



13 November 2025

Notification of Modification of Consent Application No. 2015/118.006

Site Description: Lot: 33 DP: 846520, 'Woodleigh' 702 Watermark Road CURLEWIS.

Notice is hereby given that a Section 4.55(1A) Modification to Consent Application has been submitted for Council's consideration that seeks to increase the maximum number of birds to be accommodated on site at Stage 1, from 360,000 to 414,300. A 15% increase in the approved bird numbers for Stage 1. The final number of birds at the completion of the development (Stage 2) remains unchanged.

The address of the proposed development is 702 Watermark Road CURLEWIS.

The applicant is PSA Consulting and Gunnedah Shire Council is the consent authority.

The Application to Modify Consent has been placed on public exhibition for a period of **15** days. The documents may be inspected at Council's office during office hours 9am-4pm or on Council's website <http://www.gunnedah.nsw.gov.au/>.

Any person may make a written submission about this application to the General Manager, Gunnedah Shire Council, PO Box 63, Gunnedah NSW 2380 or via email council@gunnedah.nsw.gov.au. The issues you raise will be included in the evaluation of the development application, along with the other matters Council must consider.

Submissions should be received no later than 5.00pm on **Friday 28 November 2025**. All submissions **must** include disclosure of any reportable political contribution or gift made in the previous two years.

If the submission includes an objection to the proposal, the grounds of objection must be given. You are advised that you may request that your name and address not be disclosed by stating prominently "OBJECTION IN CONFIDENCE" on your submission for reason that disclosure would result in detriment to you. However, Council may be obliged to release these details under the Freedom of Information Act 1989 even if these words are used in the submission. Further, submissions that do not contain the author's name and address may not be considered as Council will be unable to validate the submissions authenticity.

If you have any enquiries in relation to this Development Application, please contact Council's Duty Planner on 02 6740 2100.

Yours faithfully

Wade Hudson
MANAGER DEVELOPMENT ASSESSMENT

Contact: 02 6740 2100
Reference: 2015/118.006
ld

Development Consent Cover Sheet – Council's Use

Made under the Environmental Planning & Assessment Act.1979

LAST UPDATED 23 JULY 2021

Date: 07/11/2025

DEVELOPMENT APPLICATION NUMBER

Development Application Number: 2015.118.006

APPLICANT DETAILS

Name(s): David Ireland C/- PSA Consulting

LAND TO BE DEVELOPED

Address: 702 Watermark Road, Curlewis, 2381

Lot Number: 33 DP Number: 846520 Site Area: 366.01 Ha

BRIEF DESCRIPTION AND USE OF PROPOSED DEVELOPMENT

S4.55(1A)- Modification of consent to increase the number of birds to be accommodated on site from 360,000 to 414,300 for stage 1.

PROPOSED DEVELOPMENT DETAILS

- ☐ Local Development
- ☒ Integrated Development (requires approval under another Act)
- ☐ Designated Development (requires an EIS to be submitted)

Total Project Value: \$.....

Applicant contact details

First given name	David Ireland
Other given name/s	
Family name	For PSA Consulting
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Sandhurst Trustees Limited
ABN / ACN	

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	Yes
Provide details	Locked Gate on site

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Modification Application
On what date was the development application to be notified determined	27/02/2017
Type of modification requested	S4.55(1A) - Modification involving minimal environmental impact, where the development will remain substantially the same as the development that was originally approved
Development Application number of the consent to be modified	DA2015/118
Description of the proposed modification	The proposed modification is for an increase in bird numbers to allow for accommodation of the intended bird numbers. The modification of Stage 1 seeks to increase the maximum number of birds to be accommodated on site from 360,000 to 414,300 birds.
Was the DA applied for via the NSW Planning Portal?	No

