

Reference: SF2016/031162

26 February 2020

The General Manager
Lithgow City Council
Attention Sandra Politi Land
Use & Property Officer
PO BOX 19
Lithgow NSW 2790

Dear Sir,

Local Government Area of the City of Lithgow. MR516 - Chifley Road - Scenic Hill Upgrade Project.

Proposed acquisition of a one eighth share of part of lot 100 in Deposited Plan 1088253 now shown as lot 8 in Deposited Plan 1226024 being part of property at Chifley Road Corney Town, NSW. Having an area of 963.5 m² owned by Lithgow City Council

I refer to previous discussion that Chris Hall, Property Officer had with Lithgow City Council in 2016 and my further discussions with Sandra Politi, Property Officer on the 12 December 2019 at your Office in Mort Street Lithgow about this project.

In 2016 the then Roads and Maritime Services began discussions with owners about the acquisition from this property. In April 2017 any acquisitions on this project that were not completed were deferred after safety improvements on Scenic Hill were achieved with the use of other means such as speed activated signage. The project is now to proceed with an altered project scope that will involve widening with some realignment, improving the intersection at the Lithgow ex-Prisoner of War Memorial on Scenic Hill and the provision of improved concrete drains along the road cuttings. The detailed design is nearly completed and construction is planned to commence early in 2021.

Please see the following link for public information about the Chifley Road Upgrade:-

<https://www.rms.nsw.gov.au/projects/bells-line-of-road/chifley-road-upgrade.html>

As you are aware Transport for New South Wales (TfNSW) propose to acquire a one eighth share of the part of your property now shown lot 8 in DP 1226024 with an area of 963.5 m². The area proposed to be acquired is for realignment of part of the existing north eastern driveway and to allow for better drainage from the property to the road drainage infrastructure.

The acquisition is complex because there are 8 different titles in 1/8 shares over the site known as lot 100 in DP1088253 with one of the shares held as joint tenants there then being 9 different owners to consider.

Information from your rating records show that the property is rated as follows:-

- Rate Number 8150 - Lesley Patricia Langbein (Morris) who lives in 'Ross' Cottage
- Rate Number 8160 - Lesley Patricia Morris (now Langbein), Brian James Gill and Lithgow City Council.

It is noted that six of the original owners cannot be traced.

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As discussed with Land Use & Property Officer Sandra Politi, because of the complexity of title and that six of the original owners cannot be traced TfNSW proposes to compulsorily acquire lot 8 in DP 1226024 with the agreement of the three owners already contacted that is Lithgow City Council, Lesley Morris (now Langbein) and Brian Gill. The two resident owners live in separate cottages on the site. The Valuer General of NSW would decide the amount of compensation to be offered to each owner and where a living beneficiary cannot be found the compensation will be placed in a trust fund.

Under Section 10A (3) of the Land Acquisition (Just Terms Compensation) Act 1991 there is a minimum six month negotiation period required in which a genuine attempt will be made to acquire the land. This six month period can be shortened by agreement. It is proposed that the six month negotiation period be dispensed with.

A web page link explaining the process of land acquisition is included for your information:-
<http://www.landacquisition.nsw.gov.au/>

The Land Acquisition (Just terms Compensation) Act 1991 ensures that all land owners are treated equally and fairly. This Act is available on line at
http://www.austlii.edu.au/au/legis/nsw/consol_act/latca1991442/

TfNSW is legally required to protect the personal information it collects by complying with the Information Protection Principles in the Privacy and Personal Information Protection Act 1998 (PPIP Act) and the Health Privacy Principles in the Health Records and Information Privacy Act 2002 (HRIP Act). A two page statement about privacy is included with this letter.

Also attached is a form requesting information about any other unregistered interests that may be attached to the site and it would be appreciated if this is applicable that you could return this form filled out.

It would be appreciated if you could please provide your written consent to the following?

1. To dispense with the minimum six month negotiation period in accordance with Section 10A (3) of the Land Acquisition (Just Terms Compensation) Act 1991.
2. To the Compulsory acquisition of your 1/8 interest in lot 8 in DP 1226024 as per Section 30 of the Land Acquisition (Just Terms Compensation) Act 1991.
3. To the Compensation being determined by the Valuer-General of NSW.

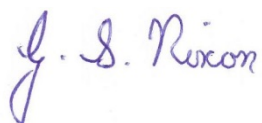
TfNSW and/or its agents shall undertake (at no cost to the vendor) prior to or during roadwork the following;

- a) Adjustment of any existing services and public utilities to suit the new road alignment.
- b) Construct fencing and gates to suit the new road boundaries comprising of galvanised steel strainer posts and stays, Star posts at 3.5 metre intervals with every fifth post being a heavy duty star post, 900 mm netting supported by three plain wires (at the top, middle and bottom of netting) and two barbed wires (at top two holes of post), with all star posts and wire to be Australian Products.

