



SERVICING STRATEGY
for
THE PROPOSED RIVERSIDE
DEVELOPMENT AND IMMEDIATE
ENVIRONS
LOTS 1, 10, 19, 30 & 38 in DP 270100
RIVERSIDE AT TEA GARDENS

PREPARED BY
TATTERSALL SURVEYORS
PTY LTD
DEVELOPMENT CONSULTANTS
July 2008

DEVELOPMENT CONSULTANTS IN ENGINEERING, SURVEYING AND PLANNING



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INTRODUCTION

The Proposal

Crighton Properties has engaged Tattersall Surveyors Pty Ltd to undertake the development of an appropriate and coordinated servicing strategy for Riverside and adjoining environs. The servicing strategy has been prepared in consultation with the appropriate Services Agencies and includes:-

- MidCoast Water for Water & Sewer Reticulation.
- Country Energy for Electrical Reticulation.
- Telstra for Communications.

Natural Gas is not available and has not been pursued.

This Servicing Strategy has been prepared to consider a holistic approach for the provision of essential services to the area of north Tea Gardens and to be a lead document for the reticulation of major services to other adjoining areas as well as to the future potential major development sites of North Shearwater, Hawks Nest North, Myall River Downs and the partly serviced Tea Gardens Industrial Park.

A copy of the overall Servicing Strategy Project Site is contained within Appendices C, D and E. Note that Riverside is highlighted and adjoining parcels/future development projects are indicated.

Great Lakes Council has prepared a Tea Gardens & Hawks Nest Conservation & Development Strategy as a strategic document to direct the decision making for the development of identified areas. Riverside is one of the identified areas for development and as it is adjoining the current extents of Tea Gardens is a pivotal development for the reticulation of essential services to most other potential developments to the north, east and west of the site.

As part of the Conservation & Development Strategy, the provision of essential reticulated services is provided through the Riverside project and as can be seen when

viewing the attached plans, the intent of the C&DS is adequately addressed. It is to be noted that in discussions with MidCoast Water, other more appropriate servicing for Hawks Nest North are also considered. Recent correspondence with MidCoast Water is attached in Appendix H.

Site Description

The Riverside Project contains land that is generally to the east of Myall Street, north of Myall Quays Boulevard and Shoreline Drive, south of Toonang Drive and adjoins the Myall River. Lot 19 is generally south of Shoreline Drive and will contain parts of the first stage of the development.

The land is generally flat in nature and cleared of any significant vegetation. The proposed Development Plan has evolved to produce a particular footprint that seeks to achieve a balanced outcome within the constraints of the site and the various legislative, planning and operational aspects that can be legitimately achieved.

The site constraints with the land being of a generally flat nature have contributed to MidCoast Water undertaking the construction and commissioning of a state of the art Vacuum Sewer Pumping Station. This type of infrastructure is only becoming a viable option and for this site, an ideal technology that has significant environmental positive outcomes.

Tattersall Surveyors has prepared a servicing strategy for the roll out of the reticulated sewer servicing for all lands within the catchment that this critical infrastructure facility can legitimately service. These plans, included in Appendix C, have yet to be approved by MidCoast Water but their development has provided MidCoast Water the opportunity to commence the introduction of sewer services to the adjoining Tea Gardens Industrial Park.

Areas to the southern side of the Riverside development site are already serviced by a reticulated gravity sewer system and reticulated water supply. Redundancies in the water supply have been developed to assist MidCoast Water in guaranteeing the

provision of its services to other areas within Tea Gardens and this has provided a higher level of supply for MidCoast Water customers.

Reticulated water supplies are available to the current Commercial Area and in part these services are being utilised to service the proposed development. Extensions to the reticulated water system are indicated in Appendix D. Note that with the reticulated water, MidCoast Water is going to provide a second supply to Hawks Nest via the North Shearwater, Riverside and the Hawks Nest North developments. Currently MidCoast Water are somewhat exposed if the single pipe water supply over the Singing Bridge to Hawks Nest is disrupted.

Country Energy is currently proposing to relocate and significantly upgrade its electrical supply network. A relocated Substation is under consideration and its new location is indicated. Existing overhead and underground services have been identified and indicated. Appendix E contains relevant details.



