2371

(25)

APPN 2372

(26)

64

APPN 2344

(27)

(65)

(70)

797295(c)

603613

603613

66

56
A 5165

(65)

C 39876

DECLAIMED SURVEY AREA
31-8-1984 FOL 4410

1

2

3

(12)

771396

807164

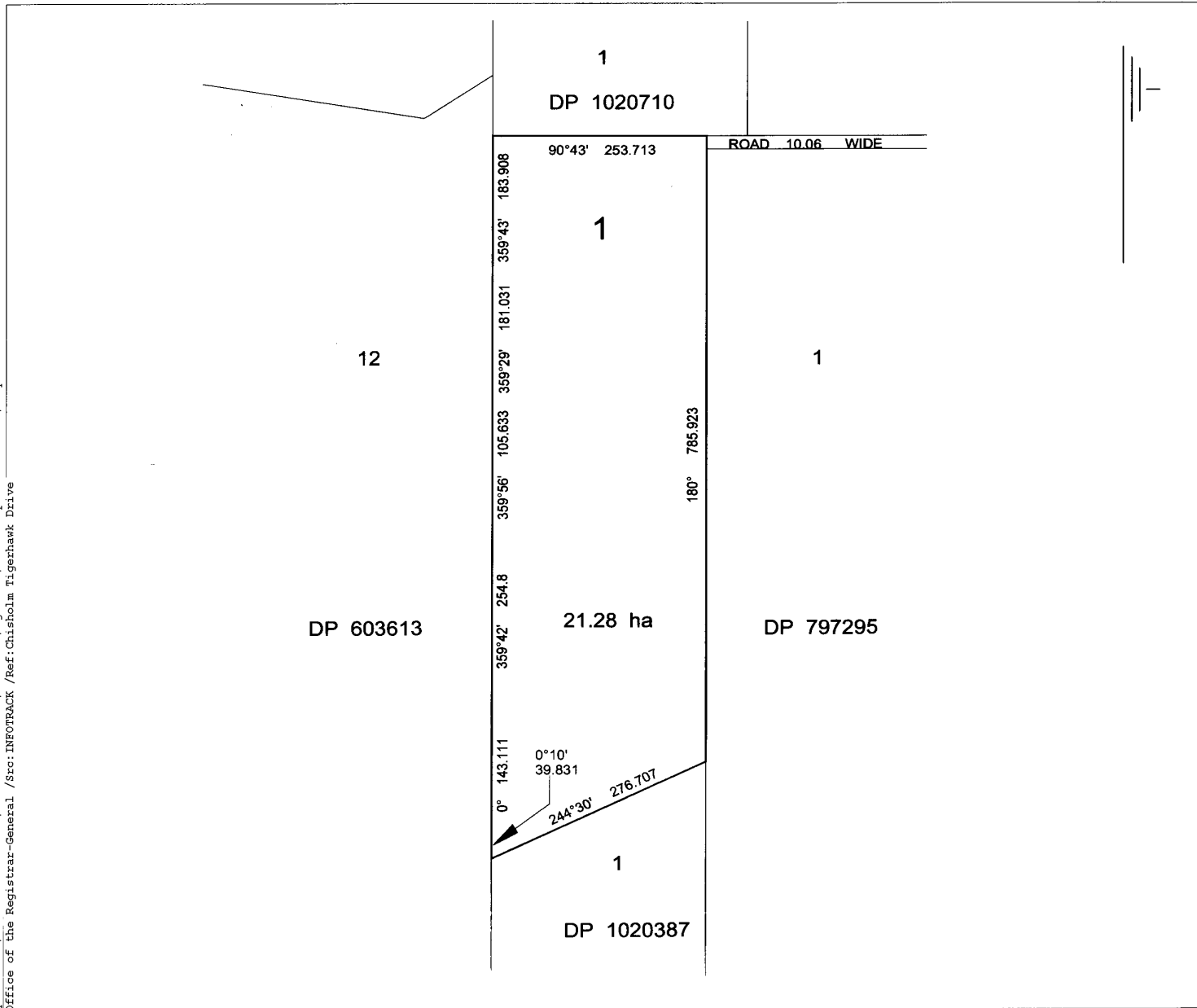
807162

30

35

66

FOREST



DP 1020389

Registered: 24-11-2000

Title System: OLD SYSTEM

Purpose: LIMITED TITLE CREATION

Ref. Map : U5472-8

Last Plan :

