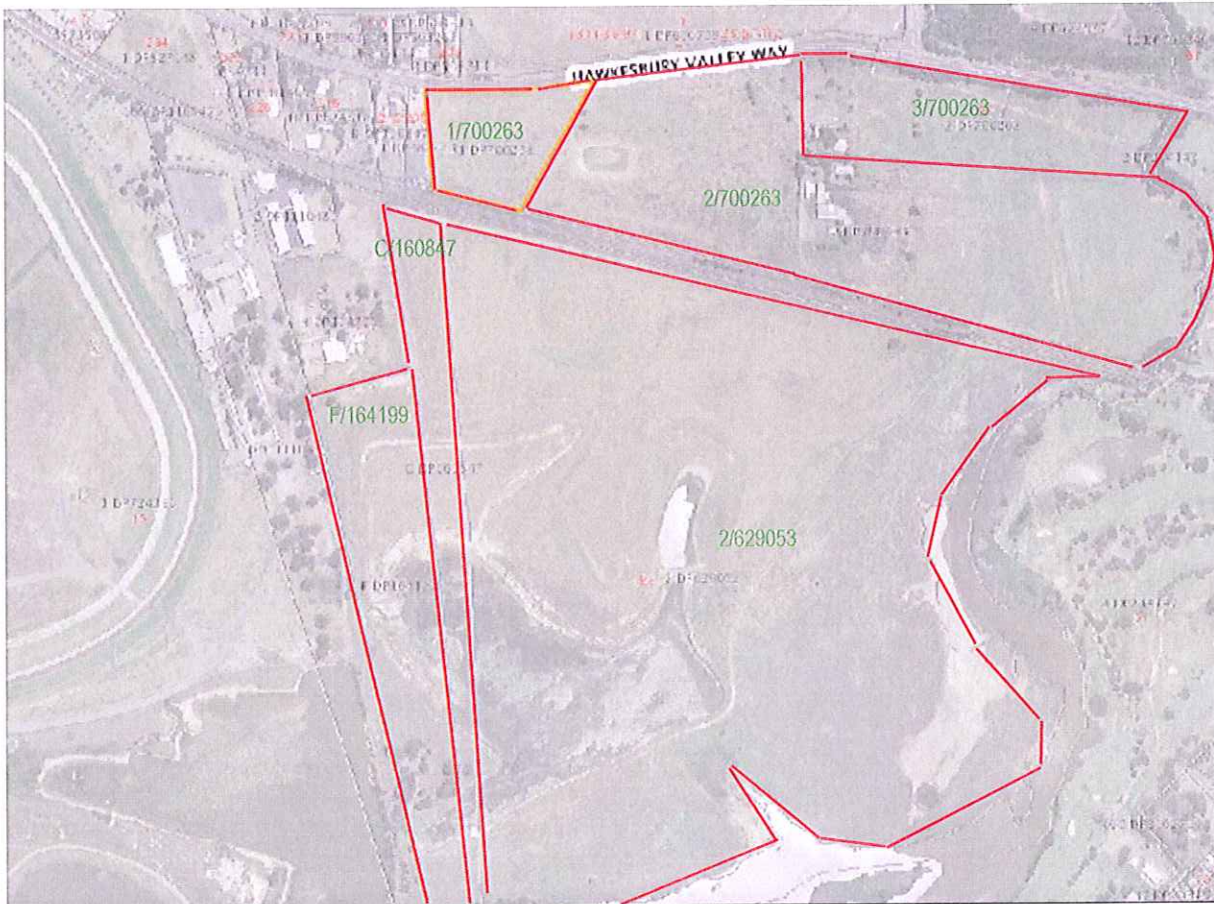
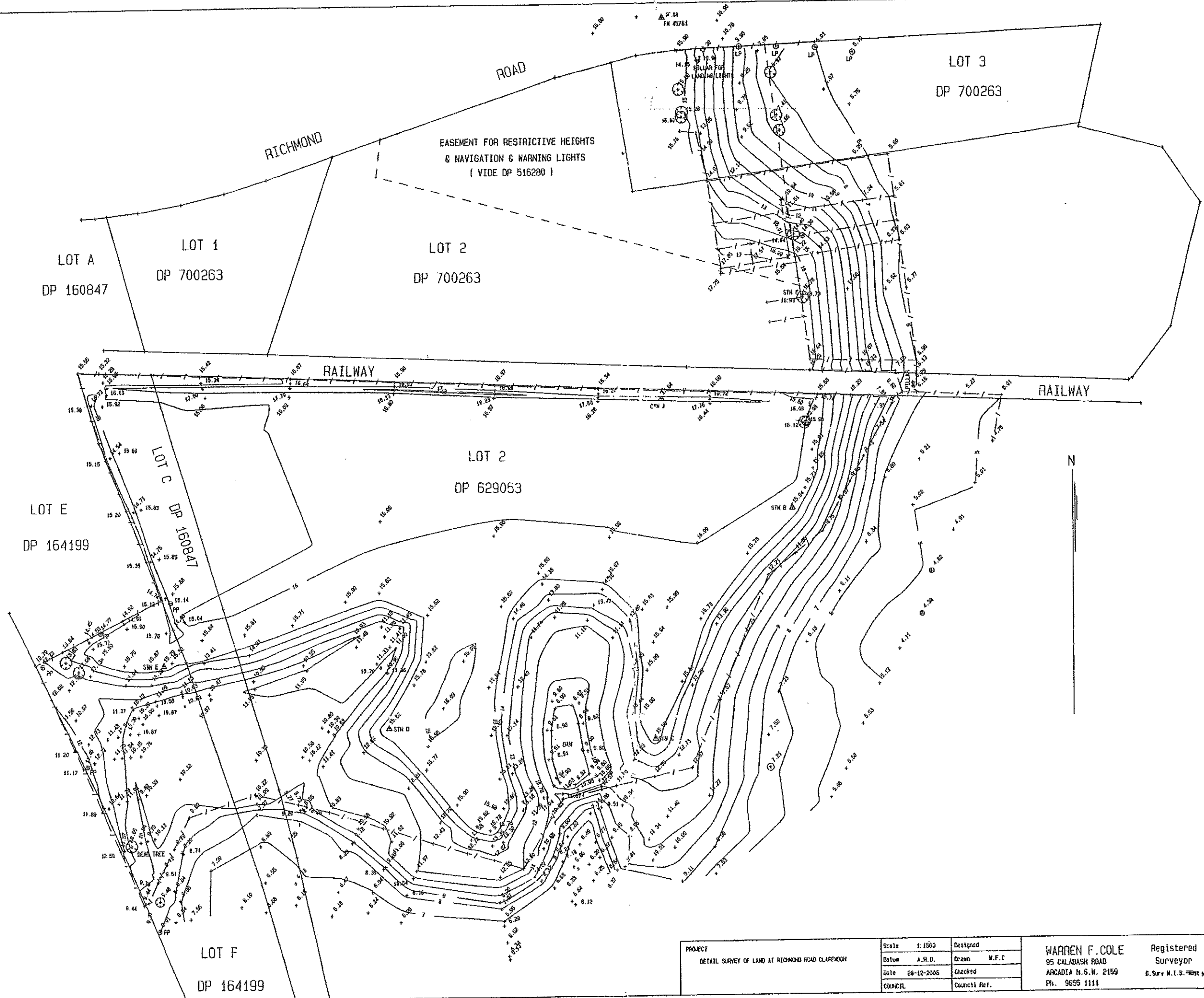


ATTACHMENT A



Source - NSW Land and Property Management Authority SIX Viewer © six.nsw.gov.au

○ Sydney - Newcastle Aerial photos (High Resolution) - Ausimage © SKM 2008



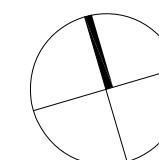
PROJECT DETAIL SURVEY OF LAND AT RICHMOND ROAD CLARENDON	Scale 1:1500	Designed	WARREN F. COLE 95 CALABASH ROAD ARCADIA N.S.W. 2159 Ph. 9655 1111	Registered Surveyor S. Surv. M.I.S. 7991 NSW	PRINCIPAL R. TOLSON	Sheet no. 1 of 1 sheets Our Ref. 489NS
	Date 28-12-2005	Drawn M.F.C.				
	Checked					
	Council	Council Ref.				