Photograph 1 – Typical Landform to the north of the Shopping Centre

Land Ownership

Lots 19, 30 and 38 DP 270100 are owned by Crighton Properties Pty. Limited, Lot 1 is owned by the Myall Quays Community Association and Lot 10 is owned by Geoff Cox, Managing Director, Crighton Properties. Copies of the Titles are contained in *Appendix B*. Adjoining lands that contain the MidCoast Water Vacuum Sewer Pump Station are owned by Myall River Downs Pty Ltd and this Company is under the Crighton Properties umbrella.

Adjoining Development



Photograph 2 – Commercial/Retail Centre on Myall Quays Boulevard

All of the existing Development that has either development approval or is constructed in the vicinity of the Shopping Centre or the most northern extremities of Stages 7 and 8 are adequately serviced by reticulated services from existing trunk infrastructure. Parts

of the servicing of these areas will be appropriately extended to support the servicing of the new areas.

Reticulation of Sewer Services

Appendix C contains plans for the reticulation of the Vacuum Sewer system. The overall system currently envisages a roll out of 10 vacuum lines. Three (3) of these lines are to be directed towards Riverside, the Tea Gardens Industrial Park (currently under design) and North Shearwater. Other vacuum lines are being rolled out to accommodate the already approved Hermitage Retirement Village. A Sewer Rising Main servicing MidCoast Water's Bore Fields situated on land to the north of Lot 10 DP 270100 is being accommodated within the Riverside development.

This type of vacuum system has significant environmental advantages over the usual gravity service. Typical advantages are:-

1. Less pumping stations and this means less potential for environmental discharges.
2. Less pumping stations requiring long term maintenance.
3. Significantly less long term groundwater infiltration as the system uses welded plastic PE pipes.
4. Significantly less access chamber infiltration from stormwater as the system uses less access chambers. In some cases there is up to 500m between access chambers on the trunk mains.
5. Higher pipe depths so that the water table will be intercepted less often.

Disadvantages of the system only relate to the location of the services into the front of the dwellings, generally the footpath, and for Greenfield developments, this presents an additional service that needs to be accommodated. Access to valve chambers on a 24 hour basis is one of the requirements of the service. A typical footpath allocation has been prepared and is included in Appendix G.

Riverside would have required the provision of at least eight conventional pumping or lifting stations and this service has been completely replaced by one coordinated

system. A significant reduction in infrastructure costs and future maintenance costs that are inherent with these services has been negated.

The commissioning of the Vacuum Sewer Pumping Station creates the situation of a hugely underutilised facility. The approval of the Riverside development options will enable this facility to commence an appropriate servicing regime and as it has a significant reduction in overall environmental impact, the utilisation of the facility needs to commence without undue delay.

Reticulation of Water Services

Appendix D contains a proposed reorganisation of major water supply services from the existing dual supplies in Myall Street to a triple pipe supply via North Shearwater. This third supply will also be potentially extended to Hawks Nest North via a connection point at the northern parts of the Riverside project.

In addition to the reticulation of potable water, the Riverside Planning Group are currently investigating the potential with MidCoast Water for the reticulation of “grey water” to all new residences within Riverside and areas to the north and west. This “third pipe solution” has the potential to marginally reduce the trunk main sizing and future demands on the potable water supply from the bore fields to the north of Tea Gardens.

Redundancies within the system for reticulated water have been designed to accommodate MidCoast Water requirements and the introduction of this third water main will have significant advantages to all existing clients in the current Tea Gardens/Hawks Nest supply area.

MidCoast Water has, in anticipation of the imminent extension of development options for the north of Tea Gardens, recently completed the upgrading and augmentation of potable water storages at the Viney Creek Road Reservoirs. An additional 8.1ML reservoir has been recently commissioned and will provide sufficient capacity for the future immediate (~10 – 15 years) potable water requirements from the various potential developments.

MidCoast Water has a secure coastal bore water supply that has a known supply capacity far in excess of the requirements of the currently considered potential developments at Riverside, Myall River Downs to the west of Riverside, North Shearwater to the north of Riverside and Hawks Nest North.

Reticulation of Electrical and Communication Services

Electrical (refer Appendix E) and Communications (Appendix F) are considered to be merely an extension of existing services. Crighton Properties has already provided Country Energy with proposed layouts so that they can commence designs for the accommodating of the major new linkages from the existing overhead supplies.