CA : 83605

PLAN OF LAND COMPRISED IN
DEED BK 3096 NO 286

Lengths are in metres. Reduction Ratio - NTS

L.G.A : MAITLAND

LOCALITY : THORNTON

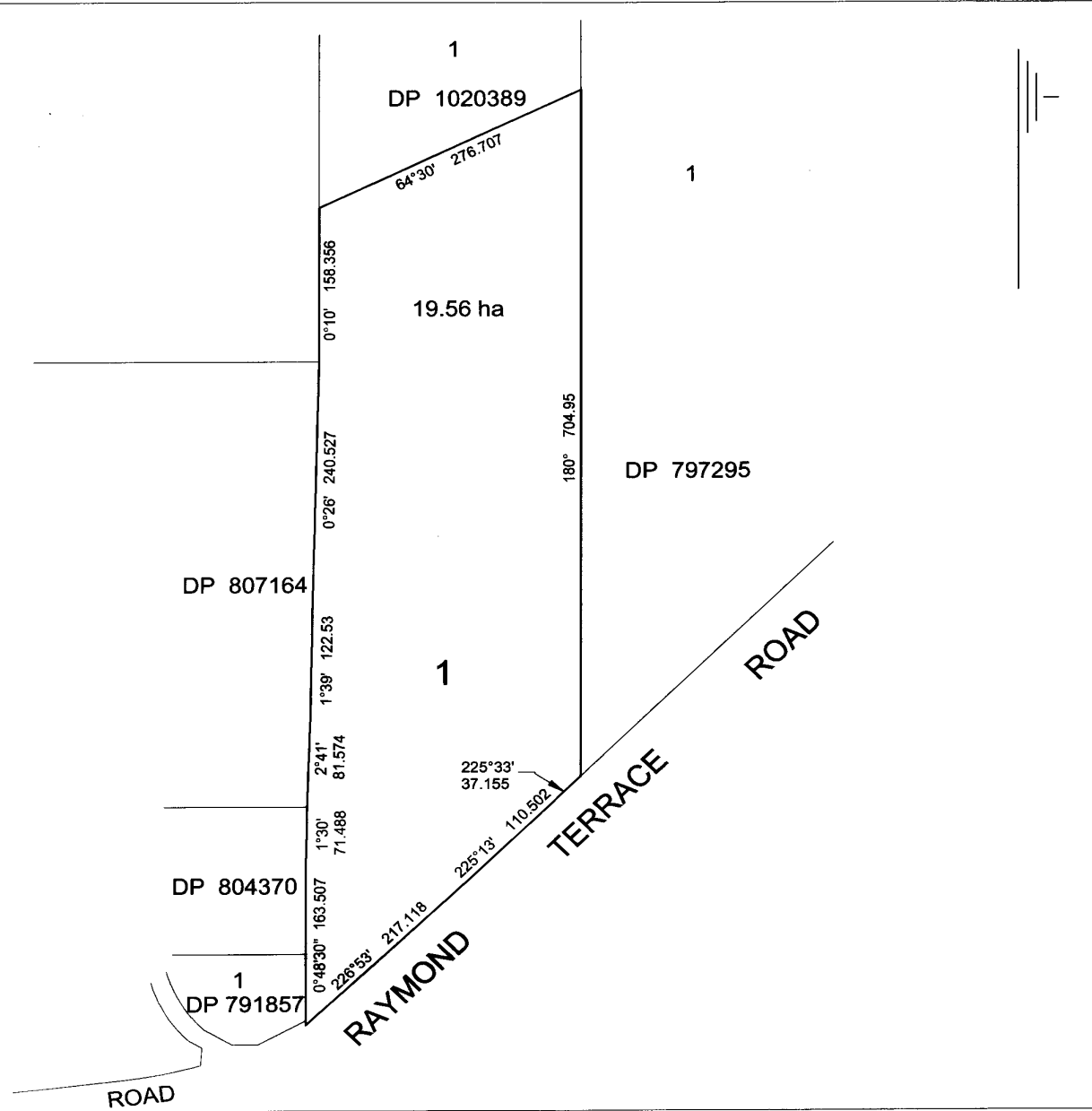
PARISH : ALNWICK

COUNTY : NORTHUMBERLAND

THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE
LAND IN THE ABOVE DEED AND THE BOUNDARIES
HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL

THIS PLAN IS NOT A CURRENT PLAN IN TERMS OF
SEC. 7A CONVEYANCING ACT, 1919.

LTO Ref. : TCB TC



DP 1020387

Registered: 24-11-2000

Title System: OLD SYSTEM

Purpose: LIMITED TITLE CREATION

Ref. Map : U5472-8

Last Plan :

CA : 83604

PLAN OF LAND COMPRISED IN
DEED BK 2991 NO 497

Lengths are in metres. Reduction Ratio - NTS

L.G.A : MAITLAND

LOCALITY : THORNTON

PARISH : ALNWICK

COUNTY : NORTHUMBERLAND

THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE
LAND IN THE ABOVE DEED AND THE BOUNDARIES
HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL

THIS PLAN IS NOT A CURRENT PLAN IN TERMS OF
SEC. 7A CONVEYANCING ACT, 1919.


LTO Ref. : TCB TC

PLAN FORM 2

Plan Drawing only to appear in this space

OFFICE USE ONLY

Signatures and seals only.



THE COMMON SEAL OF STRATEGIES PTY. LIMITED was affixed hereto by the authority of the Board of Directors in the presence of:

[Signature]
[Signature]

Council Clerk's Certificate

I hereby certify that—

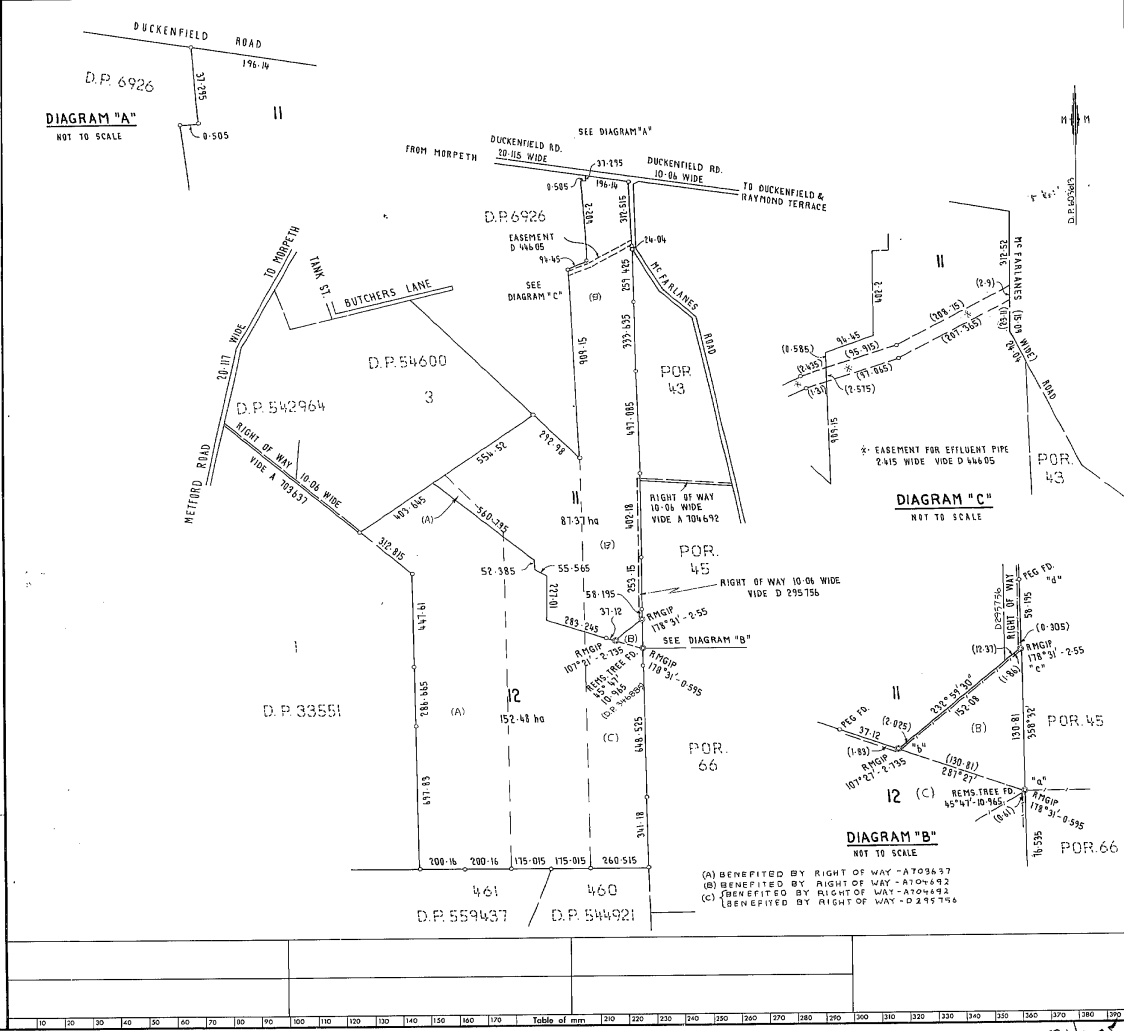
- (a) the requirements of the Local Government Act, 1915, former Part IV of the Municipalities Act, 1904, as amended,
- (b) the requirements of section 348 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, Metropolitan District Water, Sewerage, and Drainage Act, 1928, as amended,