PROPOSED DEVELOPMENT RICHMOND ROAD, CLARENDON (NSW)

DATE: 26 SEPTEMBER 2013



STAGE 1		
SITE AREA	=	3.7 Ha
HARDWARE GFA:	=	11,000 SQM
TENANCY GFA	=	2,200 SQM
SITE COVERAGE:	=	35.6%
CARSPACES (MASTERS)	=	334 (1:32)
CAR SPACES (TENANT)	=	70 (1:31)
TOTAL CAR SPACES	=	404
STAGE 2		
SITE AREA	=	7.6 Ha
BULKY GOODS GFA:	=	2,800 SQM
OFFICES GFA:	=	10,000 SQM
SITE COVERAGE:	=	16.0%
CARSPACES (BG)	=	383 (1:7)
CARSPACES (OFFICES)	=	136 (1:73)
TOTAL CARS	=	519 (1:28)
STAGE 3		
SITE AREA	=	15.1 Ha
COMMERCIAL GFA:	=	90,000 SQM
SITE COVERAGE:	=	60%
SUB-TOTAL SITE AREA STAGE 1,2 &3		
		= 26.4 Ha
RU4 ZONE NORTH OF RAIL CORRIDOR		
		= 9.7 Ha
RU4 ZONE SOUTH OF RAIL CORRIDOR		
		= 37.9 Ha
TOTAL SITE AREA	=	74.0 Ha



3037 - SK31

NOT TO SCALE



LEVEL 2, 18 OLIVER LANE,
MELBOURNE, VIC 3000. Tel. +61 3 9654 6344

2/290 BOUNDARY ST, SPRING HILL,
BRISBANE, QLD 4000. Tel. +61 7 3123 5544

7 YOUNG STREET, NEUTRAL BAY,
SYDNEY, NSW 2089. Tel. +61 2 9909 3344

LEFFLER SIMES ARCHITECTS

ATTACHMENT B



Hawkesbury Local Environmental Plan 2011

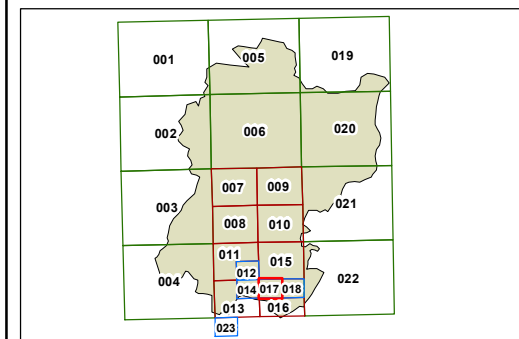
Acid Sulfate Soil Map - Sheet ASS_017

Acid Sulfate Soils

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 4 Class 4
- 5 Class 5

Cadastre

Cadastre 4/05/2011 © Dept of Lands

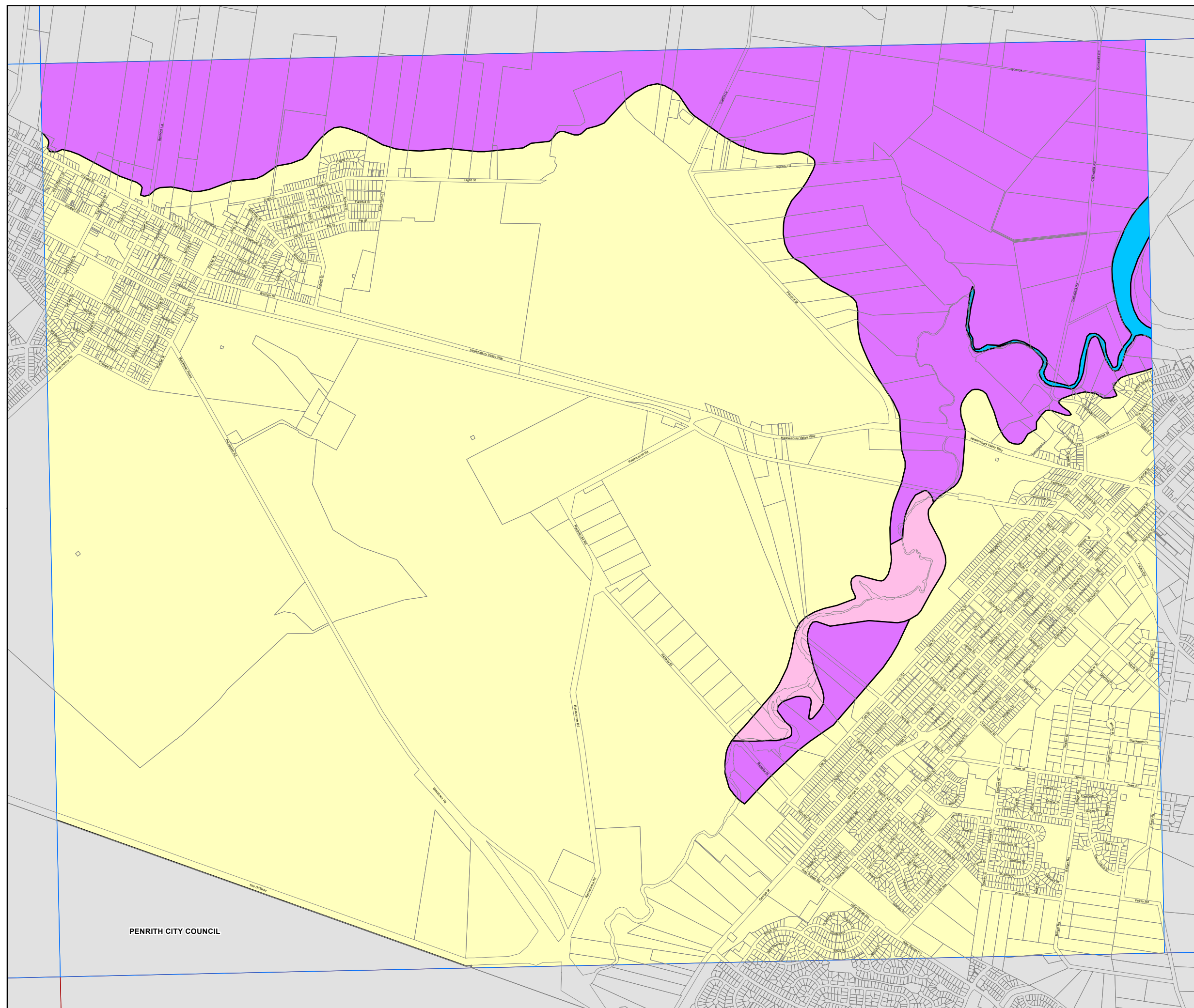


0 175 350 525 700 Metres

Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number:
3800_COM_ASS_017_020_20110504



ATTACHMENT C

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9754 1590
Mobile: 0412 169 809
Facsimile: +612 9754 1364
Email: alsearch@optusnet.com.au

20th March, 2012

GEO-LOGIX PTY LTD

Unit 2309/4 Daydream Street,
Building Q2, Level 3,
WARRIEWOOD NSW 2102

Attention: Jenna Seymour,

**RE: 188 Hawkesbury Valley Way, Clarendon
PO # 347636**

Note 1: Lot 1 DP 700263 (page 1)

Note 2: Lot 2 DP 700263 (page 5)

Note 1:

Current Search

Folio Identifier 1/700263 (title attached)

DP 700263 (plan attached)

Dated 17th March, 2012

Registered Proprietor:

R N & N R TOLSON'S MANAGEMENT PTY LTD

Title Tree
Lot 1 DP 700263

Folio Identifier 1/700263

Certificate of Title Volume 15038 Folio 139

Certificate of Title Volume 8451 Folios 81 & 82

Certificate of Title Volume 6916 Folio 5

PA 38637

Conveyance Book 2185 No. 907

Conveyance Book 1989 No. 3

Conveyance Book 1480 No. 268

Conveyance Book 940 No. 759

Summary of Proprietors Lot 1 DP 700263

Year	Proprietor
	(Lot 1 DP 700263)
2011 – todate	RN & NR Tolsons Management Pty Ltd
1986 – 2011	Elf Farm Supplies Pty Limited
1985 – 1986	Norman William Tomkins Ian Hamilton Tomkins James Ernest Tomkins
1984 – 1985	Norman William Tomkins Ian Hamilton Tomkins James Ernest Tomkins Molly Tomkins
	(Lot 1 DP 629053 – CTVol 15038 Fol 139)
1983 – 1984	Norman William Tomkins Ian Hamilton Tomkins James Ernest Tomkins Molly Tomkins
	(Part of Portion 64 and other lands, Parish of St. Matthew – Area 159 Acres 3 Roods 25 Perches – CTVol 8451 Fols 81 & 82)
1982 – 1983	Molly Tomkins, widow Jacob Lauder Raith, company director
1963 – 1982	Ernst Joseph Norman Tomkins, nurseryman
	(Part of Portion 64 and other lands, Parish of St. Matthew – Area 161 Acres 3 Roods 12 Perches – CTVol 6912 Fol 5)
1962 – 1963	Jacob Lauder Raith, company director Ernst Joseph Norman Tomkins, nurseryman
1955 – 1962	Ernst Joseph Norman Tomkins, nurseryman
1955 – 1955	Charles Herbert O'Brien, Farmer
	(Part of Portion 64 and other lands, Parish of St. Matthew – Area 164 Acres 0 Roods 31 ¼ Perches – Conv Bk 2185 No. 907)
1951 – 1955	Charles Herbert O'Brien, farmer