Again these services are providing redundancies to the provision of services which will significantly help in the reduction of brown outs that are of continuing concern in Tea Gardens. Country Energy are also relocating their main supply substation further west along Viney Creek Road and are proposing major upgrading of the facility as well as the incorporation of an adjoining Maintenance Service Depot.

Communication upgrades has already seen Telstra provide additional services to Tea Gardens. Telstra have provided “fibre to the node” for The Hermitage and have offered via its “Smart Communities” program, the provision of services to the other parts of Riverside.

Existing infrastructure includes fibre-optic technology and this is available along Myall Street.

CONCLUSION

This Servicing Strategy provides for the logical and practical understanding for the provision of essential services for all future residents of Riverside and other adjoining developments. The redundancies that are created are providing high level future resident satisfaction and Service Agency support. The new technology of a Vacuum Sewer service has significant environmental attributes including:-

- Dramatic reduction in Sewer Pumping Station Facilities (cost/environmental discharges).
- Reduce excavations and therefore less groundwater interceptions.
- Negligible wet weather impacts on the infrastructure.

This Pumping Station has been commissioned in 2007 and now provides services to The Hermitage (another Crighton development activity) and the service mains will be extended and made available to provide services for the initial lots made developable in Riverside.

MidCoast Water has also provided sufficient spare capacity with the augmentation of the potable water storages at the Viney Creek Road Reservoirs to ensure that development is not inhibited by any lack of supply capacity.

Other services like the third water main, communications and electrical reticulation will be provided as part of a coordinated process that is appropriately timed in conjunction with developer needs and requirements.

Due to the holistic approach for the provision of services to all areas of the Strategy, undue demands on Supply Authorities is not considered to be excessive and as the Agencies have been historically engaged at all times with the provision of their services for other already produced developments, this good working relationship is a feature of the Crighton Properties operations.

Appendix A:

Development Application Plan



Item	Description
1	Extent of concept plan area 'Riverside' at Tea Gardens.
2	Existing 7(a) wetland zone.
3	Existing 7(b) buffer zone.
4	Wildlife movement corridor.
5	Water management & open space corridors.
6	Community parks incorporating walking/cycle ways, BBQs, children's play area equipment.
7	Community pocket parks.
8	Myall foreshore park.
9	Extended lake area for water detention & water quality management (2.0 Ha).
10	Existing detention and water quality lake.
11	New fresh water water quality management & detention ponds.
12	Existing residential development.
13	Precinct community facilities.
14	Future precinct community facilities.
15	Site area currently owned by Great Lakes Council.
16	Extension of existing commercial precinct. Waiver received (Dept. of Planning).
17	Low density tourist residential lodgings.
18	Conference & community facilities, associated low rise town house accommodation
19	Proposed residential lot development to be developed under community title.
20	Future development site
21	Existing house
22	DCP buffer
23	Location of known midden & buffer

Land Use Legend		
Total Site	Ha	%
Open Space		
- Wetlands (zoned 7a)	28.4	12.4
- Buffer Zones (zoned 7b)	20.6	9.0
- Additional Conservation Buffer	1.4	0.6
- Wildlife Corridors	27.3	11.9
- Myall Foreshore Park	5.6	2.4
- Drainage Corridors, Ponds & Large Parks	35.1	15.4
- Pocket Parks	2.6	1.1
- Existing detention & water quality lake	6.7	2.9
Total	127.7 Ha	55.7%
Built Upon Area		
- Residential (including roads & community facilities)	83.6	36.5
- Tourist/Residential (Lodgings)	8.4	3.7
- Future Development Site	5.0	2.2
- Commercial/Retail	4.3	1.9
Total	101.3 Ha	44.3%
Total	229.0 Ha	100%

Appendix B:

Copy of Certificate of Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/270100

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
10/7/2008	2:58 PM	11	18/7/2005

LAND

THE COMMUNITY PROPERTY WITHIN LOT 1 IN COMMUNITY PLAN DP270100
AT TEA GARDENS
LOCAL GOVERNMENT AREA GREAT LAKES
PARISH OF COWEAMBAH COUNTY OF GLOUCESTER
TITLE DIAGRAM DP270100