have been complied with by the applicant in relation to the proposed
(Insert "new road", "subdivision" or "consolidated lot" as appropriate)


Subdivision No. 78084
Date 27.11.78

(Signature) *[Signature]*
Council Clerk

*This part of certificate to be detached where the application is only for a consolidated lot or the granting of a new lot or where the land to be subdivided is wholly within the area of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board, (Clause 11, Regulations)



D. P. 603613

Registered:  10-10-1979

C.A.: 78084 OF 27-11-1978

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U 54-72-8°, 52°, 54°

Last Plan: D. P. 346885

PLAN OF SUBDIVISION OF PARTS OF LOTS A & B, RE 346885 AND THE PARTS OF PORTIONS 63 & 64 IN C.T. VOL 8380 FOL 56 BEING PT LOT 1 D.P. 105297, PT LOT 1 D.P. 105298 & PT LOT 1 D.P. 105299.

Reduction Ratio: 1:12,500
Lengths are in metres.

Minorship: Maitland
City: Maitland
Locality: MORPETH
Parish: ALNWICK
County: NORTHUMBERLAND

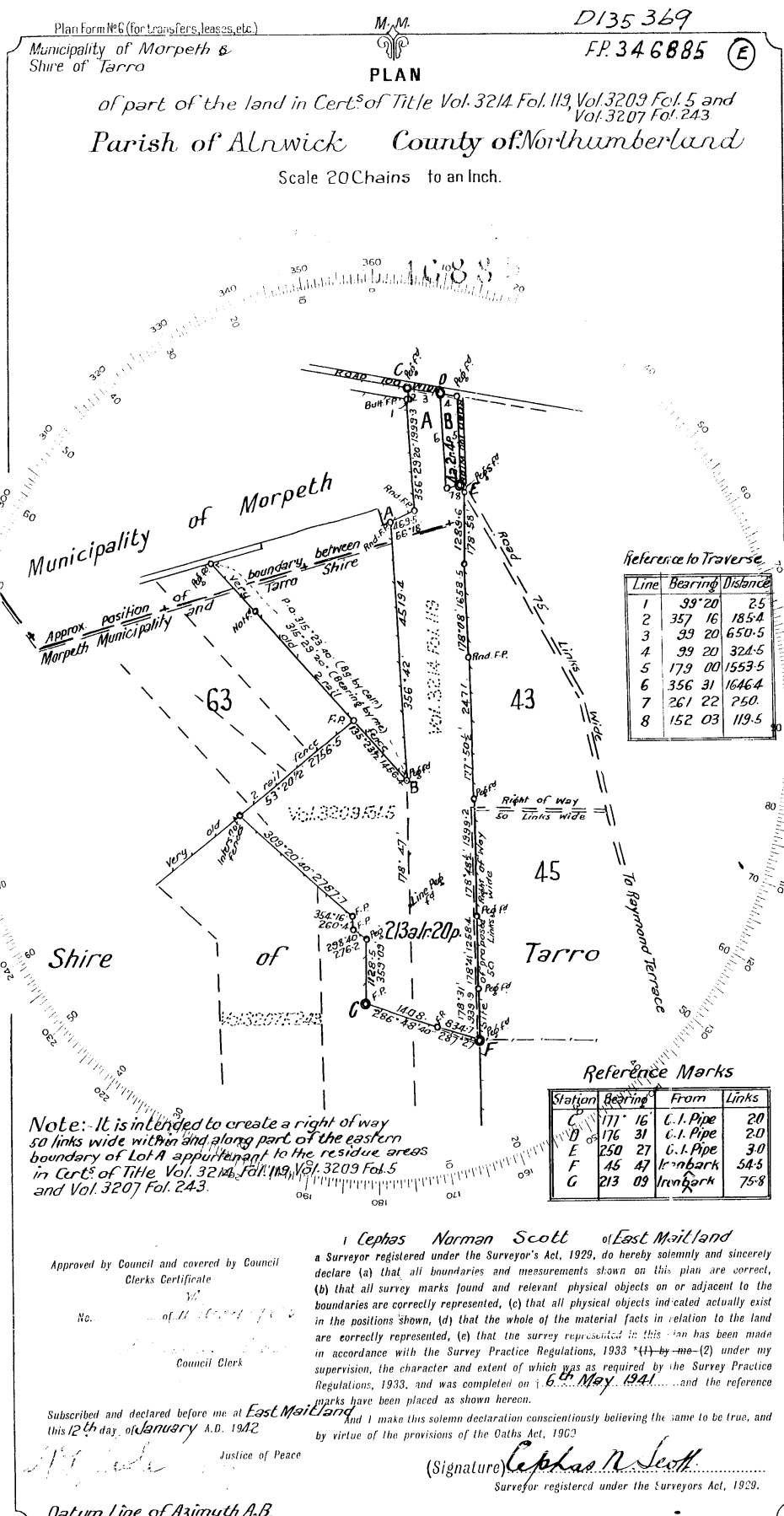
John Morrison Monteath
of MONTIEATH & FORBES, NEWCASTLE,
a surveyor registered under the Surveyors Act, 1926, do hereby certify that the survey represented in this plan, WITHIN THE LIMITS OF 50, 100, 150, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1050, 1100, 1150, 1200, 1250, 1300, 1350, 1400, 1450, 1500, 1550, 1600, 1650, 1700, 1750, 1800, 1850, 1900, 1950, 2000, 2050, 2100, 2150, 2200, 2250, 2300, 2350, 2400, 2450, 2500, 2550, 2600, 2650, 2700, 2750, 2800, 2850, 2900, 2950, 3000, 3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3450, 3500, 3550, 3600, 3650, 3700, 3750, 3800, 3850, 3900, 3950, 4000, 4050, 4100, 4150, 4200, 4250, 4300, 4350, 4400, 4450, 4500, 4550, 4600, 4650, 4700, 4750, 4800, 4850, 4900, 4950, 5000, 5050, 5100, 5150, 5200, 5250, 5300, 5350, 5400, 5450, 5500, 5550, 5600, 5650, 5700, 5750, 5800, 5850, 5900, 5950, 6000, 6050, 6100, 6150, 6200, 6250, 6300, 6350, 6400, 6450, 6500, 6550, 6600, 6650, 6700, 6750, 6800, 6850, 6900, 6950, 7000, 7050, 7100, 7150, 7200, 7250, 7300, 7350, 7400, 7450, 7500, 7550, 7600, 7650, 7700, 7750, 7800, 7850, 7900, 7950, 8000, 8050, 8100, 8150, 8200, 8250, 8300, 8350, 8400, 8450, 8500, 8550, 8600, 8650, 8700, 8750, 8800, 8850, 8900, 8950, 9000, 9050, 9100, 9150, 9200, 9250, 9300, 9350, 9400, 9450, 9500, 9550, 9600, 9650, 9700, 9750, 9800, 9850, 9900, 9950, 10000, 10050, 10100, 10150, 10200, 10250, 10300, 10350, 10400, 10450, 10500, 10550, 10600, 10650, 10700, 10750, 10800, 10850, 10900, 10950, 11000, 11050, 11100, 11150, 11200, 11250, 11300, 11350, 11400, 11450, 11500, 11550, 11600, 11650, 11700, 11750, 11800, 11850, 11900, 11950, 12000, 12050, 12100, 