



SEARCH DATE

18/7/2023 4:23PM

FOLIO: 73/1107041

First Title(s): OLD SYSTEM

Prior Title(s): GZ 25021977 FOL 783

Recorded	Number	Type of Instrument	C.T. Issue
13/12/2006	DP1107041	DEPOSITED PLAN	FOLIO CREATED EDITION 1
13/12/2006	CA100910	CONVERSION ACTION	
10/5/2013	DP1185292	DEPOSITED PLAN	EDITION 2
7/12/2015	AJ860976	LEASE	EDITION 3
15/2/2016	AK215531	SUB-LEASE	
19/2/2016	AK228633	DEPARTMENTAL DEALING	
17/3/2016	AK296464	MORTGAGE OF LEASE	
9/12/2016	AK988108	TRANSFER OF LEASE	
4/12/2017	AM708832	TRANSFER OF LEASE	
4/12/2017	AM708833	MORTGAGE OF LEASE	
2/2/2018	DP1239558	DEPOSITED PLAN	
26/3/2018	AM864571	TRANSFER GRANTING EASEMENT	
21/5/2018	AM569141	REJECTED - REQUEST	
22/9/2020	AQ337526	VARIATION OF LEASE	
22/9/2020	AQ337527	VARIATION OF LEASE	
17/6/2022	AS202073	VARIATION OF LEASE	
17/6/2022	AS202074	TRANSFER OF LEASE	EDITION 4
16/11/2022	AS559982	DISCHARGE OF MORTGAGE	
16/11/2022	AS585028	DISCHARGE OF MORTGAGE	EDITION 5
18/11/2022	AS643435	MORTGAGE OF LEASE	EDITION 6

*** END OF SEARCH ***



FOLIO: 73/1107041

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2023	4:23 PM	6	18/11/2022

LAND

LOT 73 IN DEPOSITED PLAN 1107041

AT TAMWORTH
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF TAMWORTH COUNTY OF INGLIS
TITLE DIAGRAM DP1107041

FIRST SCHEDULE

TAMWORTH REGIONAL COUNCIL

(CA100910)

SECOND SCHEDULE (9 NOTIFICATIONS)

- 1 THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
- 2 RESERVATIONS AND EXCEPTIONS OF MINERALS AND RIGHTS TO MINE. SEE GOVERNMENT GAZETTE 25021977 FOL 783
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- ~~4 DP1185292 EASEMENT FOR MULTI - PURPOSE ELECTRICAL INSTALLATION 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1185292~~
- ~~5 DP1185292 EASEMENT FOR UNDERGROUND POWERLINES 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1185292~~
- ~~6 DP1185292 EASEMENT FOR UNDERGROUND POWERLINES 1 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1185292~~
- 7 AJ860976 LEASE TO GENJAY PTY LIMITED OF THE BUILDING KNOWN AS "HOPSCOTCH RESTAURANT & BAR", BICENTENNIAL PARK, KABLE AVENUE, TAMWORTH. EXPIRES: 27/11/2025. OPTION OF RENEWAL: 10 YEARS WITH 1 FURTHER OPTION OF 10 YEARS.
- AK215531 LEASE OF LEASE AK215531 TO CHALKED ENTERPRISE PTY LTD (SEE AS202074). EXPIRES: 26/11/2025. OPTION OF RENEWAL: 9 YEARS & 364 DAYS, AND A FURTHER OPTION OF 9 YEARS & 364 DAYS.
- AM708832 TRANSFER OF LEASE AJ860976 LESSEE NOW DWONE JONES & JOHN KENNETH LYNCH
- AQ337526 VARIATION OF LEASE AJ860976 EXPIRY DATE NOW 27/11/2030.
- AQ337527 VARIATION OF LEASE AK215531 EXPIRY DATE NOW 26/11/2030. OPTION OF RENEWAL: PRESERVED.
- AS202073 VARIATION OF LEASE AK215531 OPTION OF RENEWAL: PRESERVED.

