

Appendix A

Certificate of Title & Title Diagrams



**LAND
REGISTRY
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1253903

SEARCH DATE	TIME	EDITION NO	DATE
28/6/2020	11:11 AM	2	1/8/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO. CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.
LAND

LOT 1 IN DEPOSITED PLAN 1253903
AT WALLERAWANG
LOCAL GOVERNMENT AREA LITHGOW CITY
PARISH OF LIDSDALE COUNTY OF COOK
TITLE DIAGRAM DP1253903

FIRST SCHEDULE

TIMBERFIX PTY LTD (T AP431762)
SECOND SCHEDULE (11 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 H544082 EASEMENT FOR TRANSMISSION LINE 30.48 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
W471340 EASEMENT NOW VESTED IN THE PROSPECT COUNTY COUNCIL
 - 3 K357079 EASEMENT FOR TRANSMISSION LINE 45.72 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
2323311 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
 - 4 Z572481 COVENANT
AI214642 COVENANT NOW VESTED IN ENERGY AUSTRALIA NSW PTY LTD
 - 5 Z572481 EASEMENT FOR TRANSMISSION LINE 30 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
2327294 EASEMENT NOW VESTED IN THE NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
 - 6 Z572481 EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
2327294 EASEMENT NOW VESTED IN THE NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
 - 7 DP1239161 RIGHT OF CARRIAGEWAY 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 8 DP1253903 EASEMENT FOR OVERHEAD POWER LINE(S) 9 METRE(S) WIDE
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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1253903

PAGE 2

SECOND SCHEDULE (11 NOTIFICATIONS) (CONTINUED)

AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
9 DP1253903 EASEMENT FOR UNDERGROUND CABLES 3 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
10 DP1253903 EASEMENT FOR DRAINAGE OF SEWAGE 4 METRE(S) WIDE AND
VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN
THE TITLE DIAGRAM
11 AP431763 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

DP1074586 NOTE: PLAN OF ACQUISITION
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Integrated Consulting Pty Ltd

PRINTED ON 28/6/2020

GLOBALX TERRAIN PTY LTD - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

Note: Information contained in this document is provided by GLOBALX TERRAIN PTY LTD (ABN 35 164 894 517), <http://www.globalxterrain.com/> an approved NSW Information Broker

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GLOBALXTERRAIN

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ePlan Sheet 1 of 3 sheets

MARK	MGA COORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
SSM97649	227229.824	6298880.727	B	2	SCIMS	FOUND
SSM97650	227197.370	6298648.710	B	2	SCIMS	FOUND
SSM136735	227177.114	6299282.059	B	2	SCIMS	FOUND
SSM132344	227672.190	6298413.386	C	-	TRAV	FOUND
SSM132345	227624.145	6298757.905	C	-	TRAV	FOUND