	(Part of Portion 64 and other lands, Parish of St. Matthew – Area 164 Acres 0 Roods 31 ¼ Perches – Conv Bk 1989 No. 3)
1946 – 1951	Charles Herbert O'Brien, farmer
1935 – 1946	Charles Herbert O'Brien, farmer Marjorie O'Brien, spinster) executrix & executors of the Keith Ewington Whitehead) estate of Margaret Maude Raymond Zani de Ferranti) O'Brien
1935 – 1935	Charles Herbert O'Brien, farmer Margaret Maude O'Brien, spinster
	(Part of Portion 64 and other lands, Parish of St. Matthew – Area 164 Acres 0 Roods 31 ¼ Perches – Conv Bk 1480 No. 268)
1927 – 1935	Charles Herbert O'Brien, farmer Margaret Maude O'Brien, spinster
1927 – 1927	Charles James Roberts, gentleman
	(Part of Portion 64 and other lands, Parish of St. Matthew – Area 119 Acres 0 Roods 31 ¼ Perches – Conv Bk 940 No. 759)
1910 – 1927	Charles James Roberts, farmer
1899 – 1910	Maria O'Brien, widow

Note 2:

Current Search

Folio Identifier 2/700263 (title attached)

DP 700263 (plan attached)

Dated 17th March, 2012

Registered Proprietor:

R N & N R TOLSON'S MANAGEMENT PTY LTD

Title Tree

Lot 2 DP 700263

Folio Identifier 2/700263

Certificate of Title Volume 15038 Folio 139

Certificate of Title Volume 8451 Folios 81 & 82

Certificate of Title Volume 6916 Folio 5

PA 38637

Conveyance Book 2185 No. 907

Conveyance Book 1989 No. 3

Conveyance Book 1480 No. 268

Conveyance Book 940 No. 759

Summary of Proprietors Lot 2 DP 700263

Year	Proprietor
	(Lot 2 DP 700263)
2011 – todate	RN & NR Tolsons Management Pty Ltd
1986 – 2011	Elf Farm Supplies Pty Limited
1985 – 1986	Norman William Tomkins Ian Hamilton Tomkins James Ernest Tomkins
1984 – 1985	Norman William Tomkins Ian Hamilton Tomkins James Ernest Tomkins Molly Tomkins
	(Lot 1 DP 629053 – CTVol 15038 Fol 139)
1983 – 1984	Norman William Tomkins Ian Hamilton Tomkins James Ernest Tomkins Molly Tomkins
	(Part of Portions 64, 68 & 69 and other lands, Parish of St. Matthew – Area 159 Acres 3 Roods 25 Perches – CTVol 8451 Fols 81 & 82)
1982 – 1983	Molly Tomkins, widow Jacob Lauder Raith, company director
1963 – 1982	Ernst Joseph Norman Tomkins, nurseryman
	(Part of Portions 64, 68 & 69 and other lands, Parish of St. Matthew – Area 161 Acres 3 Roods 12 Perches – CTVol 6912 Fol 5)
1962 – 1963	Jacob Lauder Raith, company director Ernst Joseph Norman Tomkins, nurseryman
1955 – 1962	Ernst Joseph Norman Tomkins, nurseryman
1955 – 1955	Charles Herbert O'Brien, Farmer
	(Part of Portion 64 and other lands, Parish of St. Matthew – Area 164 Acres 0 Roods 31 ¼ Perches – Conv Bk 2185 No. 907)
1951 – 1955	Charles Herbert O'Brien, farmer

	(Part of Portion 64 and other lands, Parish of St. Matthew – Area 164 Acres 0 Roods 31 ¼ Perches – Conv Bk 1989 No. 3)
1946 – 1951	Charles Herbert O'Brien, farmer
1935 – 1946	Charles Herbert O'Brien, farmer Marjorie O'Brien, spinster) executrix & executors of the Keith Ewington Whitehead) estate of Margaret Maude Raymond Zani de Ferranti) O'Brien
1935 – 1935	Charles Herbert O'Brien, farmer Margaret Maude O'Brien, spinster
	(Part of Portion 64 and other lands, Parish of St. Matthew – Area 164 Acres 0 Roods 31 ¼ Perches – Conv Bk 1480 No. 268)
1927 – 1935	Charles Herbert O'Brien, farmer Margaret Maude O'Brien, spinster
1927 – 1927	Charles James Roberts, gentleman
	(Part of Portion 64 and other lands, Parish of St. Matthew – Area 119 Acres 0 Roods 31 ¼ Perches – Conv Bk 940 No. 759)
1910 – 1927	Charles James Roberts, farmer
1899 – 1910	Maria O'Brien, widow

Requested Parcel: Lot 1 DP 700263

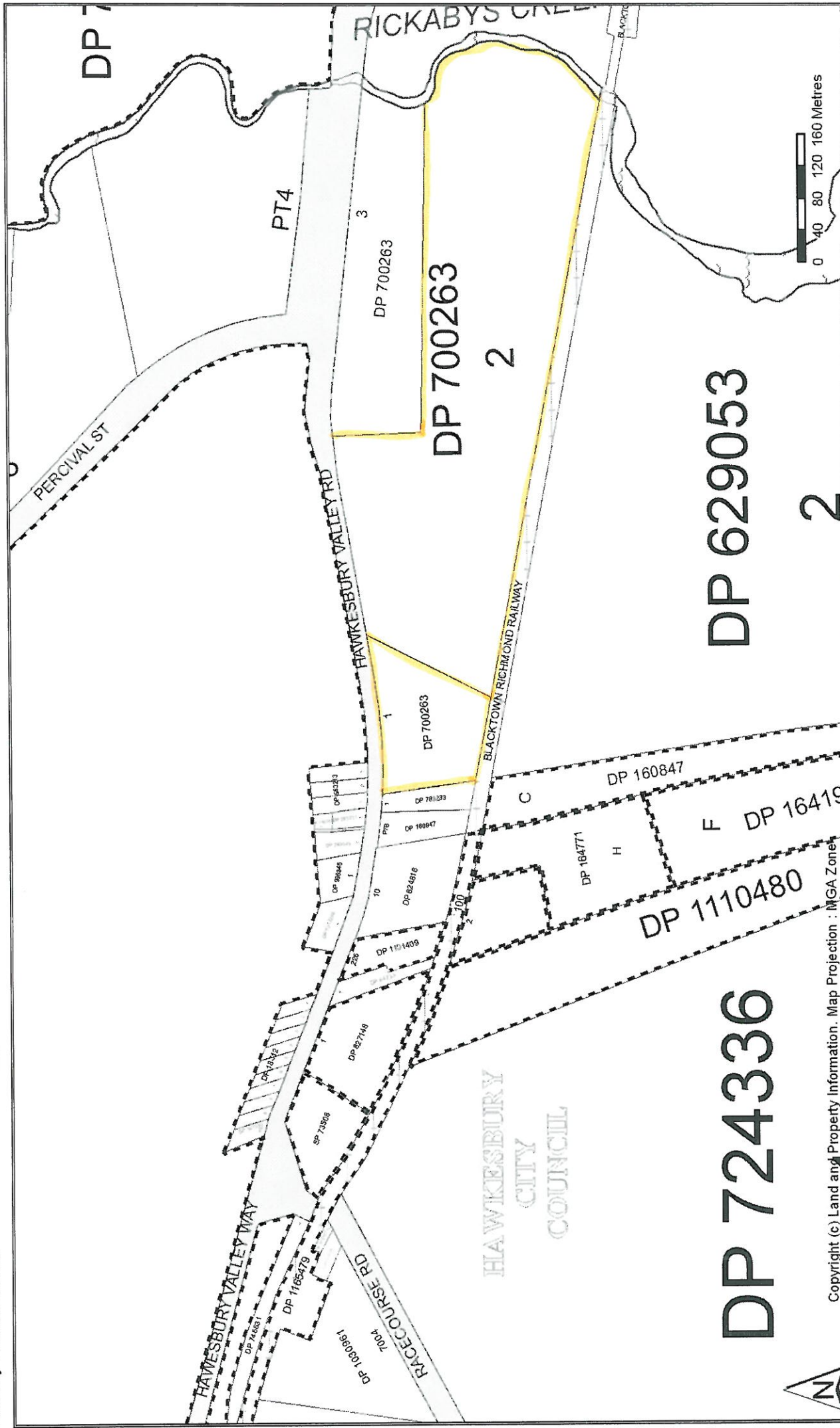
Identified Parcel : Lot 1 DP 700263

LGA : HAWKESBURY

Parish: ST MATTHEW

County: CUMBERLAND

Locality : CLARENDON



Copyright (c) Land and Property Information. Map Projection : NAD83

Report Generated 11:18:40 AM. 19 March. 2012

This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

Page 1 of 3



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

LPI On-Line

Advance Legal Searchers 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.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/700263