END OF PAGE 1 - CONTINUED OVER

FOLIO: 73/1107041

PAGE 2

SECOND SCHEDULE (9 NOTIFICATIONS) (CONTINUED)

AS643435 MORTGAGE OF LEASE AJ860976 TO JUDO BANK PTY LTD
8 ~~AM864571~~ EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION
4.2 WIDE AFFECTING THE PART DESIGNATED (A) IN DP1239558
9 AM864571 EASEMENT FOR UNDERGROUND POWER LINE(S) 4 WIDE
AFFECTING THE PART DESIGNATED (B) IN DP1239558

NOTATIONS

UNREGISTERED DEALINGS: PP DP1233551.

*** END OF SEARCH ***

545 Peel Street, Tamworth

PRINTED ON 18/7/2023

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker 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 1900.



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 545 Peel Street, Tamworth NSW

Description: - Lot 73 D.P. 1107041

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
	<u>As to Part: -</u>	
18.01.1911	Proclamation of Resumption of land for Public Recreation and Athletic Sports Revoked vide Government Gazette published 24.11.1972 Folio 4761	Government Gazette published 18.01.1911 Folios 357 to 362
	<u>As to Part: -</u>	
31.10.1919	Crown Reserve No. 53575 from Sale for Public Recreation Revoked vide Government Gazette published 24.11.1972 Folio 4761 (Erratum Notice vide Government Gazette published 12.01.1973 Folio 93 – Re. Correct Reserve No.)	Government Gazette published 31.10.1919 Folios 6007 & 6008
	<u>As to Part: -</u>	
19.05.1922	Crown Reserve No. 55415 (From Sale) & 55416 (From Lease Generally) for Public Recreation Revoked vide Government Gazette published 24.11.1972 Folio 4761	Government Gazette published 19.05.1922 Folio 2036
	<u>Continued as to the whole: -</u>	
25.02.1977	Notification of Vesting of Lands in The Council of the City of Tamworth	Government Gazette published 25.02.1977 Folios 782 & 783
25.02.1977 (1977 to Date)	# The Council of the City of Tamworth Now # Tamworth Regional Council	Government Gazette published 25.02.1977 Folios 782 & 783 Now 73/1107041