DATE OF SCIMS COORDINATES: 13-03-2019 MGA ZONE: 56 MGA DATUM: GDA94
COMBINED SCALE FACTOR: 1.000370

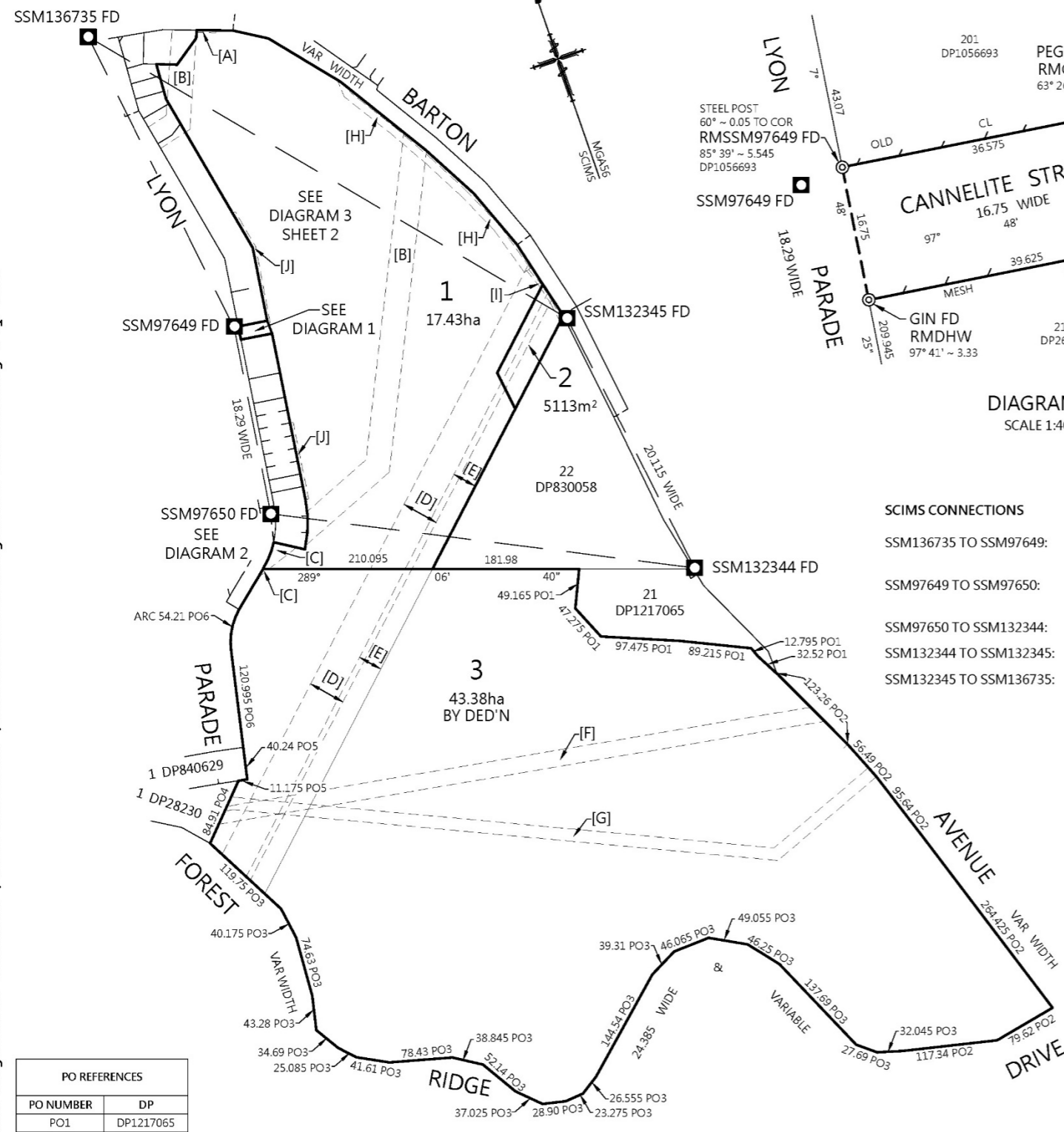
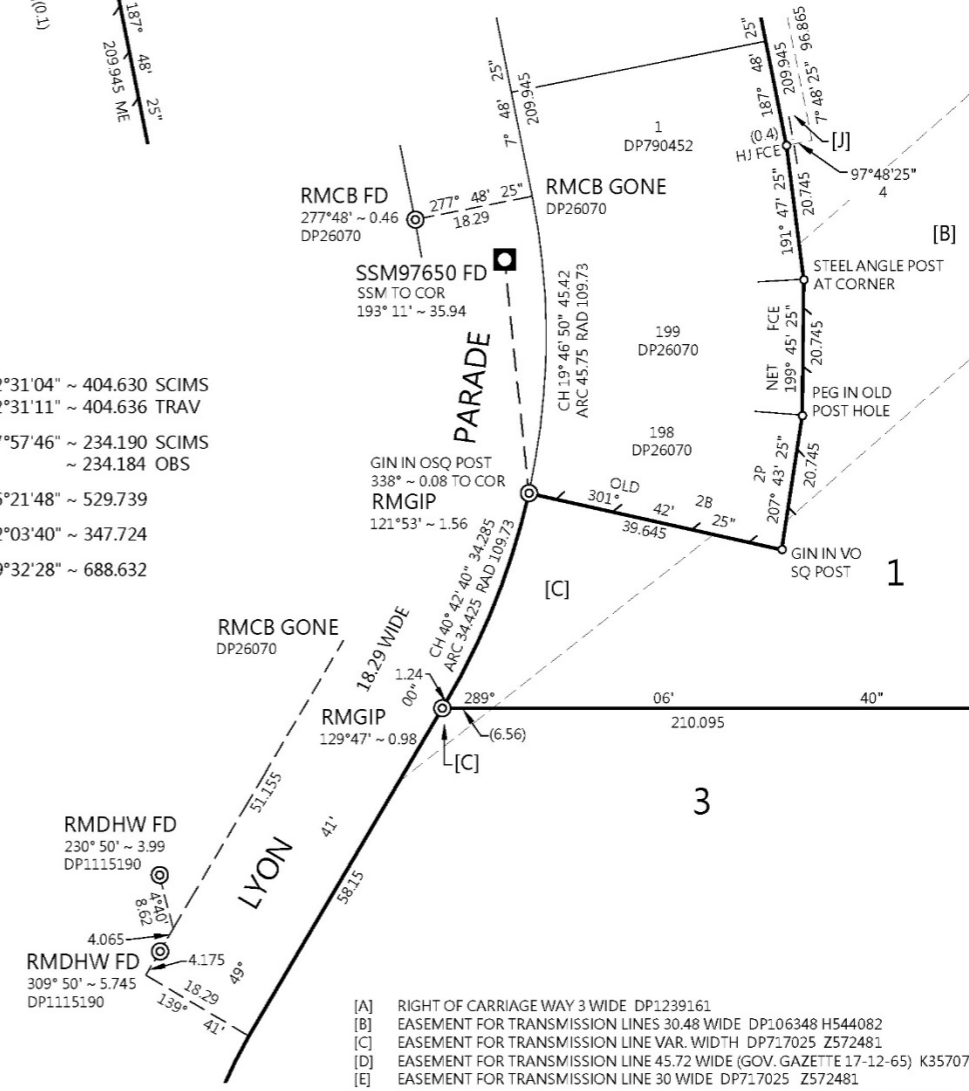