SEARCH DATE	TIME	EDITION NO	DATE
17/3/2012	2:18 PM	4	6/12/2011

LAND

LOT 1 IN DEPOSITED PLAN 700263
AT CLARENDON
LOCAL GOVERNMENT AREA HAWKESBURY
PARISH OF ST MATTHEW COUNTY OF CUMBERLAND
TITLE DIAGRAM DP700263

FIRST SCHEDULE

R N & N R TOLSON'S MANAGEMENT PTY LTD (CN AG657493)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP629053 RIGHT OF WAY AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP629053 EASEMENT FOR SERVICES AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

LPI On-Line

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/3/2012 2:20PM

FOLIO: 1/700263

First Title(s): OLD SYSTEM
 Prior Title(s): VOL 15038 FOL 139

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
22/2/1984	DP700263	DEPOSITED PLAN	FOLIO CREATED EDITION 1
3/10/1984	V372469	WITHDRAWAL OF CAVEAT	
11/10/1984	V387862	WITHDRAWAL OF CAVEAT	
29/3/1985	V617383	TRANSMISSION APPLICATION ~	EDITION 2
21/3/1986	W254102	DISCHARGE OF MORTGAGE	
21/3/1986	W254105	TRANSFER ~	EDITION 3
23/6/1994		AMENDMENT: LOCAL GOVT AREA	
16/8/2007	AD348560	CAVEAT	
23/3/2011	AF937571	REJECTED - CHANGE OF NAME	
15/7/2011	AG165610	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
6/12/2011	AG657493	CHANGE OF NAME	EDITION 4

*** END OF SEARCH ***



STAMP-DUTY

18/03/86

7270

CSH

8

DESCRIPTION
OF LAND
Note (a)

TRANSFEROR
Note (b)

ESTATE
Note (c)

TRANSFeree
Note (d)

TENANCY
Note (e)

PRIOR
ENCUMBRANCES
Note (f)

EXECUTION
Note (g)

Note (g)

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

OFFICE USE ONLY

TRANSFER
REAL PROPERTY ACT, 1900



W254105

3	4 of 4	X
\$ 33		

R3/3

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
IDENTIFIER 1/700263	WHOLE	AT CLARENDON

NORMAN WILLIAM TOMKINS, IAN HAMILTON TOMKINS, JAMES ERNEST TOMKINS as Tenants in Common in 1/2 share and the said N.W. TOMKINS, I. H. TOMKINS, and J.E. TOMKINS as Joint Tenants in 1/2 share

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 550,000.00 being the same consideration as set out in Memoranda of Transfer dated this day between the parties hereto

ELF FARM SUPPLIES PTY. LIMITED having its registered office at
172 Wallace Road, Vineyard

as joint tenants/tenants in common

subject to the following PRIOR ENCUMBRANCES 1. _____

2. _____ 3. _____

DATE 11th MARCH, 1986

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

Signed in my presence by the transferor who is personally known to me

Signature of Witness

James Andrew Maccart
Name of Witness (BLOCK LETTERS)

Solicitor Blacktown
Address and occupation of Witness

Norman Tomkins
James Tomkins
J.E. Tomkins

Signature of Transferor

Signed in my presence by the transferee who is personally known to me

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

John F. Cartwright
Solicitor for — Signature of Transferee
JOHN F. CARTWRIGHT

LODGED BY

Buxton Gurr & Co

Delivery Box Number

617E

Checked <i>SG</i>	Passed
Signed	Extra Fee

REGISTERED

-19

21 MAR 1986

Registrar General

LOCATION OF DOCUMENTS

CT

OTHER

Herewith.

In R.G.O. with

Produced by

Secondary
Directions

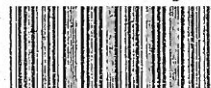
Delivery
Directions

GUP



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



15038 139

NEW SOUTH WALES

First Title : Old System

Prior Titles : Vol.8451 Fol.81
Vol.8451 Fol.82



Vol. 15038 Fol. 139

EDITION 26 4 1983
ISSUED

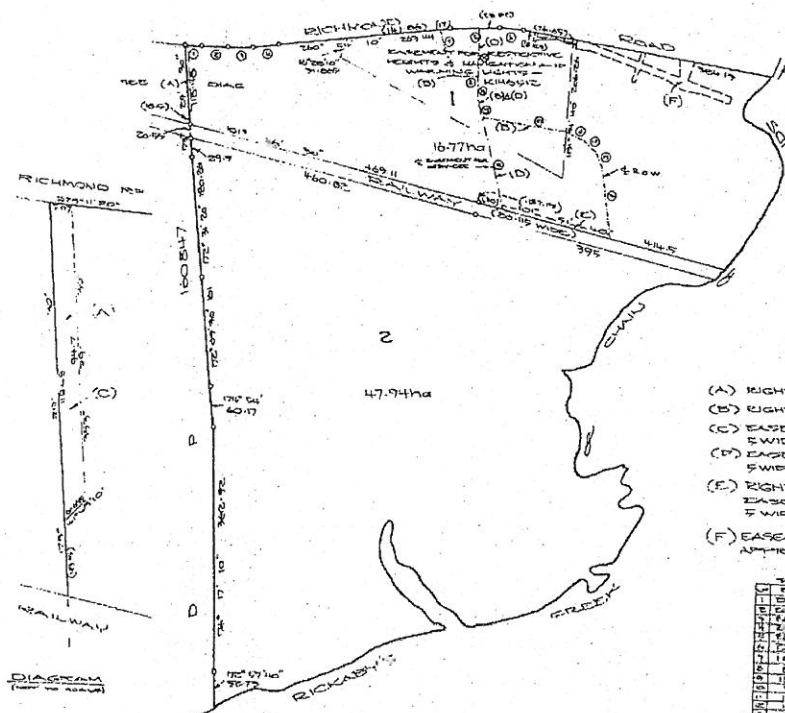
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



- (A) RIGHT OF WAY 5 WIDE
- (B) RIGHT OF WAY 5 WIDE
- (C) EASEMENT FOR SERVICES 5 WIDE
- (D) EASEMENT FOR SERVICES 5 WIDE
- (E) RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 5 WIDE
- (F) EASEMENT FOR ACCESS & RUNWAY APPROACH LIGHTING 100.00 M. 5 WIDE

NO.	DESCRIPTION	AREA
1	LOT 1	47.94 ha
2	LOT 2	16.77 ha
3	LOT 3	16.77 ha
4	LOT 4	16.77 ha
5	LOT 5	16.77 ha
6	LOT 6	16.77 ha
7	LOT 7	16.77 ha
8	LOT 8	16.77 ha
9	LOT 9	16.77 ha
10	LOT 10	16.77 ha
11	LOT 11	16.77 ha
12	LOT 12	16.77 ha
13	LOT 13	16.77 ha
14	LOT 14	16.77 ha
15	LOT 15	16.77 ha
16	LOT 16	16.77 ha
17	LOT 17	16.77 ha
18	LOT 18	16.77 ha
19	LOT 19	16.77 ha
20	LOT 20	16.77 ha

LAND REFERRED TO

Lot 1 in Deposited Plan 629053 at Clarendon in the Shire of Hawkesbury Parish of St. Matthew and County of Cumberland.

FIRST SCHEDULE

MOLLY TOMKINS in $\frac{1}{2}$ share, and NORMAN WILLIAM TOMKINS, IAN HAMILTON TOMKINS AND JAMES ERNEST TOMKINS as Tenants in Common in $\frac{1}{2}$ share, all as Tenants in Common.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant.
2. K146512 Easement for Restrictive Heights and navigation and warning lights affecting the part of the land above described shown so burdened in Deposited Plan 516280.
3. S98659 Mortgage to The National Commercial Banking Corporation of Australia Limited as regards the share of Norman William Tomkins, Ian Hamilton Tomkins and James Ernest Tomkins.
4. S793788 Caveat by Commissioner of Stamp Duties affecting the interests of Molly Tomkins.
5. S817381 Caveat by Deputy Commissioner of Taxation affecting the interests of Molly Tomkins.
6. S311690 Easement for access and runway approach lighting affecting the part of the land above described shown so burdened in Deposited Plan 610569.
7. DP629053 Right of Way 5 wide affecting the part of the land above described shown so burdened in Deposited Plan 629053.
8. DP629053 Right of Way 5 wide affecting the part of the land above described shown so burdened in Deposited Plan 629053.
9. DP629053 Easement for services 5 wide affecting the part of the land above described shown so burdened in Deposited Plan 629053.
10. DP629053 Easement for services 5 wide affecting the part of the land above described shown so burdened in Deposited Plan 629053.
11. DP629053 Right of carriageway and easement for services 5 wide affecting the part of the land above described shown so burdened in Deposited Plan 629053.