What is the Development Application number of the consent to be modified?	DA2015/118
Site address #	1
Street address	702 WATERMARK ROAD CURLEWIS 2381
Local government area	GUNNEDAH
Lot / Section Number / Plan	33/-/DP846520 ☒
Primary address?	Yes
Planning controls affecting property	Land Application LEP Gunnedah Local Environmental Plan 2012 Land Zoning RU1: Primary Production Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 200 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Hours of operation and trading
Selected development types	Poultry farm
Description of development	The purpose of the proposed modification is correct an error in the original application, which did not make an allowance for both male and female birds within the proposed sheds. In summary the proposed modification of Stage 1 seeks to increase the maximum number of birds to be accommodated on site from 360,000 to 414,300, a 15% increase in the approved bird numbers.
Dwelling count details	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Existing gross floor area (m2)	
Proposed gross floor area (m2)	0
Total site area (m2)	
Cost of development	
Estimated cost of work / development (including GST)	\$0.00
Capital Investment Value (CIV)	\$0.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
------------------------	--

Is a new road proposed?	
Concept development	
Is the development to be staged?	
Crown development	
Is this a proposed Crown development?	

Related planning information

Is the application for integrated development?	Yes
Acts under which licences or approvals are required	Protection of the Environment Operations Act 1997
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	
Is the application accompanied by a Planning Agreement ?	
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	
Are works proposed to any heritage listed buildings?	
Is heritage tree removal proposed?	
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development on land wholly in RU1, RU2, RU3, E5, IN3, C1, C2, C3, W1, W2, W3 or W4

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Baiada Poultry Pty Limited
ABN	
ACN	
Trading Name	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	Title Search
Other	Arrow PIF - Authority relating to Local Councils and Regulatory Authorities (14 March 2025)
Owner's consent	OWNERS CONSENT FORM - Woodleigh (signed)
Statement of environmental effects	1997_PSA_Baiada_Woodleigh Mod_Report_251023_V4

Applicant declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes

I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I agree to pay any required NSW Planning Portal Service Fee/s specified under Schedule 4 of the Environmental Planning and Assessment Regulation 2021 to the Department of Planning, Housing and Infrastructure.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

EXHIBITION COPY

Dear Sir / Madam,

RE: OWNERS CONSENT – MODIFICATION OF DA2015/118 – AT 702 WATERMARK ROAD, CURLEWIS, NSW 2381 (LOT 33 ON DP846520)

I/We, as owners of the above property give consent for PSA Consulting (Australia) Pty Ltd to sign and lodge on our behalf any Local and State Government forms necessary to obtain approvals for the Woodleigh Breeder Farm including consent for the following as required under the *Environmental Planning and Assessment Act 1979*, *Local Government Act 1993*, *Roads Act 1993* and any other relevant legislation:

- Application for modification of development consent;
- Any ancillary applications; and
- Any additional application that may be required by the relevant authority.

I/We, as owners also give consent for PSA Consulting Pty Ltd. to view and obtain copies of plans, documents and approvals relating to the above site.

I/We also wish to advise that I/we are not staff members or councillors of the Council that will be assessing our application. I/We also wish to advise that I/we do not have a relationship with any staff or councillor of the Council that will be assessing our application.

I/We also wish to advise that pursuant to Section 10.4 of the *Environmental Planning and Assessment Act 1979*, I/we have not made:

- A reportable political donation to any local Councillor, including candidate for election to Council; or
- Made any gift to any local Councillor or employee of the Council, within a period commencing two years before the submission is made and ending when the application is determined.