DIAGRAM 1
SCALE 1:400

SCIMS CONNECTIONS

- SSM136735 TO SSM97649: 172°31'04" ~ 404.630 SCIMS
172°31'11" ~ 404.636 TRAV
- SSM97649 TO SSM97650: 187°57'46" ~ 234.190 SCIMS
~ 234.184 OBS
- SSM97650 TO SSM132344: 116°21'48" ~ 529.739
- SSM132344 TO SSM132345: 352°03'40" ~ 347.724
- SSM132345 TO SSM136735: 319°32'28" ~ 688.632

DIAGRAM 2
NOT TO SCALE



PO REFERENCES	
PO NUMBER	DP
PO1	DP1217065
PO2	DP717025
PO3	17428-1603
PO4	DP28230
PO5	DP840629
PO6	DP26070

SURVEYOR
Name: PETRAS GORDON SILINIS
Date: 5-04-2019
Reference: 4-5088
2019M7100 (381)

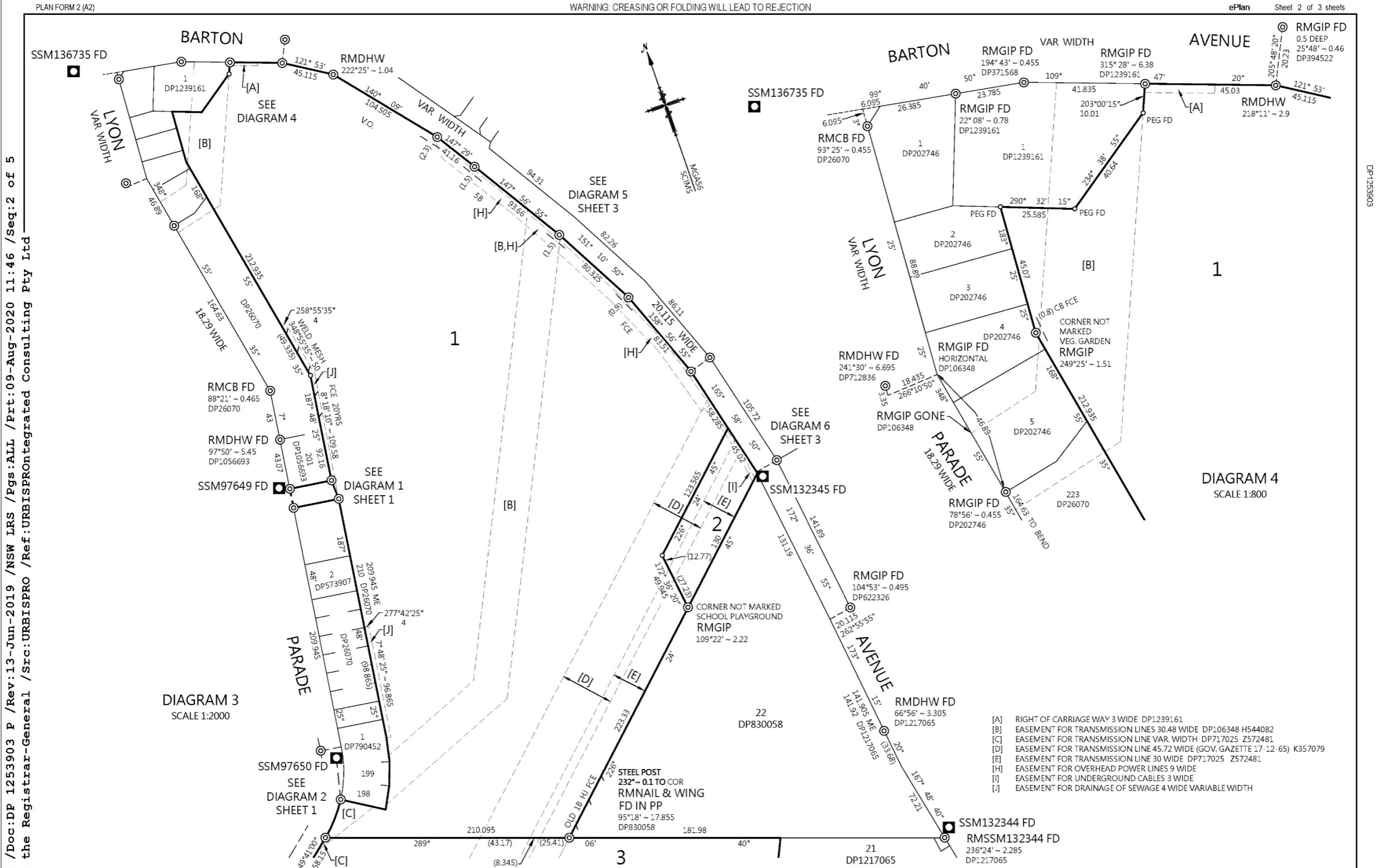
PLAN OF SUBDIVISION OF LOT 2 DP1239161.