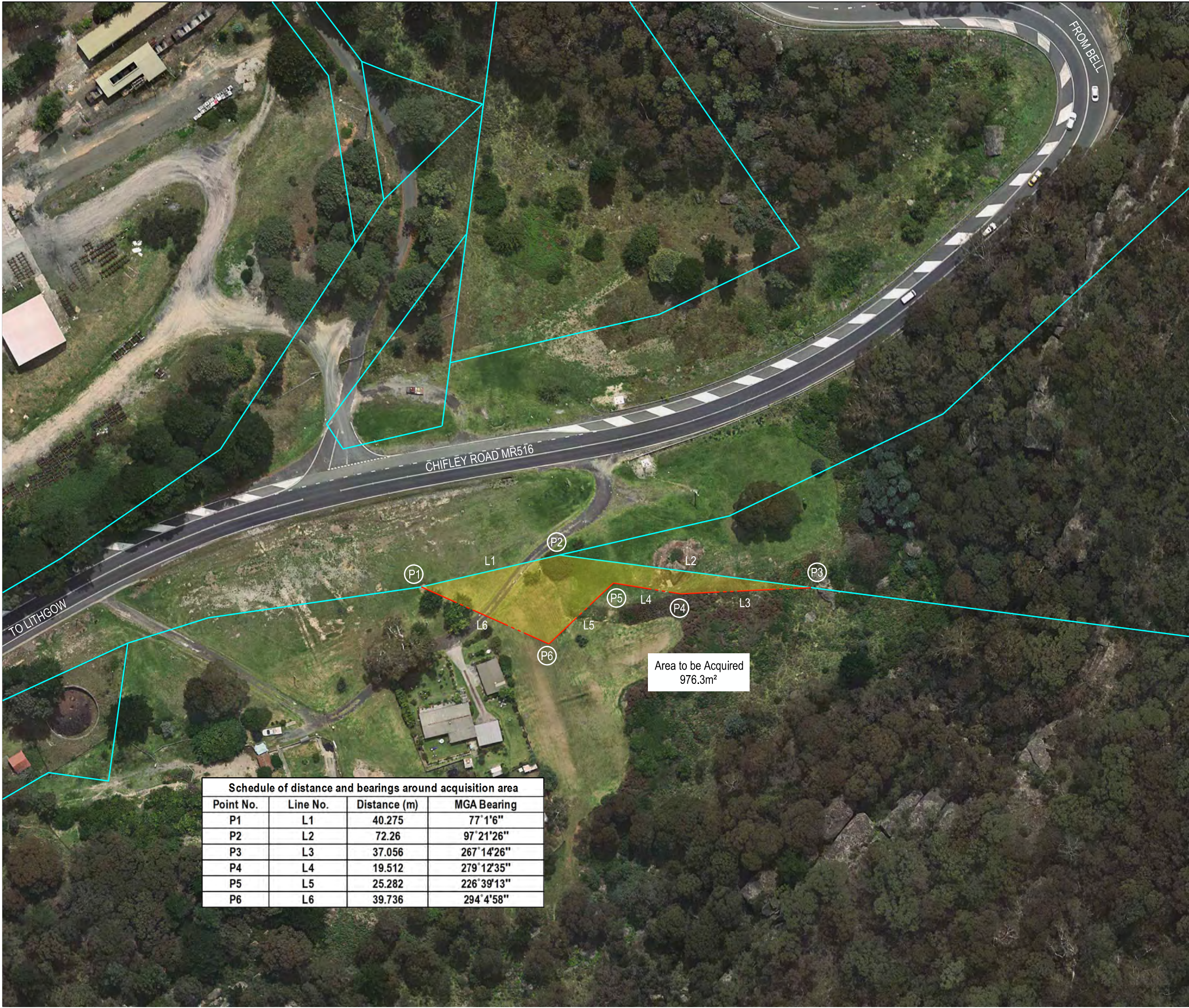
Should further information be required about this acquisition, or if there is any matter that you wish to bring to Transport for NSW attention, please contact please contact me on 6861 1433 or mobile 0408 419 180 or by email gordon.nixon@transport.nsw.gov.au

Reference: SF2016/031162

Yours sincerely,

A handwritten signature in purple ink, reading "G. S. Nixon". The signature is written in a cursive style with a large initial 'G'.

Gordon Nixon
Property and Acquisition Manager
Western Region



Schedule of distance and bearings around acquisition area			
Point No.	Line No.	Distance (m)	MGA Bearing
P1	L1	40.275	77°1'6"
P2	L2	72.26	97°21'26"
P3	L3	37.056	267°14'26"
P4	L4	19.512	279°12'35"
P5	L5	25.282	226°39'13"
P6	L6	39.736	294°4'58"



PROPERTY ACQUISITION SKETCH

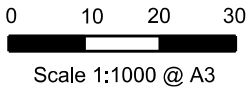
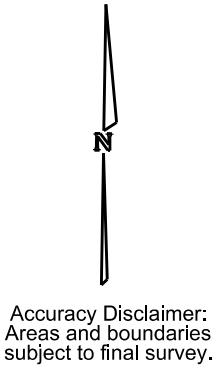
Acquisition from :