12150, 12200, 12250, 12300, 12350, 12400, 12450, 12500, 12550, 12600, 12650, 12700, 12750, 12800, 12850, 12900, 12950, 13000, 13050, 13100, 13150, 13200, 13250, 13300, 13350, 13400, 13450, 13500, 13550, 13600, 13650, 13700, 13750, 13800, 13850, 13900, 13950, 14000, 14050, 14100, 14150, 14200, 14250, 14300, 14350, 14400, 14450, 14500, 14550, 14600, 14650, 14700, 14750, 14800, 14850, 14900, 14950, 15000, 15050, 15100, 15150, 15200, 15250, 15300, 15350, 15400, 15450, 15500, 15550, 15600, 15650, 15700, 15750, 15800, 15850, 15900, 15950, 16000, 16050, 16100, 16150, 16200, 16250, 16300, 16350, 16400, 16450, 16500, 16550, 16600, 16650, 16700, 16750, 16800, 16850, 16900, 16950, 17000, 17050, 17100, 17150, 17200, 17250, 17300, 17350, 17400, 17450, 17500, 17550, 17600, 17650, 17700, 17750, 17800, 17850, 17900, 17950, 18000, 18050, 18100, 18150, 18200, 18250, 18300, 18350, 18400, 18450, 18500, 18550, 18600, 18650, 18700, 18750, 18800, 18850, 18900, 18950, 19000, 19050, 19100, 19150, 19200, 19250, 19300, 19350, 19400, 19450, 19500, 19550, 19600, 19650, 19700, 19750, 19800, 19850, 19900, 19950, 20000, 20050, 20100, 20150, 20200, 20250, 20300, 20350, 20400, 20450, 20500, 20550, 20600, 20650, 20700, 20750, 20800, 20850, 20900, 20950, 21000, 21050, 21100, 21150, 21200, 21250, 21300, 21350, 21400, 21450, 21500, 21550, 21600, 21650, 21700, 21750, 21800, 21850, 21900, 21950, 22000, 22050, 22100, 22150, 22200, 22250, 22300, 22350, 22400, 22450, 22500, 22550, 22600, 22650, 22700, 22750, 22800, 22850, 22900, 22950, 23000, 23050, 23100, 23150, 23200, 23250, 23300, 23350, 23400, 23450, 23500, 23550, 23600, 23650, 23700, 23750, 23800, 23850, 23900, 23950, 24000, 24050, 24100, 24150, 24200, 24250, 24300, 24350, 24400, 24450, 24500, 24550, 24600, 24650, 24700, 24750, 24800, 24850, 24900, 24950, 25000, 25050, 25100, 25150, 25200, 25250, 25300, 25350, 25400, 25450, 25500, 25550, 25600, 25650, 25700, 25750, 25800, 25850, 25900, 25950, 26000, 26050, 26100, 26150, 26200, 26250, 26300, 26350, 26400, 26450, 26500, 26550, 26600, 26650, 26700, 26750, 26800, 26850, 26900, 26950, 27000, 27050, 27100, 27150, 27200, 27250, 27300, 27350, 27400, 27450, 27500, 27550, 27600, 27650, 27700, 27750, 27800, 27850, 27900, 27950, 28000, 28050, 28100, 28150, 28200, 28250, 28300, 28350, 28400, 28450, 28500, 28550, 28600, 28650, 28700, 28750, 28800, 28850, 28900, 28950, 29000, 29050, 29100, 29150, 29200, 29250, 29300, 29350, 29400, 29450, 29500, 29550, 29600, 29650, 29700, 29750, 29800, 29850, 29900, 29950, 30000.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

I, Bruce Richard Davies, 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 24th day of October, 1979.