Yours sincerely

SIGNATURE:



DATE: 8/10/2025

NAME:

Andrew Henry Ashbolt

Capacity (Owner/Director): Authorised signatory

SIGNATURE:

DATE:

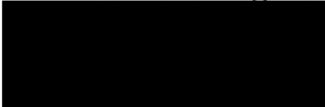
NAME:

Capacity (Owner/Director):

- If the owner is a Company, the owner's consent must be signed by directors of the Company in accordance with Section 127 of the Corporations Act 2001 (Cwth)(Act) ie two company directors, or one company director and company secretary; or for a proprietary company that has a sole director who is also the sole company secretary, that director. The applicant must provide the ABN or ACN numbers, the names and positions of those signing the consent.
- An up to date (dated the day of lodgement or the day before) ASIC company extract (www.asic.gov.au) and any other required supporting documentation.
- If signed on behalf of a Body Corporate, the Common Seal must be stamped on this section.
- If more than one registered owner then **ALL OWNERS MUST SIGN.**

14 March 2025

Mr A Ashbolt
Managing Director
Arrow Funds Management Limited



Dear Andrew

**Re Local Councils and Regulatory Authorities
Delegation of Authority to Execute Documents**

We are pleased to advise that in relation to:

- (a) Schemes covered by the Custodian Agreement dated 23 October 2013 and as amended from time to time; and
- (b) Applications to Local Councils and Regulatory Authorities covering such matters as:
 - Development (including planning applications)
 - Signage
 - Change of Use
 - Trade Waste
 - Property details

We hereby consent to the Responsible Entity, Arrow Funds Management Limited, signing on our behalf as the Owner in such circumstances.

This signing authority is valid for the following Officers of the Responsible Entity: either Andrew Ashbolt (Managing Director) or Brad Dichiera (Portfolio Manager).

This Signing Authority expires on 30 June 2027

Our consent is provided without prejudice to our rights and responsibilities under the Custodian Agreement referred to above.

POWER OF ATTORNEY CLAUSE

EXECUTED by SANDHURST TRUSTEES LIMITED (ACN 004 030 737) by being signed by its Attorneys

MICHAEL COLLA and Thuy Nguyen who certify that they are

MANAGER STL REGISTRY & PROPERTY CUSTODY and Client Relationship Officer
respectively, being authorised officers of the Company Under Power of Attorney dated 11 February 2025.

and

23 October 2025

Gunnedah Shire Council
PO Box 63
Gunnedah NSW 2380

Attention: Mr Bhavika Khot

Dear Bhavika,

RE: SECTION 4.55(1A) MODIFICATION OF DA2015/118 – AT 702 WATERMARK ROAD, CURLEWIS, NSW 2381.

1. MODIFICATION OVERVIEW

PSA Consulting has been engaged by Baiada Poultry Pty Limited to prepare this Statement of Environmental Effects (SEE) seeking to modify Development Consent DA2015/118 pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). A copy of the current consent is included as **Appendix 1**.

The purpose of the proposed modification is correct an error in the original application, which did not make an allowance for both male and female birds within the proposed sheds. In this regard, the original development consent outlined there would be a maximum of 360,000 birds across the complex in Stage 1 and 458,000 birds in Stage 2. Stage 1 has been acted on and is currently operating in accordance with the Consent, including compliance with a maximum of 360,000 Birds on site.

In the original application, only the dams (female birds) were only accounted for, and the sires (male) were not. In addition, no allowance was made for mortalities, which can equate to up to 5% of the flock. Therefore, this proposed modification is to seeking approval to increase the maximum number of birds on site from 360,000 to 414,300 for Stage 1.

It is important to note, due to the placement regimes across the 4 Woodleigh Farms as well as mortalities, a total of 396,000 birds is unlikely to be achieved, however, this modification is sought to enable the farm to operate in clear compliance with the conditions of consent.

No change to Stage 2 is proposed as part of this modification, as this is predicted on additional odour sampling, modelling, which will be used to consider any further changes.

In the context of the approved development, the required changes are expected to result in minimal environmental impacts and the project will remain substantially the same as what was originally approved. Accordingly, this modification is recommended for approval.

2. SITE DETAILS

A summary of the site details, existing use and approvals is provided below.