FIRST SCHEDULE

COMMUNITY ASSOCIATION DP270100
ADDRESS FOR SERVICE OF NOTICES:
C/- MONTEATH & POWYS STRATA MANAGEMENT PTY. LTD
25 BOLTON STREET
NEWCASTLE NSW 2300

SECOND SCHEDULE (20 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE COMMUNITY
SCHEME FILED WITH THE COMMUNITY PLAN
 - 5851594 AMENDMENT TO MANAGEMENT STATEMENT. BY LAWS
4.14(C) AND 3.3.5,3.3.6,3.3.7 AND 3.3.8 HAVE BEEN
REPEALED. NEW BY LAWS 4.14(D) (E) (F), 3.3.5(2),
3.3.6(2), 3.3.7(2), 3.3.8(2), 5.3.1, 5.3.2, 5.3.3
AND 5.3.4 ADDED
 - 6010962 AMENDMENT TO MANAGEMENT STATEMENT BY LAWS 4.14
(D) & (E) REPEALED. NEW BY LAWS NO 4.14 (G) AND (H)
ADDED SEE ANNEXURE 'B' OF THE MANAGEMENT STATEMENT
 - 6346634 AMENDMENT TO MANAGEMENT STATEMENT, BY-LAWS
2.1.10 AND 4.16.7 ADDED. SEE ANNEXURE "D" OF THE
MANAGEMENT STATEMENT
 - 8537409 AMENDMENT TO MANAGEMENT STATEMENT BY-LAW 6.1
ADDED BY-LAW 3.3.5(2) TO 3.3.8(2) REPEALED AND
REPLACED WITH BY-LAWS 3.3.5(3) TO 3.3.8(3) INCL SEE
ANNEXURE "E" OF THE MANAGEMENT STATEMENT
 - AA893519 AMENDMENT TO MANAGEMENT STATEMENT. BY-LAW 5.2.9
ADDED - SEE ANNEXURE 'F'.
- 3 LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN DESIGNATED (B) IN
THE TITLE DIAGRAM - SEE CROWN GRANT
- 4 BK 864 NO 856 LAND EXCLUDES MINERALS WITHIN THE PART SHOWN
DESIGNATED (A) IN THE TITLE DIAGRAM
- 5 DP855274 EASEMENT FOR SERVICES AND DRAINAGE 3.8 WIDE AND

END OF PAGE 1 - CONTINUED OVER

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FOLIO: 1/270100

PAGE 2

SECOND SCHEDULE (20 NOTIFICATIONS) (CONTINUED)

- VARIABLE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP855274 EASEMENT FOR ACCESS 3.8 WIDE AND VARIABLE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 7 DP855274 EASEMENT TO DRAIN SEWAGE 3 WIDE AND VARIABLE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 8 DP855274 EASEMENT FOR ELECTRICITY TRANSMISSION LINES 3.8 WIDE AND VARIABLE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 9 DP270100 EASEMENT TO DRAIN SEWAGE 3 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 10 DP270100 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 11 3157802 NOTICE OF CONVERSION - PROPERTY NOW INCLUDES LOT 7 DP270100
 - 12 DP270100 EASEMENT TO DRAIN SEWAGE 3 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP270100
 - 13 DP270100 EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN DP270100
 - 14 9852322 NOTICE OF CONVERSION - PROPERTY NOW INCLUDES LOTS 16 AND 21 IN DP270100
 - 15 DP270100 EASEMENT TO DRAIN WATER VARIABLE WIDTH (DOC. 4) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 16 DP738450 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 17 DP786548 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 18 DP270100 EASEMENT TO DRAIN WATER VARIABLE WIDTH (DOC. 5) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 19 DP270100 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE (DOC. 5) APPURTENANT TO THE PART(S) OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
 - 20 AB527646 LOTS 10 & 32 DP270100 HAVE BEEN SEVERED FROM SCHEME AND ARE NO LONGER COMPRISED WITHIN THIS COMMUNITY SCHEME