[Signature]

771675 SURVEYOR'S REFERENCE: 71/341 HW 925



CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

LINKS	METRES
0.2	0.040
2	0.402
2.5	0.503
3	0.604
10	2.012
20	4.023
54.5	10.464
75.8	15.249
93.9	18.890
100	20.117
119.5	24.040
185.4	37.297
250	50.292
260.4	52.384
276.2	55.563
278.7	56.066
324.5	65.279
469.5	94.448
650.5	130.860
834.7	167.915
939.9	189.078
1128.5	227.018
1258.4	253.150
1289.6	259.426
1408	283.245
1456.4	292.981
1553.5	312.514
1646.4	331.203
1658.5	333.637
1999.2	402.175
1999.3	42.195
2471	497.086
2756.5	554.520
2787.7	560.796
4519.4	904.159
27565	5545.196

AC	RD	P	HA
4	2	4	1.831
213	1	20	86.35

Reference to Traverse

Line	Bearing	Distance
1	39° 20'	25
2	357° 16'	185.4
3	99° 20'	650.5
4	99° 20'	324.5
5	179° 00'	1553.5
6	356° 31'	1646.4
7	261° 22'	250
8	152° 03'	119.5

Reference Marks

Station	Bearing	From	Links
C	171° 16'	G.I. Pipe	20
D	176° 31'	G.I. Pipe	2.0
E	250° 27'	G.I. Pipe	3.0
F	45° 47'	Ironbark	54.5
G	213° 09'	Ironbark	75.8

Note: It is intended to create a right of way 50 links wide within and along part of the eastern boundary of Lot A appurtenant to the residue areas in Certs of Title, Vol. 3214, Fol. 113, Vol. 3209 Fol. 5 and Vol. 3207 Fol. 243.

I **Cephas Norman Scott** of East Maitland a Surveyor registered under the Surveyor's Act, 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations, 1933 * (1) by me (2) under my supervision, the character and extent of which was as required by the Survey Practice Regulations, 1933, and was completed on 6 May 1941 and the reference marks have been placed as shown hereon.

Approved by Council and covered by Council Clerks Certificate
 No. _____ of _____
 Council Clerk

Subscribed and declared before me at East Maitland and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1903
 this 12 day of January A.D. 1942
 Justice of Peace

(Signature) Cephas N. Scott
 Surveyor registered under the Surveyors Act, 1929.

Datum Line of Azimuth A-B.

Signatures of parties to be made in this margin.

This is the plan marked ... referred to in

*Strike out either (1) or (2). insert date of Survey.



SEARCH DATE

29/4/2020 10:20AM

FOLIO: 1/1020389

First Title(s): OLD SYSTEM

Prior Title(s): BK 3096 NO 286

Recorded	Number	Type of Instrument	C.T. Issue
27/11/2000	DP1020389	DEPOSITED PLAN	FOLIO CREATED EDITION 1
27/11/2000	CA83605	CONVERSION ACTION	
30/4/2002	8465492	TRANSFER OF MORTGAGE	EDITION 2
3/12/2003	AA217605	TRANSFER OF MORTGAGE	
26/7/2004	AA801726	DISCHARGE OF MORTGAGE	
26/7/2004	AA801728	TRANSFER	
26/7/2004	AA801729	MORTGAGE	EDITION 3
5/10/2005	AB814538	DISCHARGE OF MORTGAGE	
5/10/2005	AB814540	MORTGAGE	EDITION 4
7/6/2006	AC358143	CAVEAT	
13/12/2006	AC809629	CAVEAT	
21/12/2006	AC828324	DISCHARGE OF MORTGAGE	
21/12/2006	AC828325	TRANSFER	
21/12/2006	AC828326	MORTGAGE	
21/12/2006	AC828328	REQUEST	EDITION 5
3/1/2007	AC840584	WITHDRAWAL OF CAVEAT	
3/1/2007	AC840585	MORTGAGE	EDITION 6
17/1/2007	AC865575	TRANSFER	EDITION 7
27/3/2007	AD17280	CAVEAT	
26/4/2007	AD25076	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
26/4/2007	AD71783	WITHDRAWAL OF CAVEAT	
30/4/2007	DP1108020	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 01T
Licence: 01-08-067
Licensee: Midware Systems
HEARD McEWAN LAWYERS

TRANSFER

New South Wales
Real Property Act 1900



AA801728D

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

STAMP DUTY

Office of State Revenue use only	Office of State Revenue NSW Treasury Client No: 95757970 Duty: 2.00 2.00 Trans No: 2055137 Asst details: 2055137
----------------------------------	--

(A) TORRENS TITLE If appropriate, specify the part transferred
Folio Identifier 43/1009594, 1/1020387, 1/1020389 and 1/1020710

(B) LODGED BY	Delivery Box	Name, Address or DX and Telephone HOLMAN WEBB DX 233 SYDNEY L.T.O. BOX 406T	CODE T TW (Sheriff)
		Reference (optional): <i>VIVI 104/39</i>	

(C) TRANSFEROR **STEGGLES POULTRY PTY LIMITED (ACN 000 011 156)** *OVER
SEE ANNEXURE A*

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 12,000,000.00 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) TRANSFEREE **BLUE ROCK DEVELOPMENTS PTY LIMITED (ACN 101 204 925) as to a 65/100 share and
THORNTON DEVELOPMENTS PTY LIMITED (ACN 102 623 405) as to a 35/100 share**

(I) TENANCY: Tenants in Common

(J) DATE *8 / 7 / 2004*

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: STEGGLES POULTRY PTY LIMITED (ACN 000 011 156)
Authority: Section 127 of the Corporations Act 2001

Signature of authorised person: *Peter Barter*
Name of authorised person: **PETER JOHN BARTER**
Office held: **DIRECTOR**

Signature of authorised person: *[Signature]*
Name of authorised person: **ALAN FRANCIS HORNEN**
Office held: **SECRETARY**

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

Signature: *[Signature]*
Signatory's name: **MALCOLM JOHN HEARD**
Signatory's capacity: **Solicitor for the transferee**

[Handwritten initials] **Sm B
E 13**

Form: 01T
Licence: 03-10-204
Licensee: Gadens Lawyers

(5)

TRANSFER

New South Wales
Real Property Act 1900



AC828325B

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	NEW SOUTH WALES DUTY 08-12-2006 0003929083-001 SECTION 18(2) DUTY \$ *****2.00
----------------------------------	---

(A) TORRENS TITLE

If appropriate, specify the part transferred.