Address	702 Watermark Road, Curlews, NSW 2381
Property Description	Lot 33 on DP846520
Registered Owners	Baiada Poultry Pty Limited
Applicant	Baiada Poultry Pty Limited
Local Authority	Gunnedah Shire Council
Zoning	RU1 Primary Production



Total Site Area 365.5ha
Development Consent DA2015/118
Approved Use Intensive Livestock Agriculture.

3. PROPOSED MODIFICATION

As outlined above, the purpose of the proposed modification is correct an error in the original application, which did not make an allowance for both male and female birds within the proposed sheds. The original consent allowed for the development of the farm in 2 stages as follows:

- **Stage 1:** Approval to construct 3 new sheds on Farms 2, 3 and 4 with a maximum of 360,000 Birds.
- **Stage 2:** 4 additional sheds on Farm 1 along with 1 additional shed on Farms 2,3 and 4 with a maximum of 458,000 Birds. Commencement of construction of Stage 2 is predicated on further sampling and odour modelling being approved by the EPA.

Stage 1 has been acted on and is currently operating in accordance with the Consent, including compliance with a maximum of 360,000 Birds on site. Upon completion of the new sheds, it was identified that the information supplied in the original application did not take into account the male birds (an additional 10%), or mortalities, and as such, the approved sheds have been continually understocked to maintain compliance with the maximum of 360,000 Birds on site at all times.

The proposed modification is for an increase in bird numbers to allow for accommodation of the intended bird numbers, and also to account for mortalities, which is particularly an issue for Farm 2 which is a breeder / rearer farm that accommodates birds from day old to death, and accordingly has a high mortality rate while the birds are growing.

In summary the proposed modification of Stage 1 seeks to increase the maximum number of birds to be accommodated on site from 360,000 to 414,300, a 15% increase in the approved bird numbers, as shown in Table 1 below. It is important to note that no change to Stage 2 is being sought at this stage, and any change to Stage 2 bird numbers will need to be assessed as part of a future modification.

Table 1: Change in Maximum Bird Numbers

FARM	ORIGINAL FARM	APPROVED STAGE 1	PROPOSED MODIFICATION TO STAGE 1
FARM 1	6 Original Sheds: 9,000 / Shed Total Farm: 54,000	6 Original Sheds: 9,000 / Shed Additional Sheds: N/A. Total Farm: 54,000	6 Original Sheds: 10800 / Shed Additional Sheds: N/A. Total Farm: 64,800
FARM 2	6 Original Sheds: 10,000 / Shed Total Farm: 60,000	6 Original Sheds: 10,000 / Shed 3 New Sheds: 14,000 / Shed Total Farm: 102,000	6 Original Sheds: 13,000 / Shed 3 New Sheds: 16,500 / Shed Total Farm: 127,500
FARM 3	6 Original Sheds: 10,000 / Shed Total Farm: 60,000	6 Original Sheds: 10,000 / Shed 3 New Sheds: 14,000 / Shed Total Farm: 102,000	6 Original Sheds: 11,000 / Shed 3 New Sheds: 15,000 / Shed Total Farm: 111,000
FARM 4	6 Original Sheds: 10,000 / Shed Total Farm: 60,000	6 Original Sheds: 10,000 / Shed 3 New Sheds: 14,000 / Shed Total Farm: 102,000	6 Original Sheds: 11,000 / Shed 3 New Sheds at 15,000 / Shed Total Farm: 111,000
WOODLEIGH TOTAL	234,000	360,000	414,300



4. PLANNING ASSESSMENT

Section 4.55(1A) of the EP&A Act states:

(1A) Modification involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to an in accordance with the regulations, modify the consent if –

- (a) It is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) It is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted before that consent as originally granted was modified (if at all), and*
- (c) It is notified the application in accordance with –*
 - I. The regulations, if the regulations so require, or*
 - II. A development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) It has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

Subsections (1), (2) and (5) do not apply to such modification.