LOT 100
DP 1088253

Share Title
Sketch No 0516.258.AS.A101343

LGA: LITHGOW
Locality: CLARENCE
Parish: LETT
County: COOK

- Legend
-  Property boundaries
 -  Area to be acquired



Map produced 13/04/2016

SHORT LINE TABLE		
LINE	BEARING	DIST.
1	232°29'10"	103.42
2	232°29'10"	28.575
3	245°38'20"	27.555
4	30°59'50"	29.865
5	259°53'40"	78.175
6	224°59'20"	51.445
7	282°06'10"	44
8	239°36'30"	99.23
9	3°00'10"	18.74
10	16°47'10"	34.295
11	53°02'50"	9.19
12	55°15'40"	21.56
13	55°15'40"	38.17
14	50°14'10"	104.16
15	49°06'40"	91.565
16	48°40'30"	67.51
17	50°34'	88.505
18	320°14'40"	16.395
19	49°49'40"	153.54
20	47°49'40"	32.69
21	126°09'40"	19.23
22	126°09'40"	19.485
23	61°12'50"	25
24	61°09'	28.425
25	50°12'50"	9.065
26	78°12'20"	28.155
27	92°02'30"	37.415
28	105°02'30"	30.64
29	142°51'10"	52.325
30	111°49'10"	10.145
31	108°40'20"	26.29
32	155°10'50"	57.53
33	144°27'20"	63.315
34	167°39'	23.98
35	193°19'05"	79.745
36	180°44'25"	98.06
37	180°44'25"	48.315
38	192°05'30"	86.22
39	216°28'55"	222.55
40	144°34'40"	31.265

SHORT LINE TABLE		
LINE	BEARING	DIST.
41	92°50'	45.32
42	92°50'	45.715
43	108°51'	45.705
44	124°07'10"	45.705
45	140°28'50"	43.44
46	195°38'35"	121.92
47	218°10'40"	96.44
48	210°22'20"	122.77
49	177°29'15"	32.24
50	144°34'40"	28.77
51	144°34'40"	23.255
52	111°40'05"	43.5
53	78°45'05"	78.79
54	92°50'	29.765
55	108°51'	25.645
56	140°30'	123.65
57	72°38'40"	24.115
58	81°53'	19.47
59	81°53'	41.815
60	113°53'20"	39.64
61	46°39'30"	25.28
62	99°12'55"	19.51
63	87°26'40"	36.915
64	97°21'25"	115.79
68	210°24'05"	122.73

SHORT LINE TABLE		
LINE	BEARING	DIST.
65	225°55'40"	39.13
66	213°19'40"	14.865
67	229°53'35"	89.47
68	223°16'55"	69.56
69	239°42'30"	148.89
70	245°23'20"	40.805
71	140°28'50"	2.295
72	149°12'	45.735
73	151°11'30"	51.855

TABLE OF REFERENCE MARKS				
CNR	BEARING	DIST.	FROM	ORIGIN
A	241°48'10"	5.34	DH&W FD	DP 1006666
B	215°26'	2.405	GIP	PLACED
C	351°29'	0.655	GIP	PLACED
D	155°55'	1.06	PM 187460 FD	UNKNOWN
D	236°55'	2.305	GIP FD	DP 1006666
E	169°26'50"	0.455	CONC BLK. FD	DP 239627
F	276°42'	0.86	GIP FD	DP 1005168
G	280°47'	1.71	BOLT IN ROCK FACE	PLACED
H	66°59'	3.345	GIP	PLACED
J	58°20'25"	0.46	CONC BLK. FD	DP 239627
K	93°53'	3.13	NAIL & WING	PLACED
L	77°57'50"	0.47	G.I. BOLT IN ROCK FD	DP 239627
M	146°07'	0.495	GIP	PLACED
N	98°11'30"	0.46	CONC BLK. FD	DP 239627
P	116°54'30"	0.465	CONC BLK. FD	DP 239627
Q	267°23'	0.405	GIP	PLACED
R	124°17'20"	0.455	G.I. BOLT IN ROCK FD	DP 239627
S	87°29'20"	0.545	G.I. BOLT IN ROCK FD	DP 239627
T	6°23'	1.01	NAIL & WING	PLACED
U	168°55'	3.825	GIP	PLACED
V	21°40'	0.545	G.I. BOLT IN ROCK FD	DP 239627
W	129°12'	0.7	GIP	PLACED
X	10°50'45"	0.465	CONC BLK. FD	DP 239627
Y	42°18'50"	0.465	CONC BLK. FD	DP 239627
Z	323°47'	2.88	GIP	PLACED
AA	177°47'	1.64	GIP	PLACED
AB	60°11'25"	0.455	CONC BLK. FD	DP 239627
AC	66°37'	0.455	GIP FD	DP 239627

NOTE - ORIGINAL REF FROM DP1006666 NOT ADOPTED

DATUM LINE
PM 32333 - PM 6334
228°59'47" ~ 1228.270 BY SURVEY
228°59'47" ~ 1228.235 MGA GROUND

LOTS 1 & 7

LOT 3 DP 1006666
FI 3/1006666

LOTS 2 & 8

LOT 100 DP 1006666
VOL 8103 FOLS 152-159.

LOTS 3 & 9

LOT 12 DP 239627
FI 12/239627

LOTS 4 & 10

LOT 2 DP 574705
AC 8654-221

LOTS 5 & 13

LOT 107 DP 751650
FI 107/751650

LOTS 6, 11 & 12

LOT 108 DP 751650
AC 8654-221

- Ⓐ EASEMENT FOR TRANSMISSION LINE
30.48 WIDE (H617390) DP106595.
- Ⓑ RIGHT OF ACCESS 10 WIDE
AND VARIABLE WIDTH (DP1006666)
- Ⓐ EASEMENT FOR RAILWAY PURPOSES
30.48 WIDE (M168619) DP239661.