12/603613, 43/1009594, 1/1020387, 1/1020710 and 1/1020389

(B) LODGED BY

Delivery Box	Name, Address or Mailing Details HOLMAN WEBB DX 233 SYDNEY L.T.O. BOX 406T	CODES T TW (Sheriff)
	Reference (optional): SXH/2647126 <i>SUN 254/1081</i>	

(C) TRANSFEROR

Blue Rock Developments Pty Limited ACN 101 204 924 and Thornton Developments Pty Limited ACN 102 623 405

(D) CONSIDERATION

Pursuant to Contract for Sale of Land dated 5/12/06
 The transferor acknowledges pursuant to a ~~Deed of Retirement & Appointment~~

(E) ESTATE

of ~~Manager~~ and as regards 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

TRD (Thornton North) Pty Limited ACN 119 932 482

(I)

TENANCY:

DATE

13 / 1 / 12 / 06
dd mm yy

(J) 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: Blue Rock Developments Pty Limited ACN 101 204 924

Authority: Section 127 Corporations Act

Signature of authorised person: *John Carson*

Name of authorised person: John Carson

Office held: Director

Signature of authorised person: *Larry King*

Name of authorised person: LARRY KING

Office held: Director

Labre AC 358143

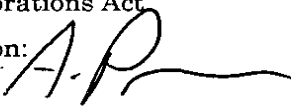
*Caveat AC 358143
AC 809629*

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: Thornton Developments Pty Limited ACN 102 623 405

Authority: Section 127 Corporations Act

Signature of authorised person:



Name of authorised person: Alex Popov

Office held: Director

Signature of authorised person:



Name of authorised person: Peter Taranto

Office held: Director

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.

Signature of witness:

Name of witness:

Address of witness:

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

Signature of transferee:



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

STEVE HEALY
SOLICITOR
GADENS LAWYERS



gadens
lawyers

Gadens Lawyers
Sydney Pty Limited
ABN 69 100 963 308

Skygarden Building
77 Castlereagh Street
Sydney NSW 2000
Australia

DX 364 Sydney

tel +61 2 9931 4999
fax +61 2 9931 4888

www.gadens.com.au

Our reference Mayank Gupta 2648123
Direct line 9931 4778
Email mgupta@nsw.gadens.com.au
Partner responsible Paul Armstrong

13 December 2006

By Hand Delivery

The Registrar - General
The Department of Lands
1 Prince Albert Road
SYDNEY NSW 2000

Dear Registrar

Registered proprietor	Blue Rock Developments Pty Limited and Thornton Developments Pty Limited
Property	439-477 Raymond Terrace Road and 321-329 McFarlanes Road, Thornton, NSW
Folio identifier	12/603613, 43/1009594, 1/1020387, 1/1020389, 1/1020710
Caveator	Maitland Development Co Pty Ltd
Caveat Number	

We act for Maitland Development Co Pty Ltd, the caveator over the above property.

The caveator consents to the registration of the following documents.

1. Transfer from Blue Rock Developments Pty Limited and Thornton Developments Pty Limited to TRD (Thornton North) Pty Limited.
2. Discharge of Mortgage AB814540.
3. Withdrawal of Caveat AC358143.
5. ~~4.~~ Register of Mortgage by Challenger Challenger Life No. 2 Limited.
4. ~~5.~~ Register of Mortgage by Suncorp-Metway Limited.

Yours sincerely

Mayank Gupta
for GADENS LAWYERS

3/3

Form: 01T
Licence: 03-10-204
Licensee: Gadens Lawyers

5

TRANSFEE
New South Wales
Real Property Act 190



AC865575R

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authc required by this form for the establishment and maintenance of the Real 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	NEW SOUTH WALES DUTY 15-12-2006 SECTION 54(3) DUTY	0003945838-001 \$ *****10.00
----------------------------------	---	---------------------------------

(A) TORRENS TITLE

If appropriate, specify the part transferred.
12/603613, 43/1009594, 1/1020387, 1/1020710 and 1/1020389

(B) LODGED BY

Delivery Box 123279L	Name, Address HOLMAN WEBB DX 233 SYDNEY L.T.O. BOX 406T	CODES T TW (Sheriff)
Reference (optional): SXH/264726 SUN 254/1081		

(C) TRANSFEROR

TRD (Thornton North) Pty Limited ABN 39 091 336 793

(D) CONSIDERATION

The transferor acknowledges pursuant to a Deed of Retirement & Appointment

(E) ESTATE

of Manager and as regards the land specified above transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable): 1. AC 828326 2. AC 840585 3.

(H) TRANSFEREE

Maitland Nominee Holdings Pty Limited ACN 122 853 144

TENANCY:

(I)

DATE

14 / 12 / 06
dd mm yy

(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:

Executed by the transferor pursuant to Section 127 of the Corporations Act in the presence of:-

Name of witness:

Address of witness:

Signature of transferor:

weans will
Sole Director & Secretary
OREGON MAURICE CAMILL

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

Signature:

Signatory's name: **STEPHEN HEALY**

Signatory's capacity: solicitor for transferee

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:



13994058

CIFICATE OF TITLE

NEW SOUTH WALES
Appln. Nos.2344, 2372
and 2373

L PROPERTY ACT, 1900

Vol. 13994 Fol. 58
EDITION ISSUED
9 11 1979

Prior Titles Vol.6738 Fols.139
and 140
Vol.8380 Fol. 56



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.