4.1 Substantially the Same

It is considered that the proposed development, as modified, will be substantially the same as that which was approved as:

- The change to maximum bird numbers will not change the 'essence' of the development as approved under the original Consent and the project remains an integrated poultry breeder and rearing farm.
- There are no substantive changes to the approved development in terms of operations, staff numbers, infrastructure provision, stormwater management, traffic generation, water use, waste management or hours of operation. As such, the site will continue to operate in the same manner as originally approved.
- There are no physical changes to the approved development proposed or required as part of this modification.
- There is no change to the approved maximum bird numbers for Stage 2 (458,000 Birds) proposed as part of this modification.
- The modifications are expected to result in negligible change to the potential environmental impacts assessed as part of the original development application and the site is expected to maintain compliance with all relevant assessment criteria.

4.2 Minimal Environmental Impact

As noted above, there are no substantive changes to the approved development in terms of operations, staff numbers, infrastructure provision, stormwater management, traffic generation, water use, waste management or hours of operation. As such, the site will continue to operate in the same manner as originally approved, and is not expected to result in any additional or unacceptable environmental impacts.

With respect to odour emissions, since commencement of the new sheds, the site has operated in accordance with the existing Environmental Protection License (EPL21703) and has not recorded an odour complaint. The proposed 15% increase in birds on the site (for Stage 1), is not expected to result in any significant change to the emissions profile. In addition, due to the placement regimes across the 4 Woodleigh Farms as well as mortalities, a total of 414,300 birds on site at the one time is unlikely to be achieved, however, this modification is sought to enable the farm to operate in clear compliance with the conditions of consent.



As this modification will only change maximum bird numbers for Stage 1 It is important to note, due to the placement regimes across the 4 Woodleigh Farms as well as mortalities, a total of 414,300 birds is unlikely to be achieved, however, this modification is sought to enable the farm to operate in clear compliance with the conditions of consent.

It is important to note that no change to Stage 2 is being sought at this stage, and any change to Stage 2 bird numbers will need to be assessed as part of a future modification.

5. CONDITIONS TO BE MODIFIED

As outlined above, the change in bird numbers in Stage 1 are proposed to facilitate both the dams and sires on each far. In order to facilitate this modification, changes to the below conditions are required:

DA2015/118.002 – Council Conditions of Consent

Condition A2:

To confirm and clarify the terms of this approval, consent is granted for the development to be undertaken under the stages outlines as follows:

- Stage 1 – Construction of nine (9) Poultry Breeder sheds (~~14,000 birds maximum per shed~~), being three (3) sheds at each of Farms 2, 3 and 4 and four (4) and construction of two (2) Rural Worker's Dwellings. **For Stage 1, each farm is to accommodate a maximum of:**
 - **Farm 1: 64,800 Birds.**
 - **Farm 2: 127,500 Birds.**
 - **Farm 3: 111,000 Birds.**
 - **Farm 4: 111,000 Birds.**
- Stage 2 – Construction of three (3) Poultry Breeder shed (14,000 birds maximum per shed), being one (1) shed at each of Farms 2, 3 and 4 and four (4) Poultry Breeder sheds (14,000 birds maximum per shed).

Reason: To ensure compliance with proposed staging plan.

Stage 1 - Condition A3:

*To confirm and clarify the terms of approval, consent is granted for the housing of no more than ~~360,000~~ **414,300** birds on the site at any one time.*

Reason: To clarify terms of development approval.

General Terms of Approval - EPA

Condition L2.1:

*The number of breeder birds accommodated on the premises must not exceed ~~360,000~~ **414,300** at any time.*

Condition L3 – Staged Development (Shed Limits per Farm):

Condition L3.1 – Stage 1:

- Subject to Condition L3.1, the licence must not construct no more than 3 additional sheds (~~each shed containing a maximum of 14,000 birds~~) at each of Farms 2, 3 and 4 on the premises. **For Stage 1, each farm is to accommodate a maximum of:**
 - **Farm 1: 64,800 Birds.**
 - **Farm 2: 127,500 Birds.**
 - **Farm 3: 111,000 Birds.**
 - **Farm 4: 111,000 Birds.**



6. CONCLUSION

PSA Consulting has been engaged by Baiada Poultry Pty Limited to prepare this Statement of Environmental Effects (SEE) seeking to modify Development Application No. DA2015/118, pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

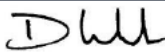
As outline in this request, the purpose of the proposed modification is correct an error in the original application, which did not make an allowance for both male and female birds within the proposed sheds. Therefore, this proposed modification is to seeking approval to increase the maximum number of birds on site from 360,000 to 414,300 for Stage 1.