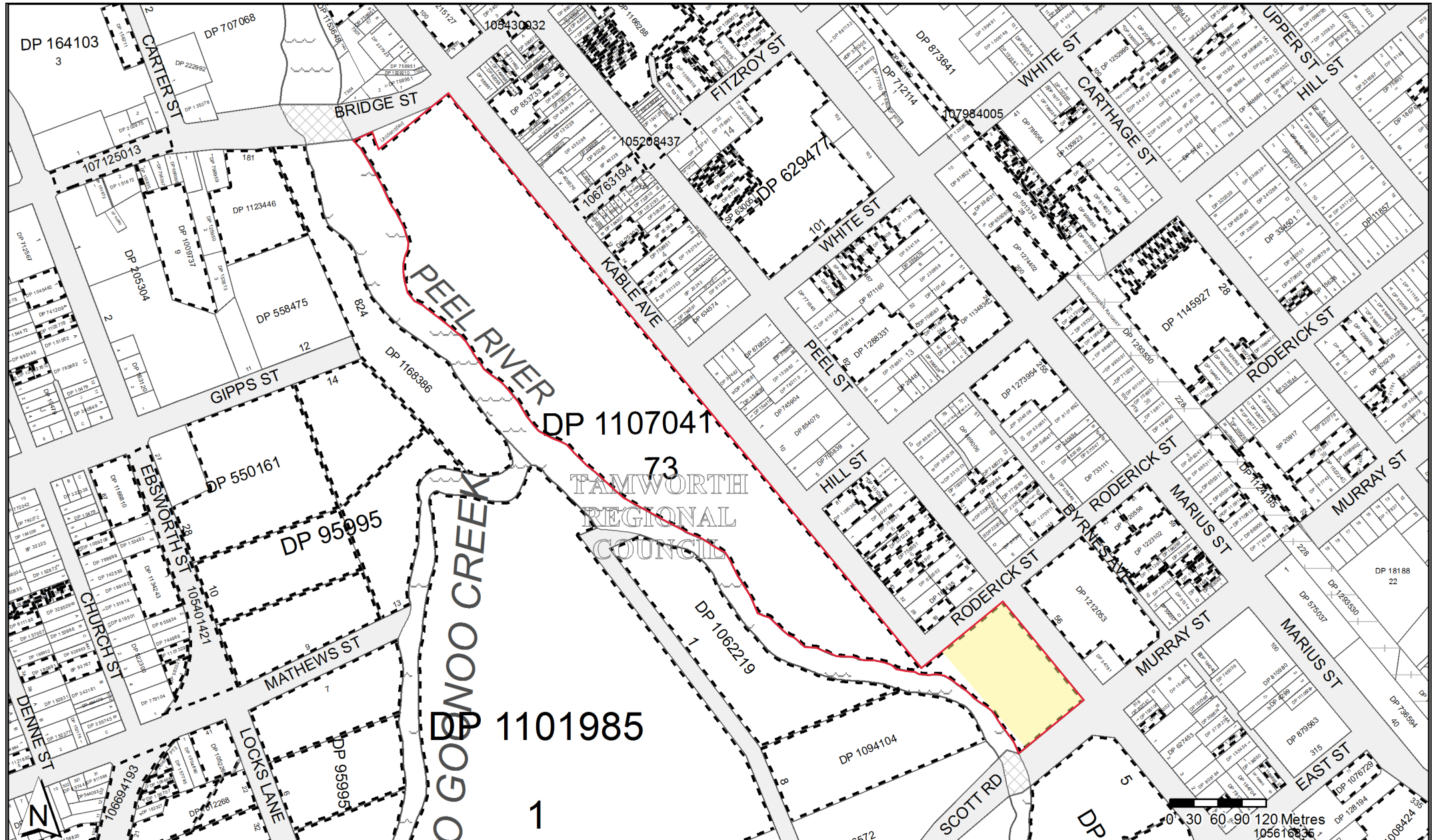
Denotes current registered proprietor

Leases, excluding premises: - NIL

Easements: - NIL

Yours Sincerely,
Taylor Wilson
18th July 2023


Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au



	Status	Surv/Comp	Purpose
DP1089209 Lot(s): 33			
CA96956 - LOT 33 DP1089209			
DP1089738 Lot(s): 1, 2			
DP1092391	REGISTERED	SURVEY	CROWN FOLIO CREATION
CA97023 - LOTS 1-2 DP1089738			
DP1094104 Lot(s): 8			
CA98215 - LOT 1 DP1062219, LOTS 9-10 DP1094087, LOT 12 DP1094092 AND LOT 8 DP1094104			
DP1095684 Lot(s): 112			
CA98705 - LOT 112 DP1095684			
DP1099518 Lot(s): 26			
CA100968 - LOT 26 DP1099518			
DP1100581 Lot(s): 18			
DP1288805	UNREGISTERED	SURVEY	DELIMITATION
CA101182 - LOT 18 DP1100581			
DP1101329 Lot(s): 9			
CA100194 - LOT 9 DP1101329			
DP1101985 Lot(s): 1			
DP1100305	REGISTERED	SURVEY	EASEMENT
DP1104692 Lot(s): 51, 52, 53			
DP1042938	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
DP1104909 Lot(s): 3, 4, 5, 6, 7			
DP1145927	REGISTERED	SURVEY	CONSOLIDATION
CA100425 - LOTS 3, 4 AND 5 DP1104909			
CA100424 - LOTS 6 AND 7 DP1104909			
DP1105778 Lot(s): 79			
CA101087 - LOT 79 DP1105778			
DP1107041 Lot(s): 73			
DP1185292	REGISTERED	SURVEY	EASEMENT
DP1233551	PRE-ALLOCATED	UNAVAILABLE	SUBDIVISION
DP1239558	REGISTERED	SURVEY	EASEMENT
CA100910 - LOT 73 DP1107041			
NSW GAZ. 25-02-1977 Folio : 782			
CROWN LAND DECLARED			
PUBLIC RESERVE AND VESTED IN TAMWORTH REGIONAL COUNCIL PURSUANT TO THE CROWN LANDS CONSOLIDATION ACT 1913 AFFECTING THE LAND SHOWN IN THE DIAGRAM ACCOMPANYING THIS GAZETTE NOTIFICATION			
DP1109144 Lot(s): 5			
CA103733 - LOT 5 DP1109144			
DP1110484 Lot(s): 46, 47			
DP931647	HISTORICAL	SURVEY	UNRESEARCHED
DP1112557 Lot(s): 368			
CA99815 - LOT 368 DP1112557			