~~13994~~ **CANCELLED**

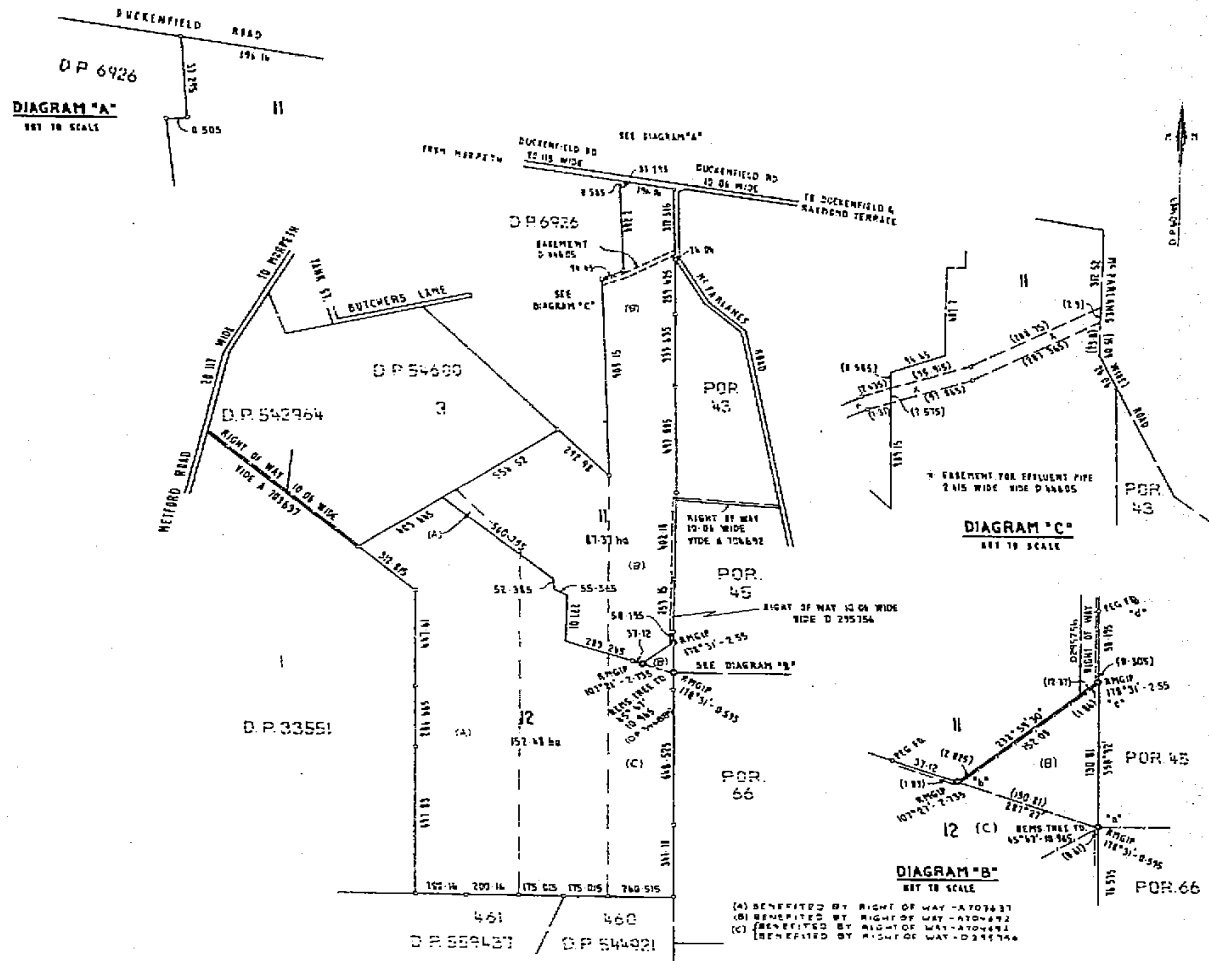


Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



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

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

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 12 in Deposited Plan 603613 at Morpeth in the City of Maitland Parish of Alwicks and County of Northumberland being part of Portion 63 granted to Edward Charles Close on 30-6-1823 and part of Portion 64 granted to Edward Charles Close on 6-7-1833.

FIRST SCHEDULE

~~PATRICK FRANCIS BOWE of Maitland, Commercial Traveller and PETER JOHN BOWE of Morpeth, Farmer, as Tenants in Common in Equal Shares as to the part of the land above described formerly comprised in Certificates of Title Volume 6738 Fols. 139 and 140 and SHEGGLIE PTY. LIMITED as to the part formerly comprised in Certificate of Title Volume 8380 Folio 56.~~

GRY

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grants above referred to.
- A703637 P Right of way appurtenant to the part of the land above described shown so benefited in Deposited Plan 603613 affecting the part of the land in Deposited Plan 542964 shown so burdened in Deposited Plan 603613.
- A704692 P Right of way appurtenant to the part of the land above described shown so benefited in Deposited Plan 603613 affecting the part of Portion 43 shown so burdened in Deposited Plan 603613.
- D295756 P Right of way appurtenant to the part of the land above described shown so benefited in Deposited Plan 603613 affecting the part of Lot 11 shown so burdened in Deposited Plan 603613.

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

13994 Fol. 58

(Page 1) Vol.

S 661187

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

REGISTERED

Signature of Registrar General

Steggles Pty. Limited by Transfer S661187, Registered 28-8-1981

[Signature]

CANCELLED

SEE AUTO FOLD

Vol. 13934 Fol. 58

SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

PARTICULARS

REGISTERED

Signature of Registrar General

CANCELLATION

(Page 2 of 2 pages)

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

Reg:R889563 /Doc:CT 13994-058 CT /Rev:21-Jan-2011 /NSW IRS /Pg:Att. /Prt:29-Apr-2020 11:45 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOPACK /Ref:Chisholm Tigerhawk Drive



SEARCH DATE

29/4/2020 12:04PM

FOLIO: 12/603613

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 13994 FOL 58

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/12/1999	DP1001954	DEPOSITED PLAN	EDITION 1
19/6/2000	6867787	CHANGE OF NAME	
19/6/2000	6867788	MORTGAGE	EDITION 2
30/4/2002	8465492	TRANSFER OF MORTGAGE	EDITION 3
13/6/2003	DP1053679	DEPOSITED PLAN	
2/7/2003	9752488	DISCHARGE OF MORTGAGE	
2/7/2003	9752489	TRANSFER	
2/7/2003	9752490	MORTGAGE	EDITION 4
5/10/2005	AB814539	DISCHARGE OF MORTGAGE	
5/10/2005	AB814540	MORTGAGE	EDITION 5
7/6/2006	AC358143	CAVEAT	
13/12/2006	AC809629	CAVEAT	
21/12/2006	AC828324	DISCHARGE OF MORTGAGE	
21/12/2006	AC828325	TRANSFER	
21/12/2006	AC828326	MORTGAGE	EDITION 6
3/1/2007	AC840584	WITHDRAWAL OF CAVEAT	
3/1/2007	AC840585	MORTGAGE	EDITION 7
17/1/2007	AC865575	TRANSFER	EDITION 8
30/4/2007	DP1108020	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



