



Appendix A – Searches



FOLIO: 41/634499

SEARCH DATE	TIME	EDITION NO	DATE
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12/9/2023	3:13 PM	4	22/12/1999

LAND

LOT 41 IN DEPOSITED PLAN 634499
AT TIMBUMBURI
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP634499

FIRST SCHEDULE

ALAN DAVID JAMES
LEANNE ELIZABETH JAMES
AS JOINT TENANTS (T 6445658)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

23388

PRINTED ON 12/9/2023



FOLIO: 442/807359

SEARCH DATE	TIME	EDITION NO	DATE
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18/4/2024	12:23 PM	7	2/9/2018

LAND

LOT 442 IN DEPOSITED PLAN 807359
AT WARRAL
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP807359

FIRST SCHEDULE

ALAN DAVID JAMES
LEANNE ELIZABETH JAMES
AS JOINT TENANTS (T AC250941)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM CREATED BY:
V447113 FOR TRANSMISSION LINE 20 WIDE
DP807359 FOR ACCESS, USE AND MAINTENANCE OF PIPELINES 5
WIDE
DP807359 FOR ACCESS, USE AND MAINTENANCE OF PIPELINES AND
BORE 10 WIDE
- 3 AC689158 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 4 AI845390 EASEMENT FOR OVERHEAD POWER LINE(S) 30 WIDE
AFFECTING THE PART DESIGNATED (A) IN DP1183644

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

23388

PRINTED ON 18/4/2024

Bath Stewart Associates

ABN 19 659 162 062

239 Marius Street
PO Box 403
Tamworth NSW 2340

02 6766 5966



Land Development
Consultants

office@bathstewart.com.au

CONSENT OF OWNER

Property Location: 348 Meadows Lane, Warral
Subject Land: Lot 41 in DP 634499
Registered Proprietors: Alan David James, Leanne Elizabeth James
Applicant: Bath Stewart Associates Pty Ltd
Description of Development: Rural Subdivision

We, the Registered Proprietors of the subject land, hereby consent to any employee of Bath Stewart Associates Pty Limited executing any document which directly relates to applications lodged with any Government Department or Statutory body including but not limited to Tamworth Regional Council, NBN Co, Telstra, Rail Corp, APA and Essential Energy that is required to obtain development consent for the proposed development of the subject lands, pursuant to the provisions of the Environmental Planning & Assessment Act, 1979.

We, the Registered Proprietors, further consent to any employee of Bath Stewart Associates Pty Limited lodging on their behalf documents required to obtain the endorsement from and release by Tamworth Regional Council for:-

- a Construction Certificate that may be required as a condition to develop the subject lands;
- a Subdivision Certificate necessary to obtain the release of a plan of subdivision creating additional lots or a boundary adjustment comprising the subject lands; and
- application(s) for the Modification of Consent under S.96 of the EP&A Act 1979.

We, the Registered Proprietors, further consent to the release of any document from any Government Department or Statutory Body including but not limited to Tamworth Regional Council, NBN Co, Telstra, Rail Corp, APA and Essential Energy which directly relates to the proposed development of the subject land to any employee of Bath Stewart Associates Pty Limited as may be required by Bath, Stewart Associates Pty Limited to carry out their role as land development consultants on behalf of the Instructing Party.

We, the Registered Proprietors, acknowledge the obligation to disclose any reportable political donations or gifts to the consent authority within the preceding 2 years. We, the Registered Proprietors, further confirm that no such reportable political donations or gifts have been made.

We, the Registered Proprietors, further confirm that all correspondence from Tamworth Regional Council is to be directed to and care of Bath Stewart Associates Pty Limited for either action or dissemination.