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

DP 1107041(E)

Registered:  13.12.2006
 Title System: OLD SYSTEM
 Purpose: LIMITED FOLIO CREATION
 Ref. Map: T9152-14, 213
 Last Plan: -----

PLAN OF PART OF THE LAND
 COMPRISED IN GOV GAZ 25.2.1977
 FOL 783
 EXCLUDES DP832628 AND MURRAY ST

Lengths are in metres. Reduction Ratio - NTS

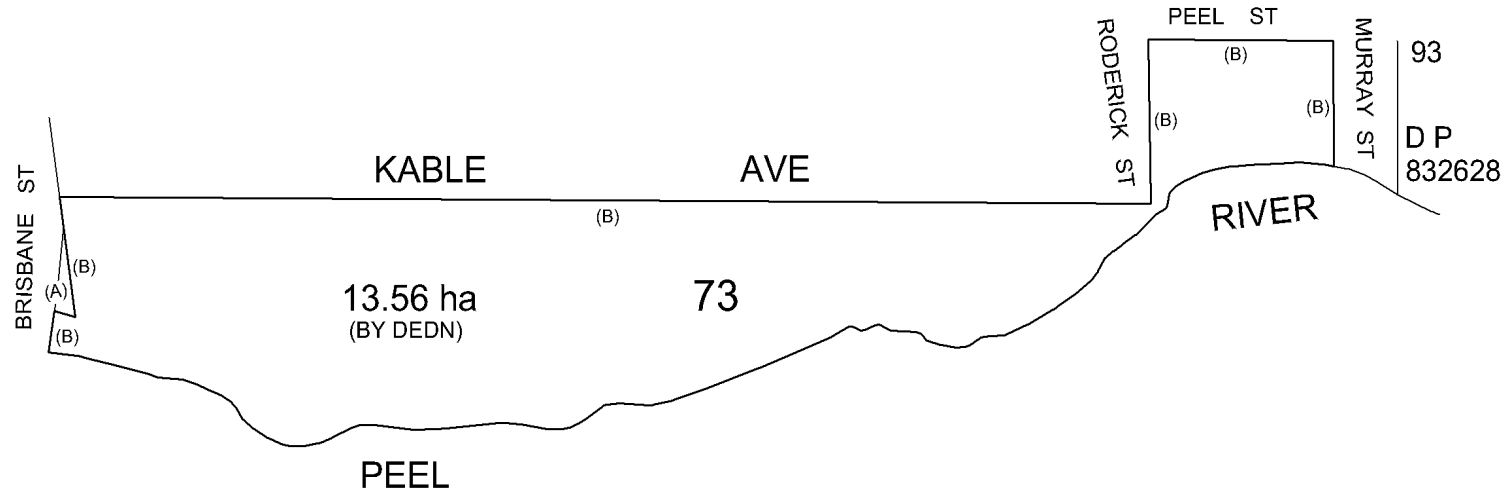
Sheet 1 of 1 sheets

L.G.A.: TAMWORTH
 LOCALITY: TAMWORTH
 PARISH: TAMWORTH
 COUNTY: INGLIS

THIS PLAN WAS PREPARED SOLELY TO
 IDENTIFY THE LAND IN THE ABOVE DEED
 AND THE BOUNDARIES HAVE NOT BEEN
 INVESTIGATED BY THE REGISTRAR GENERAL
 THIS PLAN IS NOT A CURRENT PLAN IN TERMS OF
 S.7A CONVEYANCING ACT 1919.