No change to Stage 2 is proposed as part of this modification, as this is predicated on additional odour sampling, modelling, which will be used to consider any further changes to stocking numbers.

In the context of the approved development, the required changes are expected to result in minimal environmental impacts, and the project will remain substantially the same as what was originally approved. Accordingly, this modification is recommended for approval. Should you wish to discuss this matter, please do not hesitate to contact me.

Kind Regards,

Brian McKeown
Senior Town Planner
PSA Consulting (Australia) Pty Ltd

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V3	23 October 2025	FINAL	Brian McKeown	 David Ireland

EXHIBITION COPY

EXHIBITION COPY

EXHIBITION COPY



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 33/846520

SEARCH DATE	TIME	EDITION NO	DATE
8/8/2025	9:23 AM	9	15/6/2022

LAND

LOT 33 IN DEPOSITED PLAN 846520
AT CURLEWIS
LOCAL GOVERNMENT AREA GUNNDAH
PARISH OF CURLEWIS COUNTY OF POTTINGER
TITLE DIAGRAM DP846520

FIRST SCHEDULE

SANDHURST TRUSTEES LIMITED (T AC699198)

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT(S) (PORS 49, 50, 51, 57 & 130)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
- 3 C142184 RIGHT OF WAY & FREE ACCESS 9.155 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED EXCLUDING LOT 2 IN DP833130 AFFECTING THE LAND SHOWN AS "PROPOSED RIGHT OF WAY 9.155 WIDE" IN PLAN WITH C142184 (SEE DP110076)
- 4 DP846520 EASEMENT FOR ACCESS USE & MAINTENANCE OF WATER, BORE, PUMP & RESERVOIR 10 WIDE & VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
DP1245517 EASEMENT RELEASED IN SO FAR AS IT AFFECTS THE PART(S) DESIGNATED (E) IN DP1245517
- 5 AC699199 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 6 AC993248 LEASE TO BAIADA POULTRY PTY LIMITED EXPIRES: 27/9/2022. OPTION OF RENEWAL: 5 YEARS AND A FURTHER 5 YEARS.
AI854091 VARIATION OF LEASE AC993248 EXPIRY DATE NOW 27/9/2028.
AR292496 VARIATION OF LEASE AC993248 EXPIRY DATE NOW 27/9/2036. OPTION OF RENEWAL: IS PRESERVED.
- * 7 AI981176 CAVEAT BY BAIADA POULTRY PTY LIMITED
- * AR292496 CAVEATOR CONSENTED

- 8 DP1245517 EASEMENT FOR ACCESS, USE & MAINTENANCE OF WATER
PIPELINE, BORE, PUMP & RESERVOIR 10 METRE(S) WIDE
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 9 DP1245517 EASEMENT FOR ACCESS, USE & MAINTENANCE OF WATER
PIPELINE VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE

END OF PAGE 1 - CONTINUED OVER

1997

PRINTED ON 8/8/2025

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 33/846520

PAGE 2

SECOND SCHEDULE (10 NOTIFICATIONS) (CONTINUED)

- DESCRIBED
- 10 DP1282074 EASEMENT FOR OVERHEAD POWER LINE(S) 20 METRE(S) WIDE
OVER EXISTING LINE OF POLES AFFECTING THE PART(S)
SHOWN SO BURDENED IN DP1282074

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***