NOTATIONS

- DP285341 NOTE: NEIGHBOURHOOD PLAN DP285341 REGISTERED 22/3/1996 SUBDIVIDES LOT 2
- DP270100 NOTE: COMMUNITY PLAN OF SUBDIVISION - SUBDIVIDES LOT 4 INTO LOTS 6-9. REGISTERED 2-6-1997
- DP285432 NOTE: NEIGHBOURHOOD PLAN DP285432 - REGISTERED 2-6-1997 SUBDIVIDES LOT 6

END OF PAGE 2 - CONTINUED OVER

FOLIO: 1/270100

PAGE 3

NOTATIONS (CONTINUED)

3808403 NOTE: DP270100 COMMUNITY PLAN OF SUBDIVISION REGISTERED
19-2-1998 SUBDIVIDES LOT 5 INTO LOTS 10-11
DP270100 NOTE: DP270100 REGISTERED 1/7/1999 SUBDIVIDES LOT 9 INTO
LOTS 12-14 DP270100
DP270100 NOTE: LOT 12 SEVERED FROM THE COMMUNITY SCHEME
DP285585 NOTE: PLAN OF SUBDIVISION DP285585 REGISTERED 18.8.1999
SUBDIVIDED LOT 13 INTO LOTS 1-26 IN DP285585
DP280001 NOTE: PRECINCT PLAN DP280001 REGISTERED 17.6.2002 SUBDIVIDES
LOT 15 INTO LOTS 1-38
NOTE: DP270100 REGISTERED 17.6.2002 SUBDIVIDES LOTS 3, 8, 11 AND 14
INTO LOTS 15 - 19
DP270100 NOTE: REGISTERED 28.8.2002 - SUBDIVIDES LOT 17 INTO LOTS
20-22
DP270100 NOTE: AA95671 SECOND SCHEDULE NOTIFICATIONS 15-19 ADDED
AFTER CONVERSION OF LOTS 16 & 21 TO ASSOCIATION PROPERTY
DP270100 NOTE: REGISTERED 21-6-2004. SUBDIVIDES LOT 22 INTO LOTS
23-25 IN DP270100.
DP270100 NOTE: REGISTERED 5-7-2004. SUBDIVIDES LOTS 18 AND 25 INTO
LOTS 26-31 IN DP270100.
DP270100 NOTE: REGISTERED 6-7-2004. SUBDIVIDES LOT 31 INTO LOTS 32-34
IN DP270100.
DP280002 NOTE: REGISTERED 6-7-2004. SUBDIVIDES LOT 33 INTO LOTS 1-41
IN PRECINCT PLAN DP280002.
DP270100 NOTE: LOT 10 & LOT 32 SEVERED FROM THE COMMUNITY SCHEME
DP270100 NOTE: REGISTERED 27/8/2007 COMMUNITY PLAN OF SUBDIVISION -
SUBDIVIDES LOT 34 INTO LOTS 35-36 IN DP270100
DP270100 NOTE: DP270100.REGISTERED 18.9.2007 SUBDIVIDES LOT 36 INTO
LOTS 37-38 IN DP270100.
UNREGISTERED DEALINGS: DP270100 DP270561.

*** END OF SEARCH ***

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www.globalx.com.au an approved broker.**LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH**
-----**FOLIO: 10/270100**

SEARCH DATE	TIME	EDITION NO	DATE
-----	-----	-----	-----
2/7/2008	10:51 AM	3	13/7/2008

LAND

LOT 10 IN COMMUNITY PLAN DP270100
AT TEA GARDENS
LOCAL GOVERNMENT AREA GREAT LAKES
PARISH OF COWEAMBAH COUNTY OF GLOUCESTER
TITLE DIAGRAM DP270100

FIRST SCHEDULE

GEOFFREY JOHN COX (T 5333813)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 INTERESTS RECORDED ON REGISTER FOLIO 10/270100
- 3 BK 864 NO 856 LAND EXCLUDES MINERALS WITHIN THE PART SHOWN SO
BURDENED IN THE TITLE DIAGRAM
- 4 DP738450 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP786548 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 5333814 MORTGAGE TO STATE BANK OF NEW SOUTH WALES LIMITED
- 7 AB527646 THIS LOT DOES NOT FORM PART OF A COMMUNITY SCHEME
- * 8 DP118863 EASEMENT FOR ACCESS OVER TRACK IN USE APPURTENANT TO
THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 19/270100

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
10/7/2008	2:54 PM	1	17/6/2002