CANCELLED

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

15038 139

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

(Page 1) Vol. 15038 Fol. 139

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General CANCELLATION

Interests created pursuant to Section 88B Conveyancing Act, 1919,
by the registration of Deposited Plan. 700263 REGISTERED 20-2-1984

DP/SP 700263 Registered 22-2-1984
This folio is cancelled as to whole/part upon creation
of computer folios for lots 1-3 in the
abovementioned plan.



Registrar General.



NOTATIONS AND UNREGISTERED DEALINGS

700263
L 92263

203

Primary Application No. 38637

Reference to last Title

Volume 6916 Folio 5

New South Wales



[CERTIFICATE OF TITLE]

TEMIANCY IN COMMON

CANCELLED W
REGISTER BOOK

VOL. **8451** FOL. **81**

Issued on Order No. J209977

CANCELLED W

ERNEST JOSEPH NORMAN TOMKINS, of Enfield, Nurseryman is now the proprietor of an Estate in Fee Simple, in an undivided one half share subject nevertheless to the reservations and conditions if any contained in the relevant Grants and also subject to such encumbrances, liens and interests as are notified hereon in Those pieces of land in the Municipality of Windsor Parish of St. Matthew and County of Cumberland shown in the plan heron being the lands described in the Schedule hereunder.

SCHEDULE

Number of Portion	Name of Grantee	Date of Grant
Pt. 67	James Smith	1st June 1797
Pt. 68	Thomas Eather	
Pt. 69	Thomas Elbury	
Pt. 65	Robert Braithwaite	18th December 1799
Pt. 64	Thomas Hobby	20th June 1800
Pt. 63	William Ezzy	11th August 1804

EXCEPTING THEREOUT: the railway 66 feet wide shown in the plan hereon.

In witness whereof I have hereunto signed my name and affixed my Seal, this Third day of June 1963

Signed in the presence of [Signature]

NOTIFICATION REFERRED TO

[Signature]
Registrar General.



No. K146512 Transfer and Grant dated 21st March 1966
to the Commandant of Australia of an Easement
for Restrictive Rights and navigation and carrying
lights (as more fully set out in the said instrument)
affecting to the land comprised in Certificate
of Title Vol 7719 fol 68 affecting that part of
the land within described shown as site of
proposed easement for restrictive lights being
Lot 1 in DP 516280.
Entered, 13th May, 1966

[Signature]
Registrar General



REGISTERED PROPRIETOR Molly Tomkins by
Transmission 5446831. Registered 15-7-1982

[Signature]
REGISTRAR GENERAL



S614251 Transfer and Easement Grant. Easement for access
and runway approach lighting affecting the lands
shown so burdened in DP610519. Registered
15-7-1982

[Signature]
REGISTRAR GENERAL



Interests created pursuant to Section 88B Conveyancing Act, 1919,
by the registration of Deposited Plan 629053

This deed is cancelled as to whole
New Certificates of Title have issued on 26-4-1983
for lots in Deposited Plan No. 629053 as follows:-
Lots 1-2 Vol. 15038 Folios 140 respectively.

[Signature]
REGISTRAR GENERAL



St 3188 Caveat by Commissioner of Stamp
Duties Registered 14-1-1982

[Signature]
REGISTRAR GENERAL



S814381 Caveat by Deputy Commissioner of
Taxation Registered 14-1-1982

[Signature]
REGISTRAR GENERAL



18015180



S614250A
5174g

S793 784PEPR
24/6/65

PP 516280
K146512
Nurseryman
lights app...
17/1/64
DP 610519

DP610569

CT 20/6/11

5793788ptex

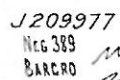
5317381ptex

5814250

5946831 1H

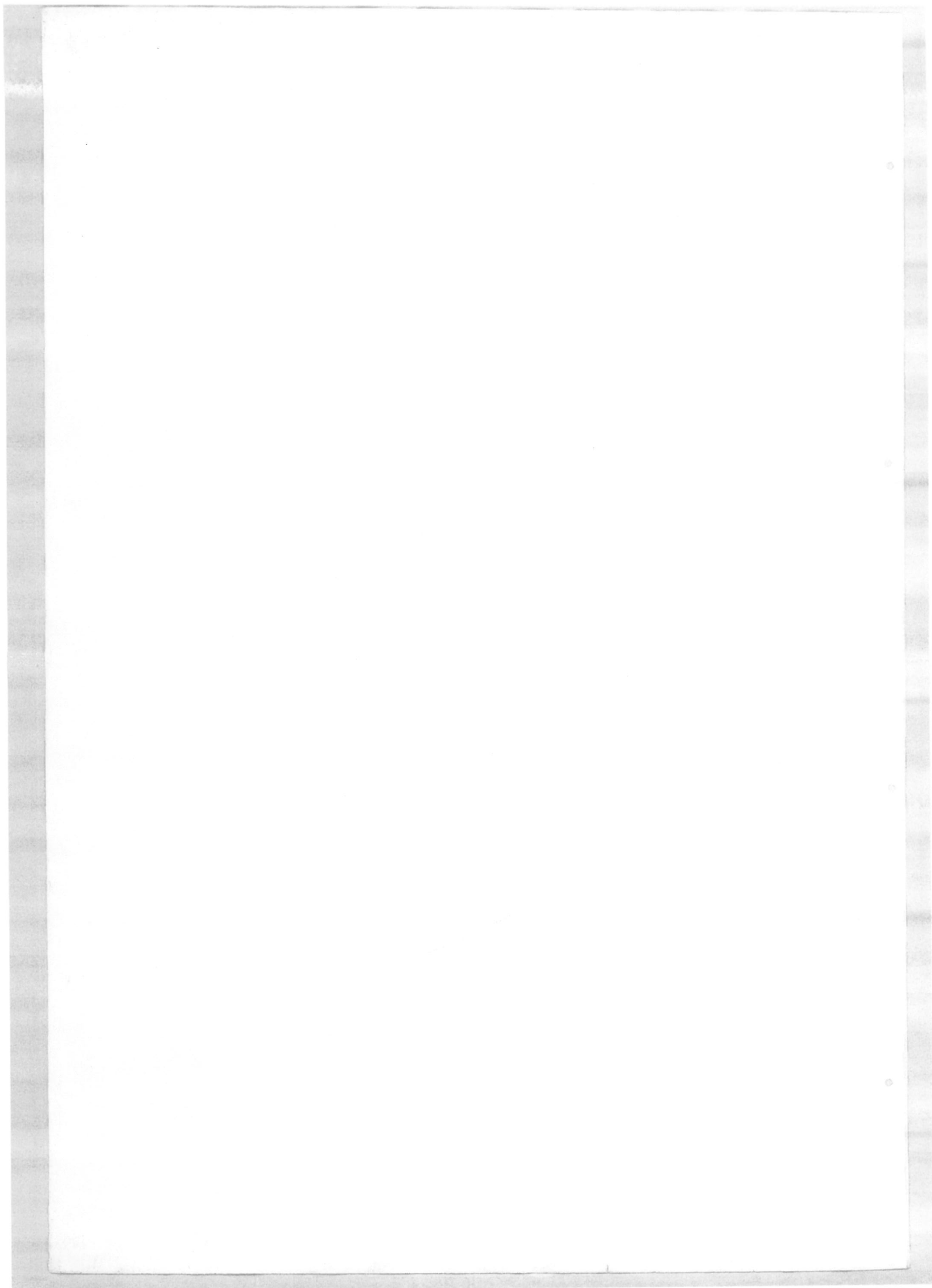
09629053 R

15-4-83



This area does not include the railway 66 feet wide shown in the plan hereon.

All lengths shown hereon are in feet and inches.
Scale: 300 feet to one inch.



Primary Application No. 38637

Reference to last Title

Volume 6916 Folio 5

New South Wales

[CERTIFICATE OF TITLE]



TENANCY IN COMMON

CANCELLED
REGISTER BOOK

VOL. **8451** FOL. **81**

Issued on Order No. J205917

CANCELLED

ERNEST JOSEPH NORMAN TOMKINS, of Enfield, Nurseryman is now the proprietor of an Estate in Fee Simple, in an undivided one-half share subject nevertheless to the reservations and conditions if any contained in the relevant Grants and also subject to such encumbrances liens and interests as are notified hereon in Those pieces of land in the Municipality of Windsor Parish of St. Matthew and County of Cumberland shown in the plan hereon being the lands described in the Schedule hereunder.