PLANS USED IN PREPARATION:
~~781399~~, 257-3100, 48-1393, 1955-3100, GOV
 GZ 18.1911 F 361, GOV GZ 7.1.1966 F 132,
 GOV GZ 21.4.1972 F 1410, GOV GZ 24.11.1972
 F 4761, GOV GZ 25.2.1977 F 783, 78-1393

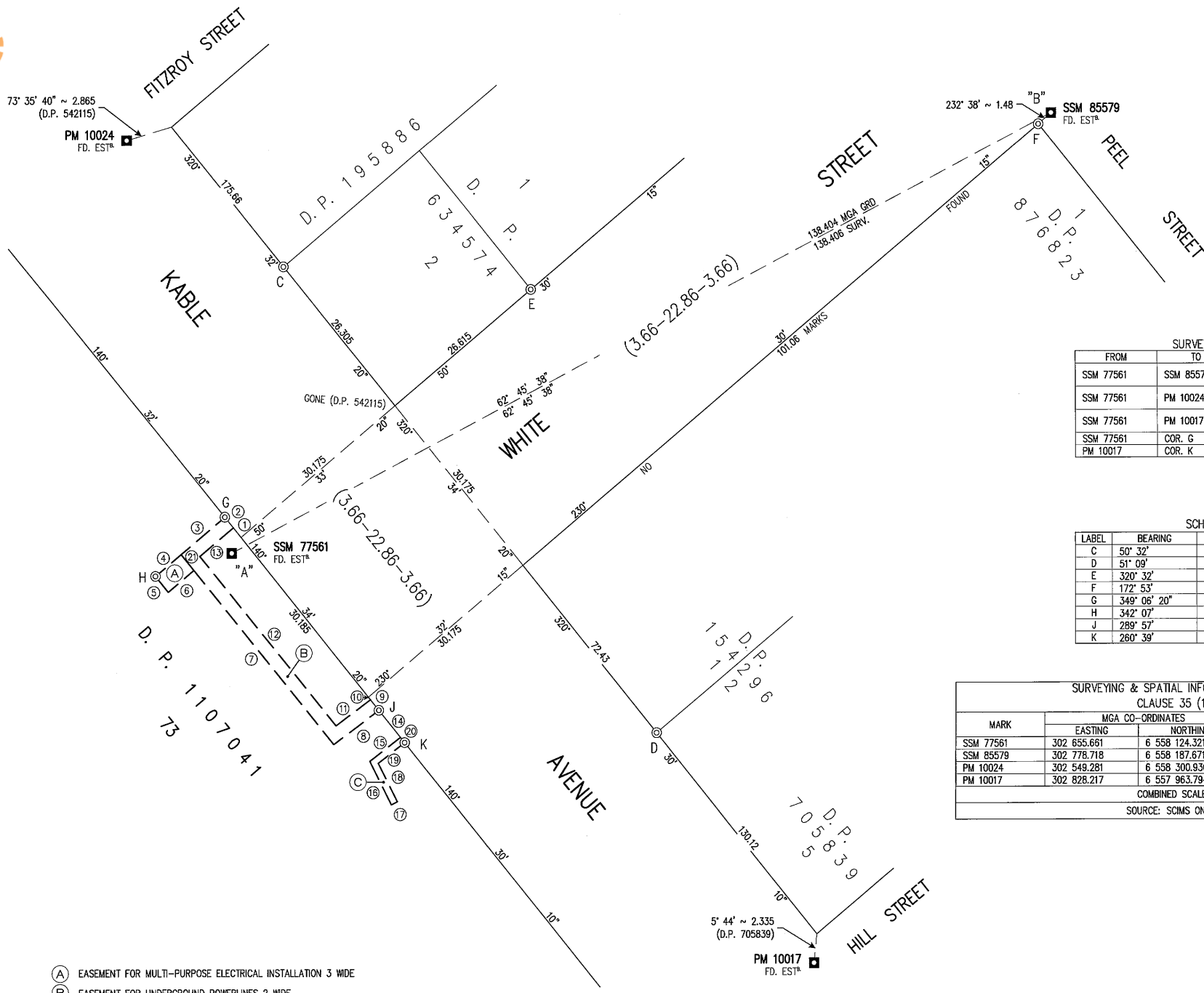
LPI Ref. : TCB19/15



- (A) CLOSED ROAD GOV GAZ 17.9.1965 FOL 3058
- (B) DIMENSIONS ARE NOT AVAILABLE



Req: R901573 / Doc: DP 1185292 P / Rev: 13-May-2013 / NSW IRS / Pgs: ALL / Prt: 18-Jul-2023 16:50 / Seq: 1 of 3
 © Office of the Registrar-General / Src: InfoTrack / Ref: 545 Peel Street, Tamworth