NSW LRS - Owner Enquiry

Search Summary

Owner Name: maitland nominee holdings Matter: Chisholm Tigerhawk Drive
 Include Properties Previously Owned? Yes

Current Owner Names (Auto Titles)

Owner Name	Locality	Title Reference	Dealing
MAITLAND NOMINEE HOLDINGS PTY LIMITED	CHISHOLM	1/1224700	

Purchaser/Lessee Names (From 1/6/1971)

Owner Name	Locality	Title Reference	Dealing
MAITLAND NOMINEE HOLDINGS PTY LIMITED	BERRY PARK	1/1020710	T AC865575
MAITLAND NOMINEE HOLDINGS PTY LIMITED	BERRY PARK	43/1009594	T AC865575
MAITLAND NOMINEE HOLDINGS PTY LIMITED	CHISHOLM	1719/1206108	TZ AJ626817
MAITLAND NOMINEE HOLDINGS PTY LIMITED	MORPETH	12/603613	T AC865575
MAITLAND NOMINEE HOLDINGS PTY LIMITED	THORNTON	1/1020387	T AC865575
MAITLAND NOMINEE HOLDINGS PTY LIMITED	THORNTON	1/1020389	T AC865575

This information is provided as a searching aid only. The Registrar General does not guarantee that the information provided discloses details of all land/premises owned/leased by the party searched against. The information returned relates to owners/lessees registered from 1971 onwards except in relation to current lease information which is returned from 1998 onwards. Manual indexes are available for records registered prior to 1971. Note: * indicates Lessee name.



NSW LRS - Owner Enquiry

Search Summary

Owner Name: avid residential Matter: Chisholm Tigerhawk Drive
 Include Properties Previously Owned? Yes

Current Owner Names (Auto Titles)

Owner Name	Locality	Title Reference	Dealing
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	1010/1242456	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	1011/1242456	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	1020/1242456	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	1021/1242456	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	2726/1237666	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3096/1246288	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3098/1246288	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3099/1246288	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3107/1246288	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3108/1246288	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3110/1246288	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3111/1246288	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3112/1246288	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3144/1246288	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3146/1246290	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3166/1246290	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3220/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3221/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3222/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3223/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3224/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3225/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3226/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3227/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3228/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3229/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3230/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3231/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3232/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3233/1246544	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3234/1246544	
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AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	3236/1246544	
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AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	728/1240614	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	177/1194158	CN AK828267
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	2029/1213486	T AM682852
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	2425/1224017	T AM682852
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	2426/1224017	T AM682852
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	2531/1224018	T AM682852
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	4/1222785	T AM682852

AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	720/1210544	T AM682852
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOM	1/1247459	
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOM	2/1247459	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3178/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3180/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3182/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3183/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3184/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3185/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3190/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3191/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3194/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3199/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3200/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3203/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	CHISOLM	3204/1246543	
AVID RESIDENTIAL ESTATES PTY LTD	MORPETH	1/716824	T AP371980

Purchaser/Lessee Names (From 1/6/1971)

Owner Name	Locality	Title Reference	Dealing
AVID RESIDENTIAL ESTATES PTY LIMITED	CHISHOLM	1/1250089	TZ AP241511
AVID RESIDENTIAL ESTATES PTY LTD	BERRY PARK	1/1020710	T AM682852
AVID RESIDENTIAL ESTATES PTY LTD	BERRY PARK	43/1009594	T AM682852
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	176/1194158	CN AK828267
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	229/1208924	CN AK828267
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	234/1208924	CN AK828267
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	255/1208924	CN AK828267
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	256/1208924	CN AK828267
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	2532/1224018	T AM682852
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	4/1220220	T AM682852
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	5/1220220	T AM682852
AVID RESIDENTIAL ESTATES PTY LTD	CHISHOLM	5/1222785	T AM682852

This information is provided as a searching aid only. The Registrar General does not guarantee that the information provided discloses details of all land/premises owned/leased by the party searched against. The information returned relates to owners/lessees registered from 1971 onwards except in relation to current lease information which is returned from 1998 onwards. Manual indexes are available for records registered prior to 1971. Note: * indicates Lessee name.



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/12/2020 5:19PM

FOLIO: 2329/1219189

First Title(s): OLD SYSTEM

Prior Title(s): 2233/1217125

Recorded	Number	Type of Instrument	C.T. Issue
19/4/2016	DP1219189	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/8/2016	DP1220220	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/12/2020 5:19PM

FOLIO: 3/1220220

First Title(s): OLD SYSTEM

Prior Title(s): 2329/1219189

Recorded	Number	Type of Instrument	C.T. Issue
16/8/2016	DP1220220	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/3/2017	AM230466	REQUEST	EDITION 2
30/3/2017	AM271580	DISCHARGE OF MORTGAGE	EDITION 3
23/6/2017	DP1224700	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/12/2020 5:18PM

FOLIO: 1/1224700

First Title(s): OLD SYSTEM

Prior Title(s): 3/1220220

Recorded	Number	Type of Instrument	C.T. Issue
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23/6/2017	DP1224700	DEPOSITED PLAN	FOLIO CREATED EDITION 1

*** END OF SEARCH ***



FOLIO: 1/1224700

SEARCH DATE	TIME	EDITION NO	DATE
17/12/2020	5:18 PM	1	23/6/2017

LAND

LOT 1 IN DEPOSITED PLAN 1224700
AT CHISHOLM
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF ALNWICK COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1224700

FIRST SCHEDULE

MAITLAND NOMINEE HOLDINGS PTY LIMITED

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1209575 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED
- 3 DP1216020 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED
- 4 DP1217125 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED
- 5 DP1219189 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE APPURTENANT
TO LAND ABOVE DESCRIBED
- 6 DP1219189 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE APPURTENANT
TO THE LAND ABOVE DESCRIBED
- 7 DP1220220 POSITIVE COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***