.....
Alan David James

19/9/23
.....
Date


.....
Leanne Elizabeth James

19/9/23
.....
Date

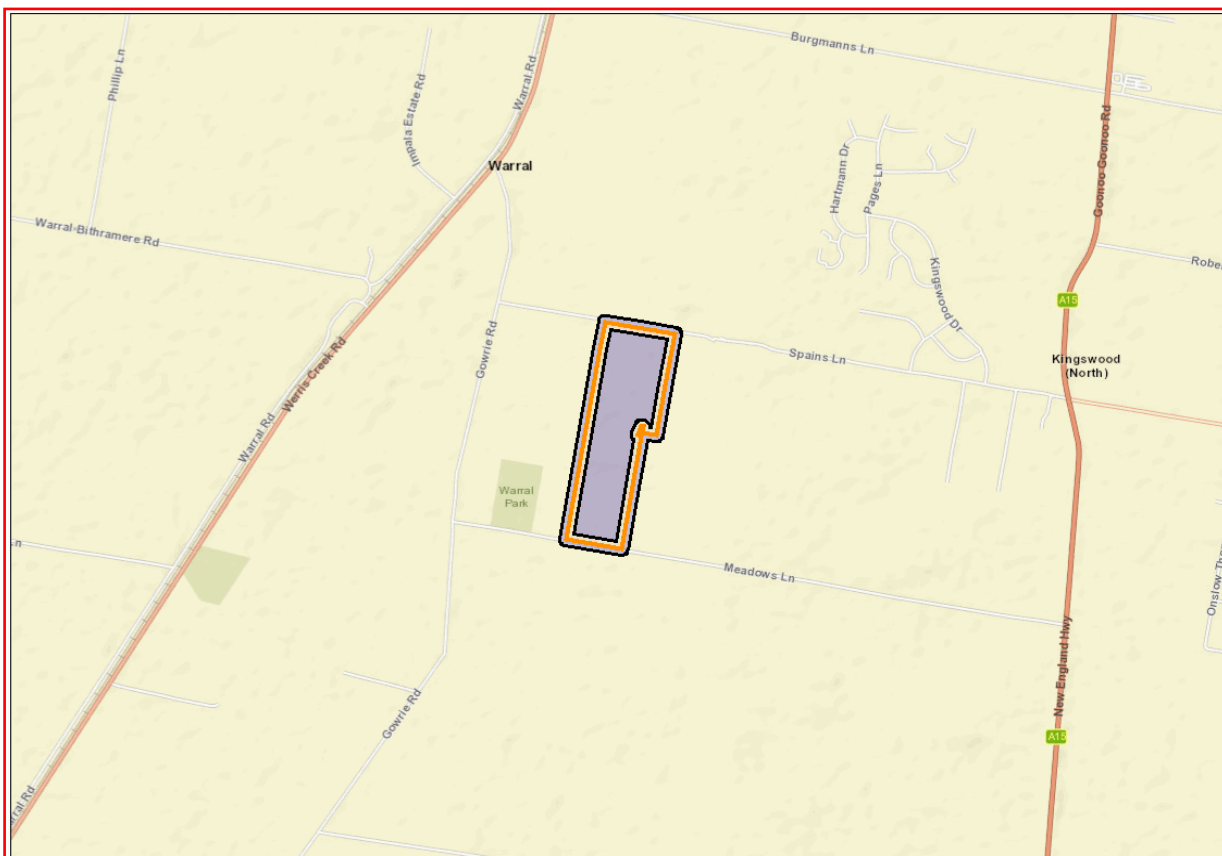
Helen Herdegen
239 Marius Street
Tamworth New South Wales 2340
Attention: Helen Herdegen
Email: office@bathstewart.com.au

Date: 04 July 2025

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 41, DP:DP634499, Section : - with a Buffer of 50 meters, conducted by Helen Herdegen on 04 July 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

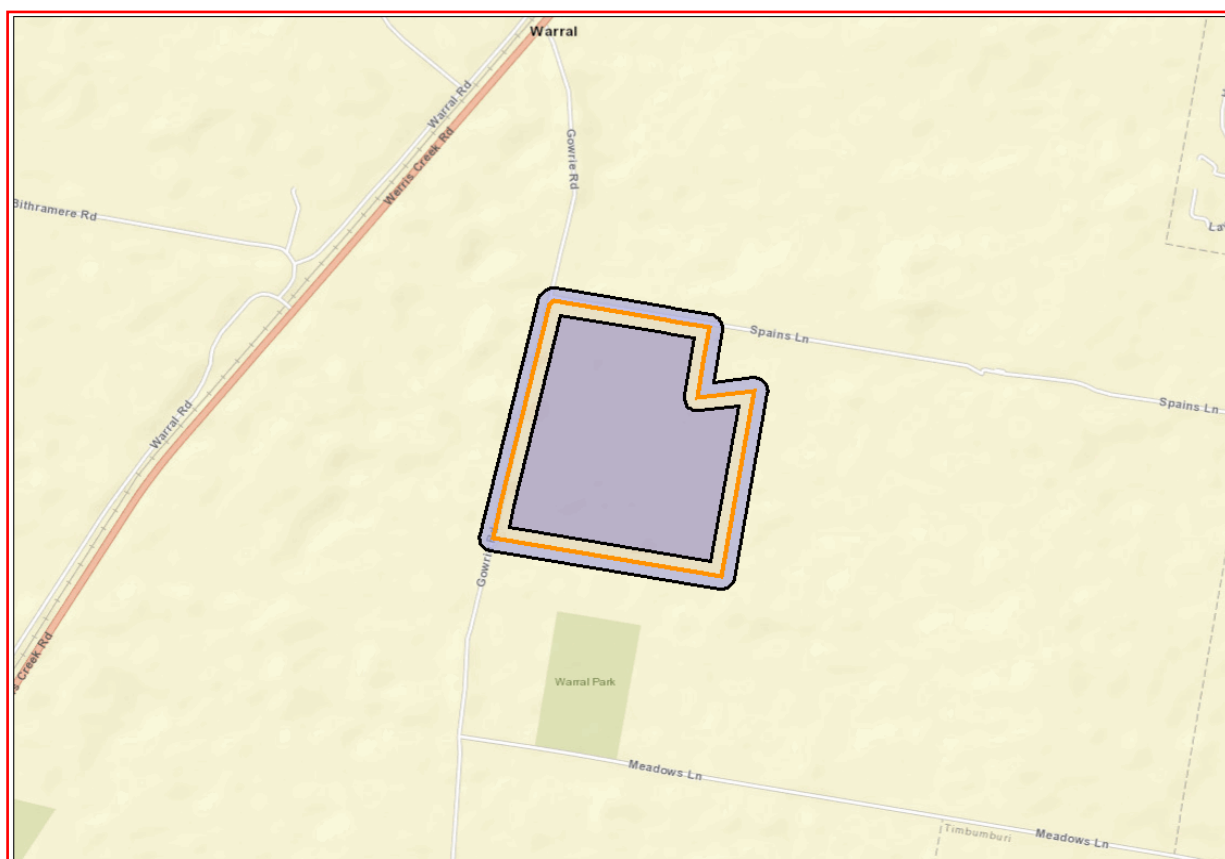
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Date: 04 July 2025

Dear Sir or Madam:

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