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

MARK	M.G.A. CO-ORDINATES	ZONE	ACC.	CLASS
	EASTING	NORTHING		
SSM 14886	237218.554	6292154.691	56	2 B
PM 6334	237406.620	6292244.300	56	2 B
PM 158970	237800.14	6292603.7	56	U U
PM 32333	238333.809	6293050.392	56	2 A
SSM 27122	238485.66	6292742.76	56	U U
SSM 27121	238526.12	6292591.27	56	U U
SSM 27120	238377.82	6292337.21	56	U U
SSM 319	238357.28	6292297.31	56	U U
SSM 27055	238391.8	6292315.37	56	U U
PM 187460	23816.37	6292725.25	56	U U

SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM SCIMS AT 06/09/2016
COMBINED SEA LEVEL & SCALE CORRECTION FACTOR 1.000299

(U) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
(V) LAND EXCLUDES MINERALS - SEE CROWN GRANT
EXCEPTING THE SUBSOIL AND PREMISES BELOW THE
DEPTH OF 60.96 METRES FROM THE SURFACE (A448028)
(X) LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)

Surveyor: MATTHEW PETER FORSYTH
Date of Survey: 28 SEPTEMBER 2016
Surveyor's Ref: 16069
FILE : SF2014/050705
PLAN : 0516.258.55.4001

PLAN OF LAND TO BE ACQUIRED FOR
THE PURPOSES OF THE ROADS ACT 1993

LGA: LITHGOW
Locality: CLARENCE
Subdivision No:

Lengths are in metres. Reduction Ratio 1:4000

Registered
18.11.2016

DP1226024

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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Table of mm