SCHEDULE

Number of Portion	Name of Grantee	Date of Grant
Pt. 67	James Smith	1st June 1797
Pt. 68	Thomas Bather	
Pt. 69	Thomas Elbury	
Pt. 65	Robert Braithwaite	18th December 1799
Pt. 64	Thomas Hobbs	20th June 1800
Pt. 63	William Ezzy	11th August 1804

EXCEPTING THEREOUT: the railway 66 feet wide shown in the plan hereon.

In witness whereof I have hereunto signed my name and affixed my Seal, this Third day of June 1963

Signed in the presence of *[Signature]*

NOTIFICATION REFERRED TO

[Signature]
Registrar General



No. K146512 Transfer and grant dated 31st March 1966 to the Commonwealth of Australia of an Easement for Restrictive Rights and Navigation and lighting rights (as more fully set out in the instrument) appurtenant to the land comprised in Certificate of Title Vol. 7719 Fol. 68 affecting a part of the land which described shown as site of proposed easement for restrictive rights being Lot 1 in DP 516280.
Entered: 13th May, 1966

REGISTERED PROPRIETOR Molly Tomkins by Transmission 5446831 Registered 15-7-1982

5614267 Transfer and Easement Grant. Easement for access and conveyance approach lighting affecting the lands shown so burdened in DP 610569. Registered 15-7-1982

REGISTERAR GENERAL

5193188 Convey by Commissioner of Stamp Duties Registered 14-1-1982

Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 629053

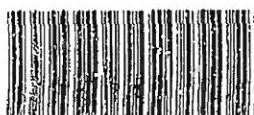
This deed is cancelled as to whole
New Certificates of Title have issued on 26-4-1983 for lots included in Deposited Plan No. 629053 as follows:-
Lots 1-2 Vol. 15038 Folios 1-10 respectively.

REGISTERAR GENERAL

5814381 Convey by Deputy Commissioner of Taxation Registered 14-1-1982

5614250 TA
51746

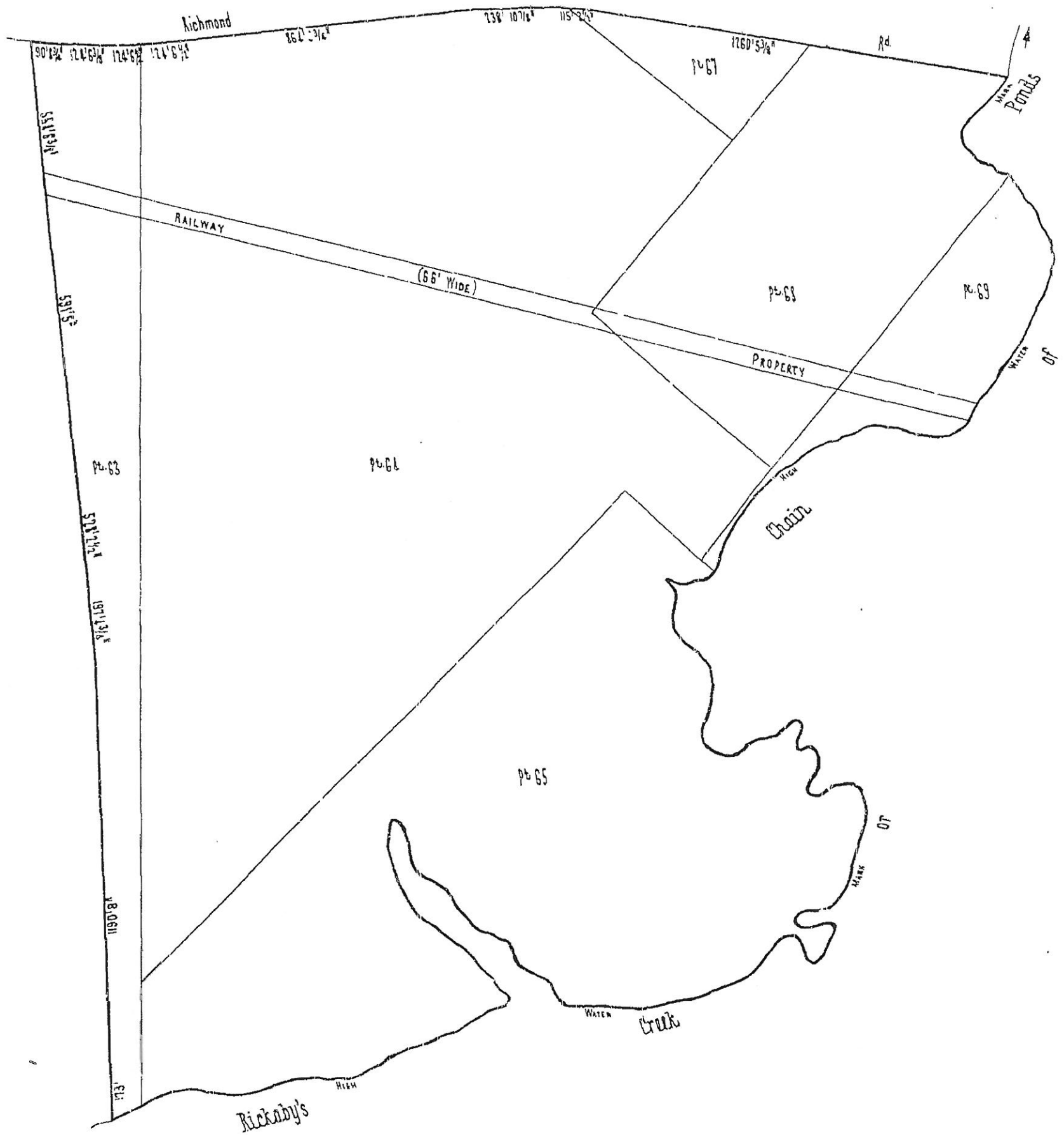
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Persons are cautioned against altering or adding to this Certificate or any notification thereon.

DP610569
CT 2/6/11

5793788ptexA
5817381ptexA
5614250
5946831 1A
DP629053
15-4-83



J209977
 Neg 389
 BARCRO
ms.
[Signature]

Total Area included in Certificate.
 159ac 3rd. 75per.

This area does not include the railway 66 feet wide shown in the plan hereon.

All lengths shown hereon are in feet and inches.

Scale: 360 feet to one inch.





Advance Legal Searchers
 Pty Ltd Phone: 02 9754 1590

LPI On-Line

Advance Legal Searchers 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.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/700263

SEARCH DATE	TIME	EDITION NO	DATE
17/3/2012	2:19 PM	4	6/12/2011

LAND

LOT 2 IN DEPOSITED PLAN 700263
 AT CLARENDON
 LOCAL GOVERNMENT AREA HAWKESBURY
 PARISH OF ST MATTHEW COUNTY OF CUMBERLAND
 TITLE DIAGRAM DP700263

FIRST SCHEDULE

R N & N R TOLSON'S MANAGEMENT PTY LTD (CN AG657493)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K146512 EASEMENT FOR RESTRICTIVE HEIGHTS & NAVIGATION & WARNING LIGHTS AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP629053 RIGHT OF WAY AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP629053 EASEMENT FOR SERVICES AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP629053 RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP700263 EASEMENT FOR ELECTRICITY SUPPLY OVER EXISTING LINE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 I489222 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP644560

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

LPI On-Line

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/3/2012 2:20PM

FOLIO: 2/700263

First Title(s): OLD SYSTEM

Prior Title(s): VOL 15038 FOL 139

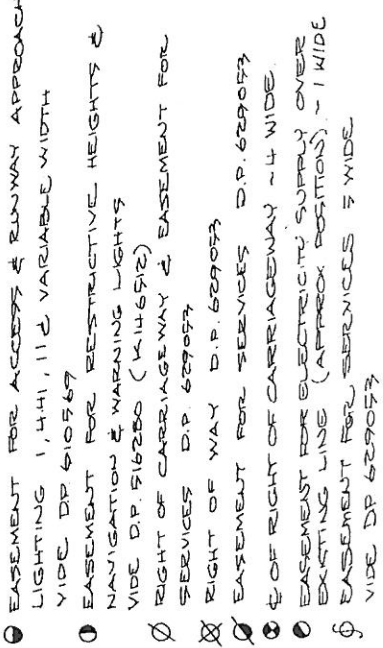
Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
22/2/1984	DP700263	DEPOSITED PLAN	FOLIO CREATED EDITION 1
3/10/1984	V372469	WITHDRAWAL OF CAVEAT	
11/10/1984	V387862	WITHDRAWAL OF CAVEAT	
29/3/1985	V617383	TRANSMISSION APPLICATION ~	EDITION 2
21/3/1986	W254102	DISCHARGE OF MORTGAGE	
21/3/1986	W254104	TRANSFER ~	EDITION 3
12/6/1991	DP644560	DEPOSITED PLAN	
2/12/1992	E945101	DEPARTMENTAL DEALING	
5/10/1993	I489222	RESUMPTION APPLICATION	
23/6/1994		AMENDMENT: LOCAL GOVT AREA	
16/8/2007	AD348560	CAVEAT	
23/3/2011	AF937571	REJECTED - CHANGE OF NAME	
15/7/2011	AG165610	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
6/12/2011	AG657493	CHANGE OF NAME ~	EDITION 4

*** END OF SEARCH ***

Wm. H. H. H. H.