L.G.A.: LITHGOW CITY
Locality: WALLERAWANG
Reduction Ratio: 1:4000
Lengths are in metres

REGISTERED
13/06/2019

DP1253903

Req:R460044 /Doc:DP 1253903 P /Rev:13-Jun-2019 /NSW LRS /Pgs:ALL /Prt:09-Aug-2020 11:46 /Seq:1 of 5
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ePlan Sheet 2 of 3 sheets

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PLAN FORM 2 (A2)

- [A] RIGHT OF CARRIAGE WAY 3 WIDE DP1239161
- [B] EASEMENT FOR TRANSMISSION LINES 30.48 WIDE DP106348 H544082
- [C] EASEMENT FOR TRANSMISSION LINE VAR. WIDTH DP717025 Z572481
- [D] EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (GOV. GAZETTE 17-12-65) K357079
- [E] EASEMENT FOR TRANSMISSION LINE 30 WIDE DP717025 Z572481
- [H] EASEMENT FOR OVERHEAD POWER LINES 9 WIDE
- [I] EASEMENT FOR UNDERGROUND CABLES 3 WIDE
- [J] EASEMENT FOR DRAINAGE OF SEWAGE 4 WIDE VARIABLE WIDTH

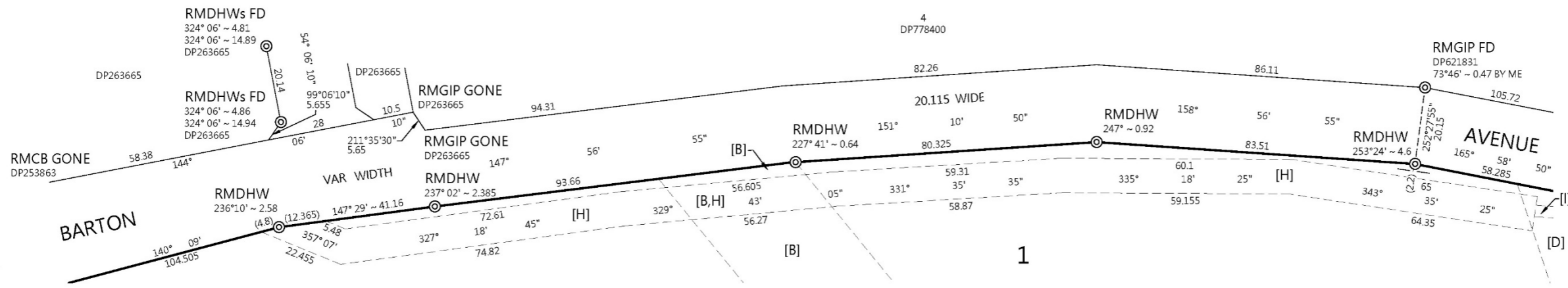
SURVEYOR Name: PETRAS GORDON SILINIS Date: 5-04-2019 Reference: 4-5088 2019M7100 (381)	PLAN OF SUBDIVISION OF LOT 2 DP1239161.	L.G.A.: LITHGOW CITY Locality: WALLERAWANG Reduction Ratio: AS SHOWN Lengths are in metres	REGISTERED 13/06/2019	<h2 style="margin: 0;">DP1253903</h2>
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PLAN FORM 2 (A2)