LAND

LOT 19 IN COMMUNITY PLAN DP270100
AT TEA GARDENS
LOCAL GOVERNMENT AREA GREAT LAKES
PARISH OF COWEAMBAH COUNTY OF GLOUCESTER
TITLE DIAGRAM DP270100

FIRST SCHEDULE

CRIGHTON PROPERTIES PTY. LIMITED

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 INTERESTS RECORDED ON REGISTER FOLIO 1/270100
- 3 ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE COMMUNITY
SCHEME FILED WITH THE COMMUNITY PLAN
- 4 LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN DESIGNATED (B) IN
THE TITLE DIAGRAM - SEE CROWN GRANT
- 5 BK 864 NO 856 LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN
DESIGNATED (A) IN THE TITLE DIAGRAM
- 6 5413147 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 30/270100

SEARCH DATE	TIME	EDITION NO	DATE
10/7/2008	2:58 PM	2	5/7/2004

LAND

LOT 30 IN COMMUNITY PLAN DP270100
AT TEA GARDENS
LOCAL GOVERNMENT AREA GREAT LAKES
PARISH OF COWEAMBAH COUNTY OF GLOUCESTER
TITLE DIAGRAM DP270100

FIRST SCHEDULE

CRIGHTON PROPERTIES PTY LIMITED

SECOND SCHEDULE (11 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 INTERESTS RECORDED ON REGISTER FOLIO 1/270100
- 3 ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE COMMUNITY SCHEME FILED WITH THE COMMUNITY PLAN
- 4 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP270100 (SHEETS 21 & 22)
- 5 BK 864 NO 856 LAND EXCLUDES MINERALS
- 6 DP738450 RESTRICTION(S) ON THE USE OF LAND
- 7 DP786548 RESTRICTION(S) ON THE USE OF LAND
- 8 DP270100 EASEMENT FOR WATER SUPPLY 3 METRE(S) WIDE, 4 METRES WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.4)
- 9 DP270100 EASEMENT FOR TRANSMISSION 1 METRE WIDE, 4 METRES WIDE & VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.4)
- 10 AA682643 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED OF THE PART FORMERLY IN 25/270100
- 11 DP270100 EASEMENT TO DRAIN WATER VARIABLE WIDTH REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED (DOC.7)

NOTATIONS

UNREGISTERED DEALINGS: DP270561 DP280012.

*** END OF SEARCH ***

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ACS SEARCH PTY LTD**PO Box A1155, Sydney South NSW 1235. Phone: 02 9267 9728 Fax: 02 9267 9226****<http://acssearch.urbispro.com.au>**Note: Information contained in this document is provided by GlobalX Information Services Pty Ltd (ABN 99 073 436 414)
www.globalx.com.au an approved broker.**LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH**
-----FOLIO: 38/270100

SEARCH DATE	TIME	EDITION NO	DATE
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2/7/2008	10:51 AM	3	16/2/2008

LAND

LOT 38 IN COMMUNITY PLAN DP270100

AT TEA GARDENS

LOCAL GOVERNMENT AREA GREAT LAKES

PARISH OF COWEAMBAH COUNTY OF GLOUCESTER

TITLE DIAGRAM DP270100

FIRST SCHEDULE

CRIGHTON PROPERTIES PTY LIMITED

SECOND SCHEDULE (11 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 INTERESTS RECORDED ON REGISTER FOLIO 1/270100
- 3 ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE COMMUNITY SCHEME FILED WITH THE COMMUNITY PLAN
- 4 BK 864 NO 856 LAND EXCLUDES MINERALS
- 5 DP738450 EASEMENT TO DRAIN WATER 6 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP738450 RESTRICTION(S) ON THE USE OF LAND
- 7 DP786548 RESTRICTION(S) ON THE USE OF LAND
- 8 DP270100 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED (DOC.8)
- 9 DP270100 RIGHT OF ACCESS 6.5 METRE(S) WIDE APPURTENANT TO THE PART SHOWN SO BENEFITED IN THE TITLE DIAGRAM (DOC.9)
- 10 DP1118863 EASEMENT FOR ACCESS OVER TRACK IN USE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1118863
- 11 AD771287 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: DP270100 DP280012.

*** END OF SEARCH ***