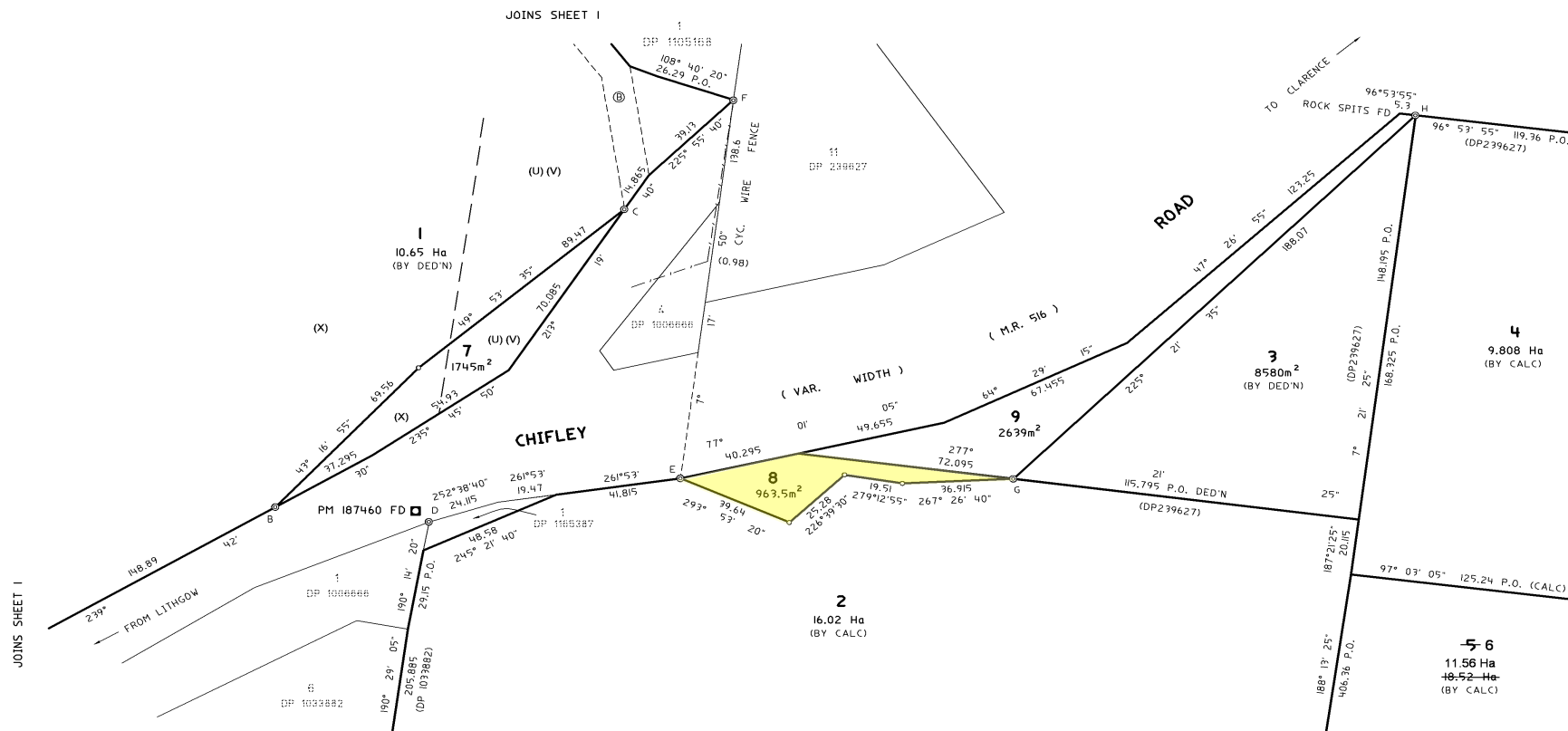


TABLE OF REFERENCE MARKS

CNR	BEARING	DIST.	FROM	ORIGIN
B	215°26'	2.405	GIP	PLACED
C	351°29'	0.655	GIP	PLACED
D	155°55'	1.06	PM 187460 FD	UNKNOWN
D	236°55'	2.305	GIP FD	DP 1006666
E	169°26°50'	0.455	CONC BLK. FD	DP 239627
F	276°42'	0.86	GIP FD	DP 1105168 #
G	280°47'	1.71	BOLT IN ROCK FACE	PLACED
H	66°59'	3.345	GIP	PLACED

NOTE - ORIGINAL REF FROM DPI006666 NOT ADOPTED

CONNECTIONS

PM 187460 - PM 158970	244°31'40"	252.885
PM 187460 - SSM 27122	86°12'40"	458.015
PM 187460 - CNR "E"	79°58'10"	85.425

® RIGHT OF ACCESS 10 WIDE
AND VARIABLE WIDTH (DPI006666)

(U) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
(V) LAND EXCLUDES MINERALS - SEE CROWN GRANT
EXCEPTING THE SUBSOIL AND PREMISES BELOW THE
DEPTH OF 60.96 METRES FROM THE SURFACE (A448028)
(X) LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)

Surveyor: MATTHEW PETER FORSYTH
Date of Survey: 28 SEPTEMBER 2016
Surveyor's Ref: 16069
FILE : SF2014/050705
PLAN : 0516.258.SS.4001

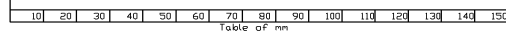
PLAN OF LAND TO BE ACQUIRED FOR
THE PURPOSES OF THE ROADS ACT 1993

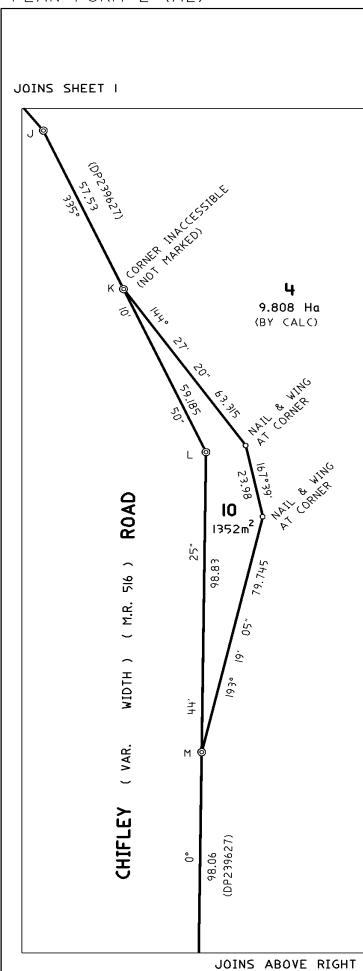
LGA: LITHGOW
Locality: CLARENCE
~~Subdivision No:~~

Lengths are in metres. Reduction Ratio 1:1000

Registered
18.11.2016

DP1226024





CONNECTIONS		
SSM 27120 - CNR "T"	56°44'40"	30.115
SSM 27121 - CNR "N"	46°39'00"	37.545
SSM 27055 - CNR "W"	81°53'20"	75.345
SSM 319 - SSM 14886	262°51'40"	1147.29
PM 32333 - CNR "K"	124°09'55"	239.155
SSM 27122 - CNR "H"	312°15'30"	173.355