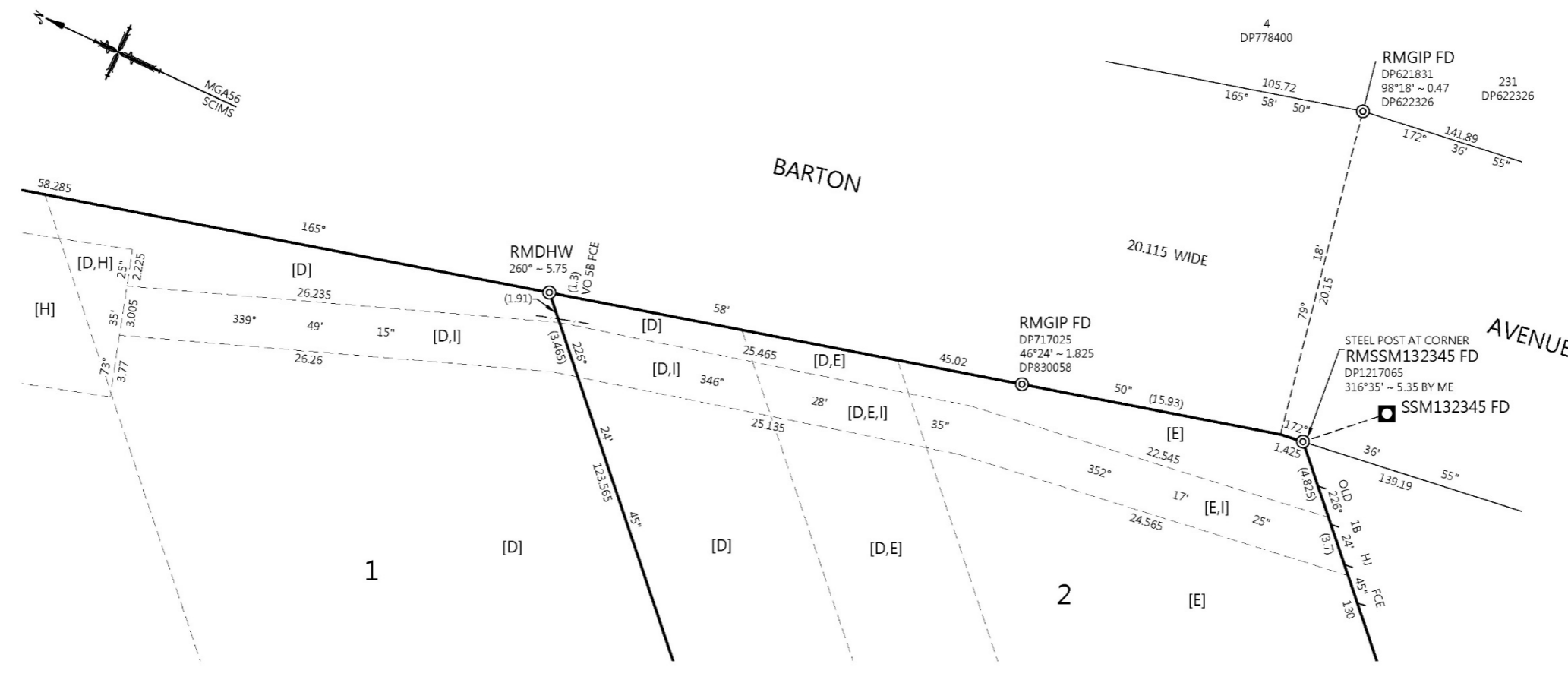
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ePlan Sheet 3 of 3 sheets

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CONTINUED ON DIAGRAM 6


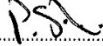



- [B] EASEMENT FOR TRANSMISSION LINES 30.48 WIDE DP106348 H544082
- [D] EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (GOV. GAZETTE 17-12-65) K357079
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- [I] EASEMENT FOR UNDERGROUND CABLES 3 WIDE