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

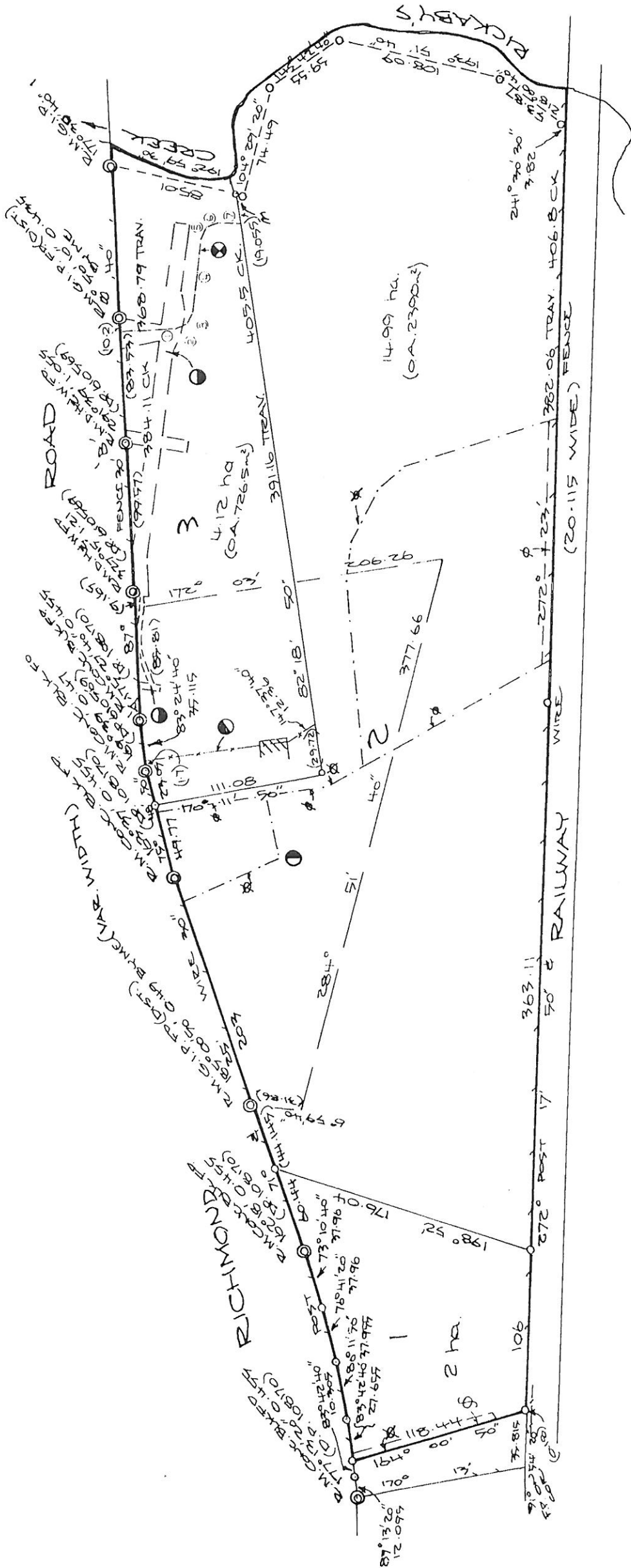
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CONSENT SRA TO RAILWAY
DEFINITION WITH D.P. PAPERS

57162/1

D.P. 700263 (E)



SCHEDULE OF SHORT LINES		
LINE	BEARING	DIST.
1	177° 30' 40"	7.6
2	155° 13' 10"	7.985
3	118° 12' 55"	7.985
4	95° 55' 25"	51.5
5	117° 47' 45"	7.825
6	160° 30' 40"	7.825
7	182° 23' 00"	17.285

- EASEMENT FOR ACCESS & RUNWAY APPROACH LIGHTING 1,441,11 & VARIABLE WIDTH VIDE DP 610569
- EASEMENT FOR RESTRICTIVE HEIGHTS & NAVIGATION & WARNING LIGHTS VIDE DP 516280 (K146512)
- RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES D.P. 629053
- ⊗ RIGHT OF WAY D.P. 629053
- ⊗ EASEMENT FOR SERVICES D.P. 629053
- ⊗ EASEMENT FOR CARRIAGEWAY ~4 WIDE.
- EASEMENT FOR ELECTRICITY SUPPLY OVER EXISTING LINE (APPROX. POSITIONS) ~1 WIDE
- ⊗ EASEMENT FOR SERVICES 5 WIDE VIDE DP 629053

ATTACHMENT D



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1947
PHASE I ENVIRONMENTAL SITE ASSESSMENT
188 Hawkesbury Valley Way, Clarendon, NSW, 2756

Project No. 1201022

Drawn: TL

Checked: DG

Date: 12/7/2012



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1961
PHASE I ENVIRONMENTAL SITE ASSESSMENT
188 Hawkesbury Valley Way, Clarendon, NSW, 2756

Project No. 1201022

Drawn: TL

Checked: DG

Date: 12/7/2012



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1970
PHASE I ENVIRONMENTAL SITE ASSESSMENT
188 Hawkesbury Valley Way, Clarendon, NSW, 2756

Project No. 1201022

Drawn: TL

Checked: DG

Date: 12/7/2012



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1982
PHASE I ENVIRONMENTAL SITE ASSESSMENT
188 Hawkesbury Valley Way, Clarendon, NSW, 2756

Project No. 1201022

Drawn: TL

Checked: DG

Date: 12/7/2012



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph – 1994
PHASE I ENVIRONMENTAL SITE ASSESSMENT
188 Hawkesbury Valley Way, Clarendon, NSW, 2756

Project No. 1201022

Drawn: TL

Checked: DG

Date: 12/7/2012



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Google Image – 2005
PHASE I ENVIRONMENTAL SITE ASSESSMENT
188 Hawkesbury Valley Way, Clarendon, NSW, 2756

Project No. 1201022

Drawn: TL

Checked: DG

Date: 12/7/2012



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Google Image – 2010
PHASE I ENVIRONMENTAL SITE ASSESSMENT
188 Hawkesbury Valley Way, Clarendon, NSW, 2756

Project No. 1201022

Drawn: TL

Checked: DG

Date: 12/7/2012

ATTACHMENT E

Jenna Seymour

From: Carmen Waters <carmen.waters@hawkesbury.nsw.gov.au>
Sent: Tuesday, 20 March 2012 1:00 PM
To: 'jseymour@geo-logix.com.au'
Subject: Response - Customer Request - GIPA Application - 188 Hawkesbury Valley Way, Clarendon
Attachments: Outgoing - Letter to tenant (copy to owner) cease use of premises as a waste storage facility.pdf; _Certification_.htm

Attachments:

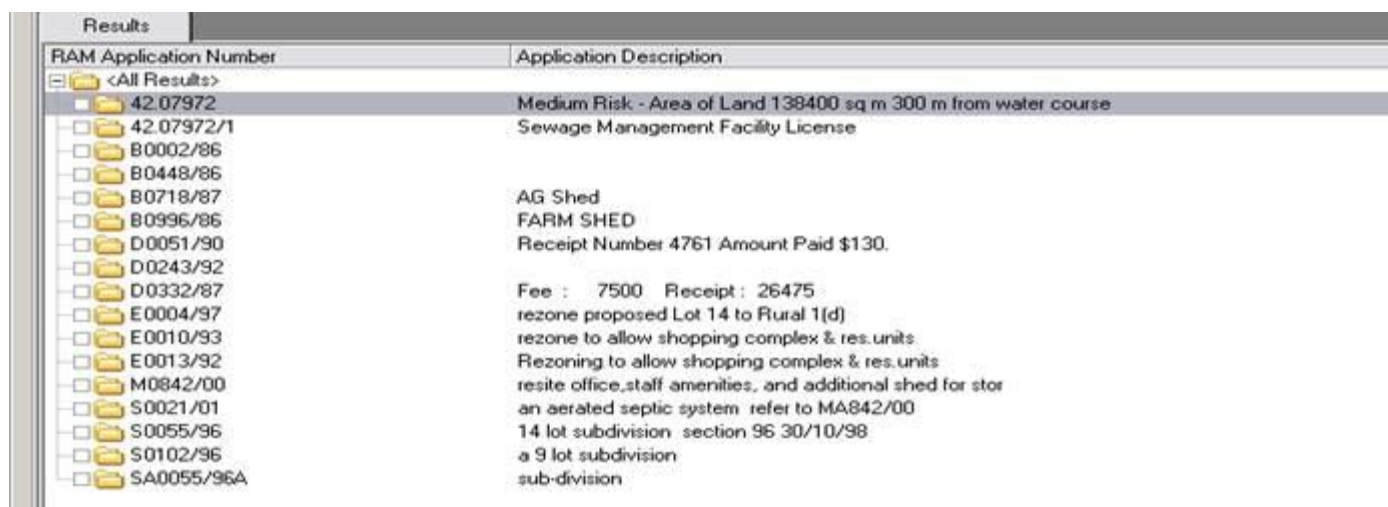
Outgoing - Letter to tenant (copy to owner) cease use of premises as a waste storage facility

Dear Ms Seymour

Informal Access Request

Reference is made to your request dated 16 March 2012 to obtain information associated with 188 Hawkesbury Valley Way, Clarendon. It is acknowledged that you are acting on behalf of the owner in this matter.

As discussed today and as requested please find attached a copy of the letter associated with the waste that was stored on the premises in 2010 (it is advised that our system has automatically updated the date to reflect today's date). Also a screen print of Council's database of the approvals associated with the premises below.



Results	
IAM Application Number	Application Description
<All Results>	
42.07972	Medium Risk - Area of Land 138400 sq m 300 m from water course
42.07972/1	Sewage Management Facility License
80002/86	
80448/86	
80718/87	AG Shed
80996/86	FARM SHED
D0051/90	Receipt Number 4761 Amount Paid \$130.
D0243/92	
D0332/87	Fee : 7500 Receipt : 26475
E0004/97	rezone proposed Lot 14 to Rural 1(d)
E0010/93	rezone to allow shopping complex & res.units
E0013/92	Rezoning to allow shopping complex & res.units
M0842/00	resite office,staff amenities, and additional shed for stor
S0021/01	an aerated septic system refer to MA842/00
S0055/96	14 lot subdivision section 96 30/10/98
S0102/96	a 9 lot subdivision
SA0055/96A	sub-division

It was advised that you did not require the files to be ordered at this stage.

Should you require to discuss this matter further please do not hesitate to contact me on 4560 4435.

Kind regards

Carmen Waters
Property Officer
Hawkesbury City Council
P 024560 4435
cwaters@hawkesbury.nsw.gov.au

For information on Council services please logon to our website at www.hawkesbury.nsw.gov.au

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Please consider the environment before printing this email

Our Ref: 3627311

20 March 2012

Mr. Adam Currie
188 Hawkesbury Valley Way
CLARENDON NSW 2756

Dear Mr. Currie,

Subject: Use of premises as waste storage facility

Property: Lot 2, DP 700263, 188 Hawkesbury Valley Way CLARENDON NSW 2756
(*the subject premises*)

Reference is made to the subject premises and a report received by Council that building waste is being placed and stored at the subject premises. An inspection by Council Officers on Monday 13 December 2010 confirmed the storage and stockpiling of building waste including construction and demolition material (refer attached photographs).

The use of the subject premises for the purpose of the storage of waste material is not permitted. Accordingly you are to ensure that all waste and debris stored on site is removed and is taken to a waste disposal facility licensed to accept such waste. A copy of receipts detailing the type and quantity of waste disposed should be retained and provided to Council upon request. No material is to be disposed of by burning.

Failure to undertake action as directed may result in Council having no alternative other than to take further regulatory action to ensure compliance which may include the issuing of penalties.

Should you have any questions regarding the above you are requested to contact the undersigned on 4560-4573.

Yours faithfully

Ryan Carr

Ryan Carr
Compliance and Enforcement Officer
Regulatory Services

Attached: Photographs of the subject premises
CC: Property Owner

**Photographs of Monday 13 December 2010,
Lot 2 DP 700263,
188 Hawkesbury Valley Way CLARENDON**

1.



2.



**Photographs of Monday 13 December 2010,
Lot 2 DP 700263,
188 Hawkesbury Valley Way CLARENDON**

3.



4.



ATTACHMENT F

Rate
this
siteEnvironment
& Heritage**You are here:** [Home](#) > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for: LGA: Hawkesbury City Council

Matched 10 notices
relating to 5 sites.[Search Again](#)[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Kurmond	501 Bells Line Road	BP Service Station	1 former
McGraths Hill	31 Groves Avenue	Asbestos Contamination	3 former
Pitt Town	Lot 24 Pitt Town Bottoms Road	Chemical Waste Disposal Site	3 former
Wilberforce	13 Box Avenue	Chemical Waste Site	1 current
Wilberforce	12-14 Box Avenue	Macquarie Drums	2 former

Page 1 of 1

17 July 2012

ATTACHMENT G

Rate
this
site



Environment
& Heritage

You are here: [Home](#) > [Environment protection licences](#) > [POEO Public Register](#) > [Search for licences, applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - CLARENDON

returned 0 result

[Search Again](#)

ATTACHMENT H

Suburb/City	Site Description	Site Address	Activity that caused contamination	s60 Form received	EPA Initial Assessment	EPA Management Class
Chatswood	Chatswood Auto Repairs	2 Devonshire Street	Other Petroleum	Yes	In progress	A
Chatswood	Coles Express Chatswood	877-879 Pacific Highway	Service Station	Yes	In progress	A
Chatswood	Former Caltex Service Station	607 Pacific Highway	Service Station	No	Completed	C
Chatswood West	Chatswood Toyota	728 Pacific Highway	Service Station	Yes	Completed	C
Cherrybrook	Caltex Service Station	67 Shepherds Dr	Service Station	Yes	In progress	B
Chester Hill	Former Orica	127 Orchard Road	Chemical Industry	Yes	Completed	C
Chipping Norton	Former ACR	85-107 Alfred Street	Chemical Industry	Yes	Completed	C
Chipping Norton	Mobil Depot	49-51 Riverside Road	Other Petroleum	No	Completed	H
Chiswick	Former Sydney Wiremills (BHP) site	Blackwall Point Road	Other Industry	Yes	Completed	F
Chittaway Point	Caltex Service Station	100 Chittaway Rd	Service Station	Yes	In progress	B
Chullora	Chullora Railway Workshops	Worth Street	Other Industry	yes	In Progress	A
Clarence	Clarence Colliery	Chifley Road	Other Industry	Yes	In progress	A
Clarendon	Coles Express Clarendon	244 Richmond Road	Service Station	Yes	In progress	A
Clearfield	Former Pamplings Dip Site	Off Clearfield Road	Cattle Dip	yes	Completed	G
Clybucca	BP Service Station	1 Pacific Highway	Service Station	Yes	In Progress	E
Clyde	Mobil Service Station	3 Parramatta Road	Service Station	Yes	In progress	A
Cobar	Caltex- Cobar	56-58 Marshall Street	Service Station	Yes	In progress	B
Cobar	Caltex Service Station	Barrier Hwy	Service Station	Yes	In progress	B
Cobar	Caltex Service Station	Lot 10 Railway Parade	Service Station	Yes	In progress	B
Cobar	Mckinnons Gold Mine	Cobar	Metal Industry	Yes	In progress	B
Coffs Harbour	Aussitel Backpackers Hostel	312 Harbour Drive	Service Station	Yes	Completed	C G
Coffs Harbour	BP Service Station	134 Pacific Highway	Service Station	No	Completed	C
Coffs Harbour	Caltex Service Station	157 Orlando St	Service Station	Yes	In progress	B
Coffs Harbour	Caltex Service Station	Cnr Pacific Hwy & Halls Rd	Service Station	Yes	In progress	B
Coffs Harbour	Coffs Harbour Airport Mobil	Beatties Fuel Depot	Other Petroleum	No	Completed	C G
Coffs Harbour	Dan Murphy's Coffs Harbour	10 Elbow Street	Service Station	Yes	In progress	A
Coffs Harbour	Mobil Service Station	314-316 Harbour Drive	Service Station	Yes	Completed	C
Coffs Harbour	Woolworths Petrol	Park Beach Plaza, Pacific Highway	Service Station	Yes	In Progress	E
Coleambally	Mobil Depot	19 Bencubbin Avenue	Other Petroleum	Yes	In progress	A