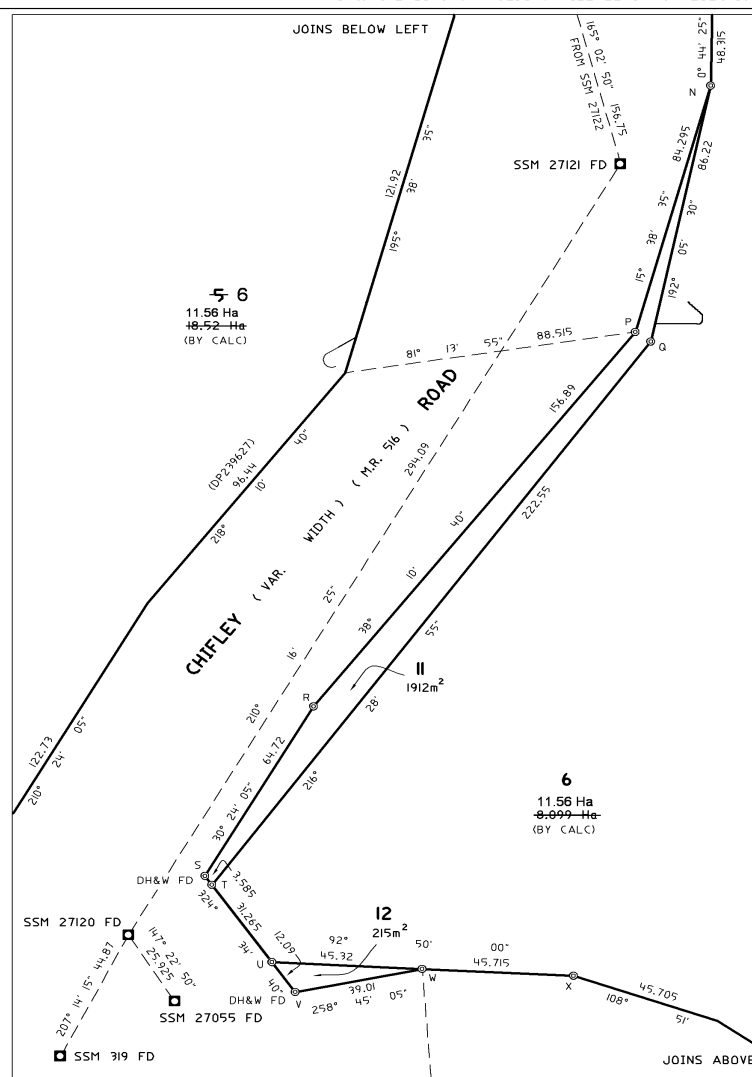
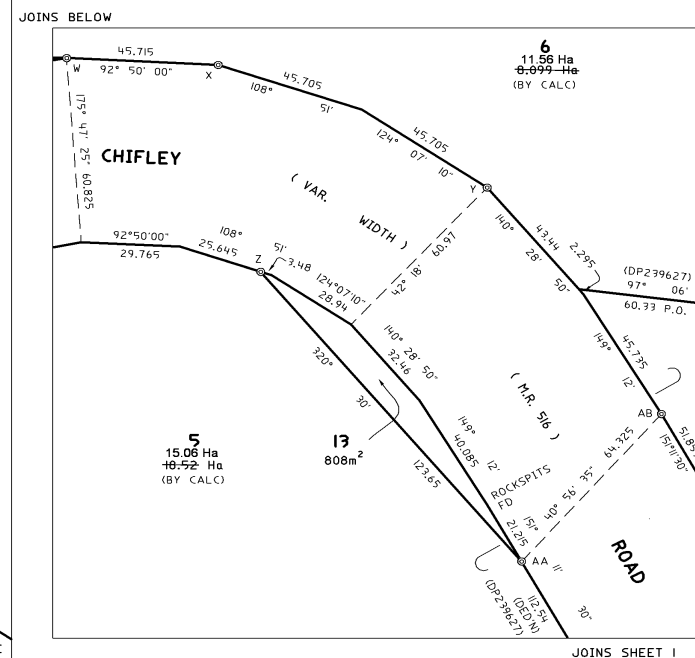



TABLE OF REFERENCE MARKS				
CNR	BEARING	DIST.	FROM	ORIGIN
J	58°20'25"	0.46	CONC BLK. FD	DP 239627
K	93°53'	3.13	NAIL & WING	PLACED
L	77°57'50"	0.47	G.I. BOLT IN ROCK FD	DP 239627
M	146°07'	0.495	GIP	PLACED
N	98°11'30"	0.46	CONC BLK. FD	DP 239627
P	116°54'30"	0.465	CONC BLK. FD	DP 239627
Q	26°7'23"	0.405	GIP	PLACED
R	124°17'20"	0.455	G.I. BOLT IN ROCK FD	DP 239627
S	87°29'20"	0.545	G.I. BOLT IN ROCK FD	DP 239627
T	6°23'	1.01	NAIL & WING	PLACED
U	168°55'	3.825	GIP	PLACED
V	21°40'	0.545	G.I. BOLT IN ROCK FD	DP 239627
W	129°12'	0.7	GIP	PLACED
X	10°50'45"	0.465	CONC BLK. FD	DP 239627
Y	42°18'50"	0.465	CONC BLK. FD	DP 239627
Z	32°3'47"	2.88	GIP	PLACED
AA	177°47'	1.64	GIP	PLACED
AB	60°11'25"	0.455	CONC BLK. FD	DP 239627