SHORT LINE TABLE

No.	BEARING	DISTANCE
1	320° 32' 20"	1.84
2	320° 32' 20"	2.00
3	230° 32' 20"	8.565
4	230° 32' 20"	5.00
5	140° 32' 20"	3.00
6	50° 32' 20"	5.00
7	140° 17' 45"	33.055
8	53° 44' 10"	8.425
9	320° 30' 10"	2.005
10	320° 30' 10"	0.495
11	233° 44' 10"	6.425
12	320° 17' 45"	32.16
13	50° 32' 20"	6.57
14	140° 30' 10"	5.125
15	233° 00' 25"	5.785
16	152° 45' 40"	7.135
17	62° 45' 40"	1.00
18	332° 45' 40"	6.29
19	53° 00' 25"	4.99
20	320° 30' 10"	1.00
21	320° 32' 20"	3.00

SURVEY CO-ORDINATION CONNECTIONS

FROM	TO	BEARING	DISTANCE
SSM 77561	SSM 85579	62° 45' 38"	138.404 MGA GRD 138.406 SURV.
SSM 77561	PM 10024	328° 56' 15"	206.169 MGA GRD 206.166 SURV.
SSM 77561	PM 10017	132° 55' 54"	235.674 MGA GRD 235.672 SURV.
SSM 77561	COR. G	349° 06' 20"	5.37
PM 10017	COR. K	312° 12' 40"	197.75

SCHEDULE OF REFERENCE MARKS

LABEL	BEARING	DISTANCE	DESCRIPTION
C	50° 32'	0.915	RM DH&W FD. D.P. 634574
D	51° 09'	1.00	RM DH&W FD. D.P. 705839
E	320° 32'	1.12	RM DH&W FD. D.P. 634574
F	172° 53'	1.12	RM DH&W's FD. D.P. 876823
G	349° 06' 20"	5.37	RM SSM 77561
H	342° 07'	3.605	RM D.H. & WING
J	289° 57'	2.075	RM D.H. & WING
K	280° 39'	2.47	RM D.H. & WING

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

MARK	MGA CO-ORDINATES		ACCURACY		METHOD	ORIGIN
	EASTING	NORTHING	CLASS	ORDER		
SSM 77561	302 655.661	6 558 124.321	B	2	--	SCIMS
SSM 85579	302 778.718	6 558 187.671	C	3	--	SCIMS
PM 10024	302 548.281	6 558 300.930	B	2	--	SCIMS
PM 10017	302 828.217	6 557 963.794	B	2	--	SCIMS

COMBINED SCALE FACTOR 1.00002102 ZONE: 56
 SOURCE: SCIMS on 14 NOVEMBER 2012

- (A) EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 3 WIDE
- (B) EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE
- (C) EASEMENT FOR UNDERGROUND POWERLINES 1 WIDE

Surveyor: GLENN ALFRED ROSE
 Date of Survey: 03 DEC 2012
 Surveyor's Ref: L1810

PLAN OF EASEMENTS WITHIN
LOT 73 D. P. 1107041

LGA: TAMWORTH REGIONAL
 Locality: TAMWORTH
 Subdivision No: ---
 Lengths are in metres. Reduction Ratio 1: 400