SURVEYOR Name: PETRAS GORDON SILINIS Date: 5-04-2019 Reference: 4-5088 2019M7100 (381)	PLAN OF SUBDIVISION OF LOT 2 DP1239161.	L.G.A.: LITHGOW CITY Locality: WALLERAWANG Reduction Ratio: AS SHOWN Lengths are in metres	REGISTERED 13/06/2019	DP1253903
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PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheet(s)																		
<p style="text-align: center;">Office Use Only</p> <p>Registered:  13/06/2019</p> <p>Title System: TORRENS</p>		<p style="text-align: center;">Office Use Only</p> <p style="font-size: 2em; text-align: center;">DP1253903</p>																		
<p>PLAN OF SUBDIVISION OF LOT 2 DP1239161</p>		<p>LGA: LITHGOW CITY</p> <p>Locality: WALLERAWANG</p> <p>Parish: LIDSDALE</p> <p>County: COOK</p>																		
<p style="text-align: center;">Survey Certificate</p> <p>I, Petrus Gordon Silinis of CEH Survey, a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on, or</p> <p>*(b) The part of the land shown in the plan (*being/*excluding** LOTS 1 & 2) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on 5/4/2019 the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: SSM97649 – SSM97650</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level Undulating/ *Steep-Mountainous.</p> <p>Signature:  Dated: 17-4-19</p> <p>Surveyor Identification No: 8557 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p><small>*Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></p>		<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p> <hr/> <p style="text-align: center;">Subdivision Certificate</p> <p>I, <u>GRAEME JAMES FAULKNER</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>LITHGOW CITY COUNCIL</u></p> <p>Date of endorsement: <u>20-5-19</u></p> <p>Subdivision Certificate number: <u>014/19</u></p> <p>File number: <u>114/18</u></p> <p><small>*Strike through if inapplicable.</small></p>																		
<p>Plans used in the preparation of survey/compilation:</p> <table border="0"> <tr> <td>DP26070</td> <td>DP28230</td> </tr> <tr> <td>DP106348</td> <td>DP202746</td> </tr> <tr> <td>DP253863</td> <td>DP263665</td> </tr> <tr> <td>DP381568</td> <td>DP394522</td> </tr> <tr> <td>DP621831</td> <td>DP622326</td> </tr> <tr> <td>DP712836</td> <td>DP717025</td> </tr> <tr> <td>DP830058</td> <td>DP1056693</td> </tr> <tr> <td>DP1115190</td> <td>DP1217065</td> </tr> <tr> <td>DP1239161</td> <td></td> </tr> </table>		DP26070	DP28230	DP106348	DP202746	DP253863	DP263665	DP381568	DP394522	DP621831	DP622326	DP712836	DP717025	DP830058	DP1056693	DP1115190	DP1217065	DP1239161		<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p> <p>IT IS INTENDED TO DEDICATE THE EXTENSION OF CANNELITE STREET 16.75 WIDE TO THE PUBLIC AS PUBLIC ROAD.</p>
DP26070	DP28230																			
DP106348	DP202746																			
DP253863	DP263665																			
DP381568	DP394522																			
DP621831	DP622326																			
DP712836	DP717025																			
DP830058	DP1056693																			
DP1115190	DP1217065																			
DP1239161																				
<p>Surveyor's Reference:4/5088 2019M7100(381)</p>		<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>																		


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PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Office Use Only	Office Use Only
Registered:  13/06/2019 PLAN OF SUBDIVISION OF LOT 2 DP1239161	<h1 style="margin: 0;">DP1253903</h1>
Subdivision Certificate number: 014/19 Date of Endorsement: 20.5.19	This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) SSI Regulation 2017 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.

SCHEDULE OF STREET ADDRESSES

LOT	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY
1	19	BARTON	AVENUE	WALLERAWANG
2	27	BARTON	AVENUE	WALLERAWANG
3	35	BARTON	AVENUE	WALLERAWANG

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

- 1) EASEMENT FOR OVERHEAD POWER LINES 9 WIDE
- 2) EASEMENT FOR UNDERGROUND CABLES 3 WIDE
- 3) EASEMENT FOR DRAINAGE OF SEWAGE 4 WIDE AND VARIABLE WIDTH

Lithgow City Council (ABN 59 986 092 492) by its authorised delegate pursuant to s377 of the Local Government Act 1993

Signature of authorised delegate

Name: GRAEME JAMES FAULKNER

I certify that I am an eligible witness and that the delegate signed in my presence

Signature of Witness

Name of Witness: SAMANTHA ROCHELLE BROWN
180 MARY STREET
LITHGOW NSW 2790

Address

If space is insufficient use additional annexure sheet

Surveyor's Reference: 4/5088 2019M7100(381)