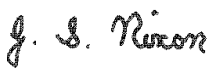
PLAN FORM 6 (2013)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 2 sheet(s)
<p>Registered:  18.11.2016</p> <p>Title System: TORRENS</p> <p>Purpose: ROADS ACT, 1993</p>	<p style="text-align: center; font-size: 24pt; font-weight: bold;">DP1226024</p>	
<p>PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT 1993.</p>	<p>LGA: LITHGOW</p> <p>Locality: CLARENCE</p> <p>Parish: LETT</p> <p>County: COOK</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>	<p style="text-align: center;">Survey Certificate</p> <p>I, Matthew Peter Forsyth of PO Box 495, ORANGE, NSW, 2800 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><i>*(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</i></p> <p><i>*(b) The part of the land shown in the plan (*being/*excluding^A Lots 7 to 13 and connections) was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on 28 September 2016, the part not surveyed was compiled in accordance with that Regulation.</i></p> <p><i>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</i></p> <p>Signature: <u>M.P. Forsyth</u> Dated: <u>28/9/2016</u></p> <p>Surveyor ID: 5434</p> <p>Datum Line: PM 32333 – PM 6334</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p><i>*Strike through if inapplicable.</i></p> <p><i>^ASpecify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</i></p>	
<p style="text-align: center;">Subdivision Certificate</p> <p>I, *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:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p><i>*Strike through if inapplicable.</i></p>	<p>Plans used in the preparation of survey/compilation.</p> <p>319-1507, 515,1507, 1229-1507, 1230-1507, 4481-3090, DP108493, DP172829, DP173503, DP177235, DP233661, DP239627, DP574705, DP583020, DP1006666, DP1033882, DP1088253, DP1165387.</p>	
<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>LOTS 7 TO 13 ARE REQUIRED FOR ROAD AND AFTER CONSTRUCTION WILL BE DEDICATED AS PUBLIC ROAD UNDER SECTION 10 OF THE ROADS ACT,1993.</p>	<p>If space is insufficient continue on PLAN FORM 6A</p>	
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference:16069</p> <p>File : SF2014/050705 PLAN : 0516.258.SS.4001</p>	

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheet(s)
<div>Registered:  18.11.2016</div> <div>Office Use Only</div>	<div>Office Use Only</div> <div>DP1226024</div>	
<div>PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT 1993.</div>		<div>This sheet is for the provision of the following information as required:</div> <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
<div>Subdivision Certificate number:</div> <div>Date of Endorsement:</div>		
<div>APPROVED:</div> <div></div> <div>INFRASTRUCTURE PROPERTY MANAGER WESTERN ROADS AND MARITIME SERVICES</div>		
<div>Note - Street addresses of all Lots are not available.</div>		
<div>If space is insufficient use additional annexure sheet</div>		
<div>Surveyor's Reference:16069 File : SF2014/050705 PLAN : 0516.258.SS.4001</div>		

Appendix A

Centre for Property Acquisition

Privacy Statement

Protecting your information

New South Wales government agencies are legally required to protect your privacy by complying with the Information Protection Principles in the *Privacy and Personal Information Protection Act 1998* (NSW) and the Health Privacy Principles in the *Health Records and Information Privacy Act 2002* (NSW). This Privacy Statement contains important information about how your information is collected, stored and used to improve the property acquisition process.

What information is being collected?

The government agency named at the end of this statement (the **Acquiring Agency**) is undertaking a property acquisition. The Acquiring Agency is contacting customers like you who may be affected. As a result, a Personal Manager and a Transaction Manager have been appointed to liaise with you during this process.

To be able to do this, the Acquiring Agency needs to collect personal information from you, such as your name and preferred contact details (home phone, work phone, mobile number and email).

It may also, with your consent, collect other information from you about your circumstances, where those circumstances are relevant to the acquisition process.

How is information collected?

Generally, information is collected directly from you face-to-face, on the phone and via email by your Personal Manager or Transaction Manager. If you are under 16, we collect information from your parent or guardian.

The Acquiring Agency will record notes of all contact with you to better manage the property acquisition process and provide you with personal support.

Why is information collected?

The Acquiring Agency will only collect information from you about your personal circumstances to help provide tailored support for you during the acquisition process.

The purpose of collecting information about you is to make the process of acquisition and the support provided to you more efficient and effective.

Is the collection of information required by law?

You are not required to provide any information when you are contacted by your Personal Manager or Transaction Manager. However, if you decide not to volunteer any information, the Acquiring Agency may not be able to keep you fully informed about the acquisition process and may not be able to provide you with the tailored support you may need or request.

Who is the information for?

To support you during the acquisition process, the following government agencies and their contracted service-providers will use the information collected from you:

- the Acquiring Agency; and
- the NSW Government's Centre for Property Acquisition, which is located within Transport for NSW and manages the information technology system storing your information.

Your information may also need to be disclosed to the following recipients from time-to-time:

- only where you have specifically consented, third party service providers in order to assist with your specific needs in relation to the acquisition of the property and your relocation;
- members of the NSW Property Acquisition Standards Group, who are responsible for the development, maintenance and compliance with operating standards for the property acquisition process and advising on their continuous improvement; and
- other recipients to whom disclosure of your personal information is permitted or required under the law.

How are records stored?

Your information is stored subject to strict security procedures in accordance with NSW Government information technology policies.

Accessing and correcting your records

You can access your records on request at any time during this process. If you have any questions about how the Acquiring Agency handles your information, or wish to access your records, please contact your Personal Manager: Kristy Hartwig

by phone: 0439 731 359

by email: Kristy.HARTWIG@transport.nsw.gov.au

by post: 51-55 Currajong Street Parkes NSW 2870

Acquiring Agency

Transport for NSW (Roads)

Acquisition Questionnaire for Owner

(regarding any other interests and occupiers in the property subject to acquisition)

This information will assist Transport for NSW in ensuring that other relevant parties may be aware of the acquisition and will help ensure that other parties may be considered for compensation entitlements.