Registered
 10.5.2013


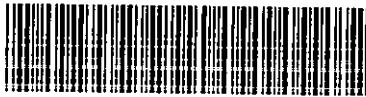


PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

<p style="text-align: right;">Office Use Only</p> <p>Registered:  10.5.2013</p> <p>Title System: TORRENS</p> <p>Purpose: EASEMENT</p>	<p style="text-align: right;">Office Use Only</p> <div style="text-align: center;">  DP1185292 S </div>
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<p>PLAN OF EASEMENTS WITHIN LOT 73 D.P. 1107041</p>	<p>LGA: TAMWORTH REGIONAL</p> <p>Locality: TAMWORTH</p> <p>Parish: TAMWORTH</p> <p>County: INGLIS</p>
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<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, GLENN ALFRED ROSE of Brown and Krippner Pty. Ltd. PO Box 260 (DX6118) Tamworth 2340 a surveyor registered under the Surveying and Spatial Information Act 2002, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on: 03 DECEMBER 2012.....</p> <p>*(b) The part of the land shown in the plan (*being/*excluding^.....</p> <p>..... was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on:..... the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</p> <p>Signature: <i>Glenn A. Rose</i> Dated: <i>3rd DEC, 2012</i></p> <p>Surveyor ID: 1935</p> <p>Datum Line: "A - B" (SSM 77561 - SSM 85579).....</p> <p>Type: Urban/Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous</p> <p>* Strike through if inapplicable. ^ Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
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<p style="text-align: center;">Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Accreditation number:</p> <p>Consent Authority:</p> <p>Date of Endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p>* Strike through if inapplicable.</p>	<p>..... was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on:..... the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</p> <p>Signature: <i>Glenn A. Rose</i> Dated: <i>3rd DEC, 2012</i></p> <p>Surveyor ID: 1935</p> <p>Datum Line: "A - B" (SSM 77561 - SSM 85579).....</p> <p>Type: Urban/Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous</p> <p>* Strike through if inapplicable. ^ Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
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<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	<p>Plans used in the preparation of survey/compilation</p> <p>D.P. 634574</p> <p>D.P. 705839</p> <p>D.P. 876823</p> <p>D.P. 542115</p> <p style="text-align: right;">If space is insufficient use PLAN FORM 6A</p>
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<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>SURVEYOR'S REFERENCE: L 1 8 1 0</p>
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PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Office Use Only

Office Use Only

Registered:  10.5.2013

DP1185292

PLAN OF PLAN OF EASEMENTS WITHIN LOT 73
D.P. 1107041

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses—See 60(c) SSI Regulation 2012
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals— see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

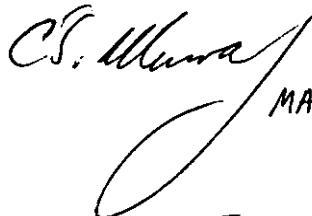
Date of Endorsement:

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE: -


1. EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 3 WIDE
2. EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE
3. EASEMENT FOR UNDERGROUND POWERLINES 1 WIDE




 GENERAL MANAGER

 MAYOR

ESSENTIAL ENERGY

 10/4/2013
GENERAL MANAGER

 CHIEF ENGINEER

 EXECUTIVE ASSISTANT

If space is insufficient use additional annexure sheet -Plan Form 6A

SURVEYOR'S REFERENCE: L 1 8 1 0

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 1 sheet(s)
Registered: 2.2.2018	Office Use Only DP1239558 S	Office Use Only
Title System: TORRENS	LGA: TAMWORTH REGIONAL Locality: TAMWORTH Parish: TAMWORTH County: INGLIS	
PLAN OF PROPOSED EASEMENTS WITHIN LOT 73 DP 1107041	Survey Certificate I, ANDREW PETER SWANE of Brown and Krippner Pty. Ltd. PO Box 260 Tamworth 2340 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on:, or *(b) The part of the land shown in the plan (*being/excluding**) EASEMENTS) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , the part surveyed is accurate and the survey was completed on: 30.11.2017..... the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017. Datum Line: SSM 85586 - PM 12667 Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature: Dated: 18.12.17 Surveyor Identification No: 1387 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> * Strike out inappropriate words. ** Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	
Plans used in the preparation of survey/compilation DP 542115 DP 589861 DP 1217290 DP1215127	Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: <hr/> Subdivision Certificate I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: Date of Endorsement: Subdivision Certificate number: File number: * Strike through if inapplicable.	
Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.	SURVEYOR'S REFERENCE: L1810.3	
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A		Drawing No. 1810D0301