Property Address:	Lot 100 Chifley Road, Corney Town, Lithgow NSW 2790		
Transport for NSW File No:	SF2016/031162	Transport for NSW Contact Person:	Gordon Nixon
Name of Owner:	The City of Greater Lithgow (Lithgow City Council) - Attention Sandra Politi		
Postal Address:	180 Mort St, Lithgow NSW 2790 or PO BOX 19		
Email:	council@lithgow.nsw.gov.au	Phone No:	02 6354 9999

1.	Please confirm whether the details of the owner's name shown in the space above are correct?	Please Tick	YES:	<input type="checkbox"/>	NO:	<input type="checkbox"/>
	If no, please advise correct names of owners.					
	Response:					

2.	Please advise if there is a mortgage or monies borrowed on the property?	Please Tick	YES:	<input type="checkbox"/>	NO:	<input type="checkbox"/>
	If yes, please provide the lender / mortgagee's details.					
	Response:					

3.	Please advise if you as owners are the sole occupants of the property?	Please Tick	YES:	<input type="checkbox"/>	NO:	<input type="checkbox"/>
	Other Comments:					

4.	If you answered No to Question 3, please provide the names and contact details of the occupants below:					
	Name:					
	Contact Details:					

5.	A.	Do such occupants have a written agreement or lease to occupy the property?	Please Tick	YES:	<input type="checkbox"/>	NO:	<input type="checkbox"/>
	If yes, what type of agreement is it and could you please provide a copy.						
	Response:						
	Managing Agents Details:						

	B.	Do the occupants have occupation of the whole or part of the property and if so, which part?	Please Tick	WHOLE:	<input type="checkbox"/>	PART:	<input type="checkbox"/>
	Response:						

	C.	Could you please advise of the terms of the occupation, including:					
	Commencement Date:		End Date:				
	Rental Amount:	\$	Please Circle	Weekly	Fortnightly	Monthly	Yearly

6.	Please advise of any other information regarding parties who may have an interest in the property, other than those you have listed above:					
	Response:					

Completed By:		Date:	
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Please return this questionnaire to:

Email: gordon.nixon@transport.nsw.gov.au or Fax: 02 6861 1496

Acquisition Questionnaire for Tenants or Occupiers

(regarding their occupation of the property subject to acquisition)

This information will assist Transport for NSW in ensuring that all relevant parties may be aware of the acquisition and will help ensure that these parties may be considered for compensation entitlements.

Property Address:	Lot 100 Chifley Road, Corney Town, Lithgow NSW 2790		
Transport for NSW File No:	SF2016/031162	Transport for NSW Contact Person:	Gordon Nixon
Name of Tenant / Occupant:			
Contact Details of Tenant / Occupant:			
Name:			
Postal Address:			
Email:		Phone No:	

1.	Please advise what part of the property you occupy:	Please Tick	PART:	<input type="checkbox"/>	WHOLE:	<input type="checkbox"/>
	If part, please advise of which part.					
	Response:					

2.	Do you have a written agreement to occupy the property:	Please Tick	YES:	<input type="checkbox"/>	NO:	<input type="checkbox"/>
	If yes, please provide a copy of the agreement					

3.	Is the agreement to occupy the property with the owner / other party:	Please Tick	OWNER:	<input type="checkbox"/>	OTHER PARTY:	<input type="checkbox"/>
	Please provide the details of this person or company.					
	Response:					

4.	Could you please advise of the details of the occupation, including :						
	Commencement Date:		End Date:				
	Rental Amount:	\$	Please Circle	Weekly	Fortnightly	Monthly	Yearly
	Use of the property (eg, residential or other):						
	What is the name of your Business (if not a residential use):						
	Managing Agent Details:						

5.	Did you take over the occupation agreement from another party?	Please Tick	YES:	<input type="checkbox"/>	NO:	<input type="checkbox"/>
	If yes, who was the previous occupant and when did you commence your occupation of the property?					
	Response:					

6.	Please advise of any other parties who occupy the property and if so, which part of the property and what are their contact details:					
	Response:					

Completed By:		Date:	
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Please return this questionnaire to:

Email: Gordon.nixon@transport.nsw.gov.au

or Fax: 02 6861 1496

Notes on Legislation

Land Acquisition (Just Terms Compensation Act) 1991 (No 22)

Section 30 Agreement

“An authority of the State and the owners of land may agree in writing that the land be compulsorily acquired by that authority”

Section 10A (3) Agreement

10A Agreement to shorten the minimum period of negotiation for acquisition by agreement before initiation of compulsory acquisition process.

“(3) The owner of the land and the authority of the State may agree to a shorter or longer period of negotiation for the acquisition of the land by agreement”

Agreement to be signed by the Landowner

I The General Manager of Lithgow City Council of 180 Mort St, Lithgow NSW 2790 give my consent to the following actions:-

1. Dispense with the minimum six month negotiation period in accordance with Section 10A (3) of the Land Acquisition (Just Terms Compensation) Act 1991.
2. The Compulsory acquisition of my 1/8 interest in lot 8 in DP 1226024 being part of lot 100 in DP 1088253 as per Section 30 of the Land Acquisition (Just Terms Compensation) Act 1991.
3. The amount of compensation being determined by the Valuer-General of NSW.

Full Name:

Signed:

Dated: