

Blayney Shire Council



Expression of Interest

EOI 3/2016

Sale of Land or part thereof in Blayney
Industrial Area

Closing date: Ongoing pending sale of all lots

1. Introduction

Council has available for sale land at the Blayney Industrial Area. Council is offering 7 sale lots or parts thereof for sale.

Council is open to consider offers for all lots or individual lots or part(s) thereof.

Expressions of Interest (EOI) will be open pending the sale of all parcels of land. This specification details how expressions of interest will be received and assessed, and how any negotiations after the closing date will be conducted.

The EOI is not a tender for the purposes of s.55 of the Local Government Act, 1993.

2. Property Description

Property Addresses

Refer table 1 for details of property addresses

Descriptions:

Refer table 1 for details of property descriptions

Location

The properties are situated within the Blayney industrial estate within close proximity of the Midwestern Highway and rail facilities.

Site Particulars

Table 1 details approximate land area and is subject to survey.

Table 1: Land for sale in Blayney Industrial Area

Sale Lot Ref.	Title particulars	Address	Area	Zoning
SL1	Lot 2 DP1082286	180 Marshalls Lane, Blayney	3,205m ²	E4
SL2	Lot 1 / DP842577	8 Tollbar St, Blayney	2.09 ha	E4
SL3	Lot 202 / DP1196179	126 Marshalls Lane, Blayney	3.38 ha	E4
SL4*	Lot 2 / DP881855	31 Gerty St, Blayney	9.16 ha	E4 / RU2
SL6	Lot 222 / DP1175708	31 Gerty St, Blayney	7.31 ha	E4
SL7*	Lot 24 / DP1288588	31 Gerty St, Blayney	6.68 ha	E4 / RU2
SL9	Lot 3 / DP1103517	33 Gerty St, Blayney	2.71 ha	E4

* Lots may require excise of land to accommodate existing Council services.

Rates

General rates and charges will apply to the lands upon transfer.

General

The subject properties are accessible by roads detailed on the attached map. Interested parties are encouraged to review map and inspect properties to assess suitability of access. An aerial view of the properties and surrounds has been attached for information.

No encumbrances are held over the land for sale.

3. Zoning

Zoning under the Blayney LEP 2012 may vary for each site and interested parties are encouraged to contact Council to confirm zoning, potential uses consistent with zone objectives and suitability of proposed development.

For reference zoning shown are as follows:

E4 – General Industrial

RU2 – Rural Landscape

Interested parties are encouraged to meet with the General Manager and relevant staff regarding their proposal to discuss this Expression of Interest and suitability of land for development.

4. Future Development

4.1. Water Services

The properties may have a metered water service. Council will be able to confirm existence of water service on proposed lot. Interested parties are encouraged to contact Central Tablelands Water to confirm costs associated with the connection if required.

4.2. Sewerage

There is **no** sewer connection on the properties. Interested parties are encouraged to contact Council to confirm costs associated with the connection and associated requirements.

4.3. Kerbing

The properties for sale do not have kerbing.

4.4. Electricity & Phone Connection

Connection to electricity and phone is the responsibility of the purchaser.

4.5. Availability of services and infrastructure

Interested parties are encouraged to undertake their own due diligence with regards to services and infrastructure.

Council may require payment of associated costs of works required in any Development consent.

5. General Conditions

5.1. Submission of Expression of Interest

5.1.1 Submit EOI only on the form provided. Include an address for service of notices for the purpose of this EOI and subsequent contact.

5.2. Lodgement

5.2.1. Lodge EOI in a sealed envelope marked with:

“EOI 3/2016 – Sale of Land or part thereof in Blayney Industrial Area”

5.2.2. Lodge in the tender box at the Blayney Shire Council office:-

**91 Adelaide Street
BLAYNEY NSW 2799**

Or post to:

**EOI 3/2016 – Sale of Land or part thereof in Blayney Industrial Area
The General Manager
Blayney Shire Council
PO Box 62
BLAYNEY NSW 2799**

5.2.3. By the date and time for closing of interest.

5.2.4. Fax or email will be accepted however an original must be furnished.

5.2.5. Any EOI not received before the specified closing time will not be considered unless there is satisfactory evidence provided that the EOI:

- a) Was delivered before the specified closing time; or
- b) Was either posted or dispatched by a recognised carrier providing direct delivery service to the Council office in sufficient time for delivery before the specified closing time under normal circumstances, but was still in the course of delivery by post or by the recognised carrier at the specified closing time due to circumstances outside the control of the interested party.

5.2.6. Offers received by telephone or verbal offers will not be considered.

5.2.7. Expressions of interest will be accepted on an ongoing basis.

5.2.8. By lodging an EOI you agree to enter into the standard terms of contract for Land purchase noting that both parties have the opportunity to negotiate further conditions of sale prior to execution of the contract.

5.3. Opening of Expressions of Interest

5.3.1. EOI's will be opened after the Closing Time.

5.3.2. Any EOI received through the post before the specified closing time will be kept sealed until EOI opening time.

5.3.3. EOI's will not be opened publicly.

5.4. Clarifications and Variations

5.4.1. The Council may issue to interested parties before the Closing Time:

- a) Additional information; and
- b) Information clarifying or correcting information previously provided, to assist them in preparing their offer.

5.4.2. If the Council issues information under clause 5.4.1, each party must take the information into account in the preparation of its Offer.

5.4.3. After Closing Time, the Council may (without limiting its options):

- a) Request clarification or further information from any Respondents; and
- b) Invite all Respondents to change their offers in response to an alteration to the Specification or any of the terms and conditions of the Contract; and
- c) Negotiate with one or more Respondents upon any aspect of their offer.

5.5. Post EOI Negotiations

5.5.1. If no conforming offers are received, Council may commence post EOI negotiations in accordance with its pre-determined strategy. This may involve negotiations with the highest Respondent or may involve inviting Respondents to consider increasing their offers for the property or properties. Post EOI negotiations will only be conducted for a duration of sixty days (60) days after the closing date. If the land remains unsold, it will be formally passed in and all Respondents will be advised.

The land may continue to be marketed for an appropriate or reasonable period of time as determined by the council.

5.6. Informal Offers (Non-conforming EOI's)

5.6.1. EOIs which do not comply with requirements of, or which contain provisions not required or allowed by the EOI documents, will be declared informal.

5.7. Respondents to Inform

5.7.1. The respondent is deemed to have:

- a) Examined the EOI documents, the site and its surroundings and other information made available.
- b) Examined information relevant to the risks, contingencies, and other circumstances having an effect on his offer and which is obtainable by the making of enquiries.
- c) An offer, once submitted, is irrevocable and prospective parties are advised that offers will remain open for acceptance by Council until the Acceptance Date, being sixty (60) days after the closing date of the EOI.

5.8. Acceptance of EOI

5.8.1. Council will by resolution at a meeting of Council determine an outcome of this EOI. An offer will not be deemed to have been accepted unless and until a Letter of Acceptance is handed to the Respondent or is sent by prepaid post to, or is left at, the address stated in the EOI form.

5.8.2. Council reserves the right to reject the lowest or any EOI or an otherwise conforming EOI.

5.9. Future Rounds of Land Sales

5.9.1 Future sale of unsold lots will be as determined by Council.

6. Conditions of Sale

6.1. In addition to the standard terms of Contract for Land further terms may be negotiated at the time of sale. Further obligatory terms Council may wish to include are as follows:

- a) Any legal, survey, easement or subdivision costs associated with sale of land shall be undertaken at the expense of the purchaser;
- b) Any provision of infrastructure or service required in any Development Consent or at the request of the purchaser prior to finalisation of purchase shall be at the expense of the purchaser.

6.2. The parties must execute and deliver all documents and must do all things as are necessary for the complete performance of their respective obligations under the contract of sale.

6.3. The purchaser shall pay all costs of and incidental to the registration of the Transfer.

7. Obtaining Information

7.1. No fee is payable for the supply of the Specification.

7.2. Any additional information required by a Respondent may be obtained from the contact person below:

Anton Franze
Director Corporate Services
Blayney Shire Council
Phone: 6368 2104
Mobile: 0417 671 286
Email: council@blayney.nsw.gov.au

7.3. Respondents must not direct requests for information to, or seek to discuss the Specification process with, any Councillor or officer of the Council other than the Contact person.

7.4. If the Council makes information available to a Respondent, the Council reserves the right to distribute the information to each Respondent who has been provided with a copy of the Specification.

7.5. Canvassing of elected members or council officers will automatically lead to disqualification.

7.6. A Respondent's offer will be deemed an as an inducement or reward that could influence the actions of the person in relation to the Offer and will not be considered if the Respondent or anybody on its behalf offers or gives anything to:

- a) Any Councillor of the Council; or
- b) Any officer or agent of the Council.

8. Disclaimer

8.1. This specification has been compiled by the Blayney Shire Council for the information of interested parties to assist them in deciding whether they are sufficiently interested in the properties offered for sale to proceed with further investigation. The information does not constitute all or any part of an offer or contract of sale, and is intended as a guide only.

8.2. The information contained in the specification has been prepared in good faith.

8.3. Interested parties should not rely on any material contained in the specification as a statement or representation of fact but should satisfy themselves as to its correctness by such independent investigation as they or their legal or financial advisers see fit.

8.4. The Blayney Shire Council provides this document on the condition that, subject to any statutory limitation to do so, the Blayney Shire Council disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document.

9. Acceptance of Offer

Blayney Shire Council is not obliged to accept an offer in the event proposals received are considered unsatisfactory.

10. Failure to Sell / Lease

Blayney Shire Council reserves the right not to accept an EOI for the purchase of any of the proposed sale lots.

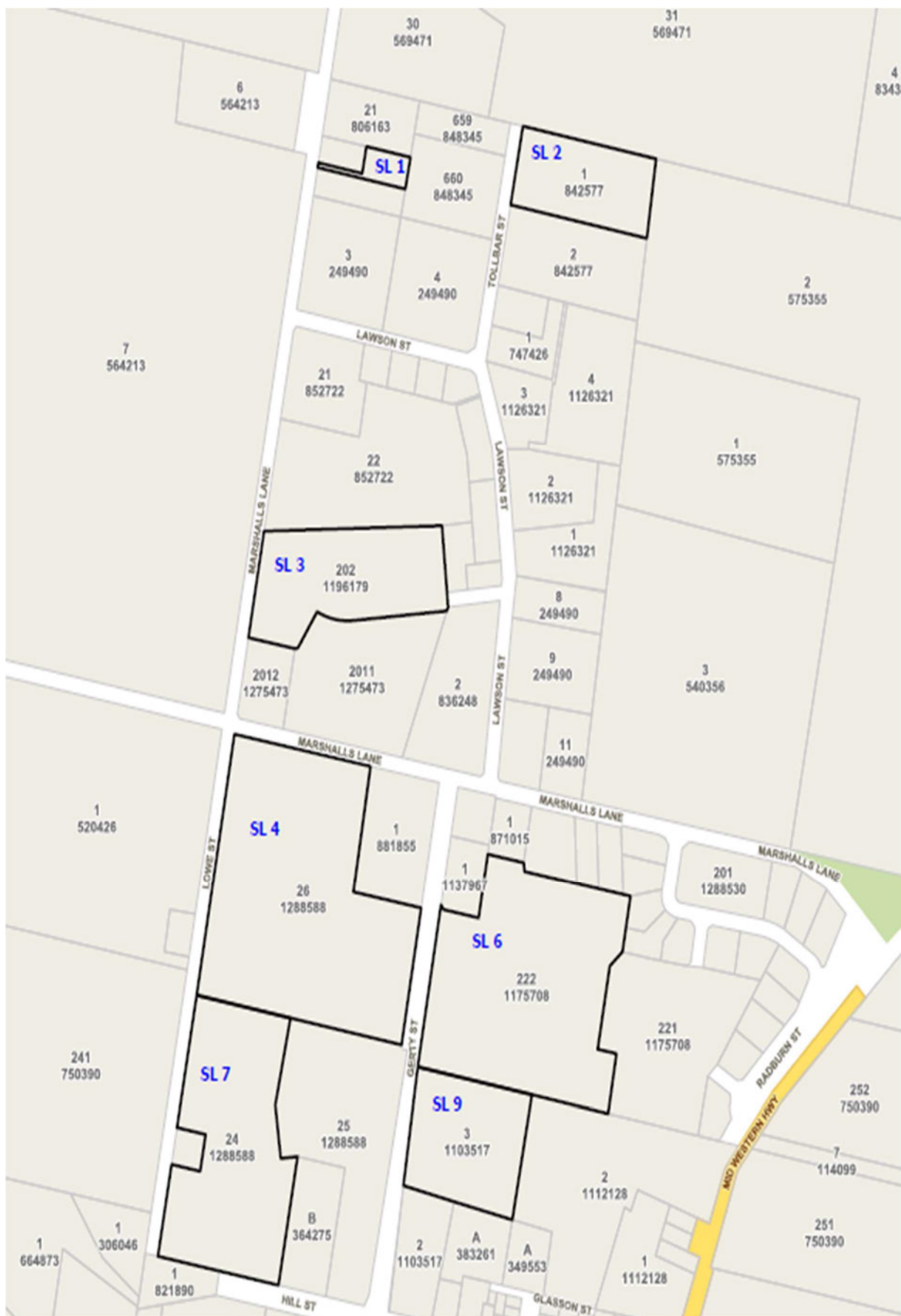
9. Confidential status of expressions of interest

All expressions of interest in EOI process will be treated as strictly Confidential. No information on any proposals will be publicly released until such time as both parties agree to the release of this information.

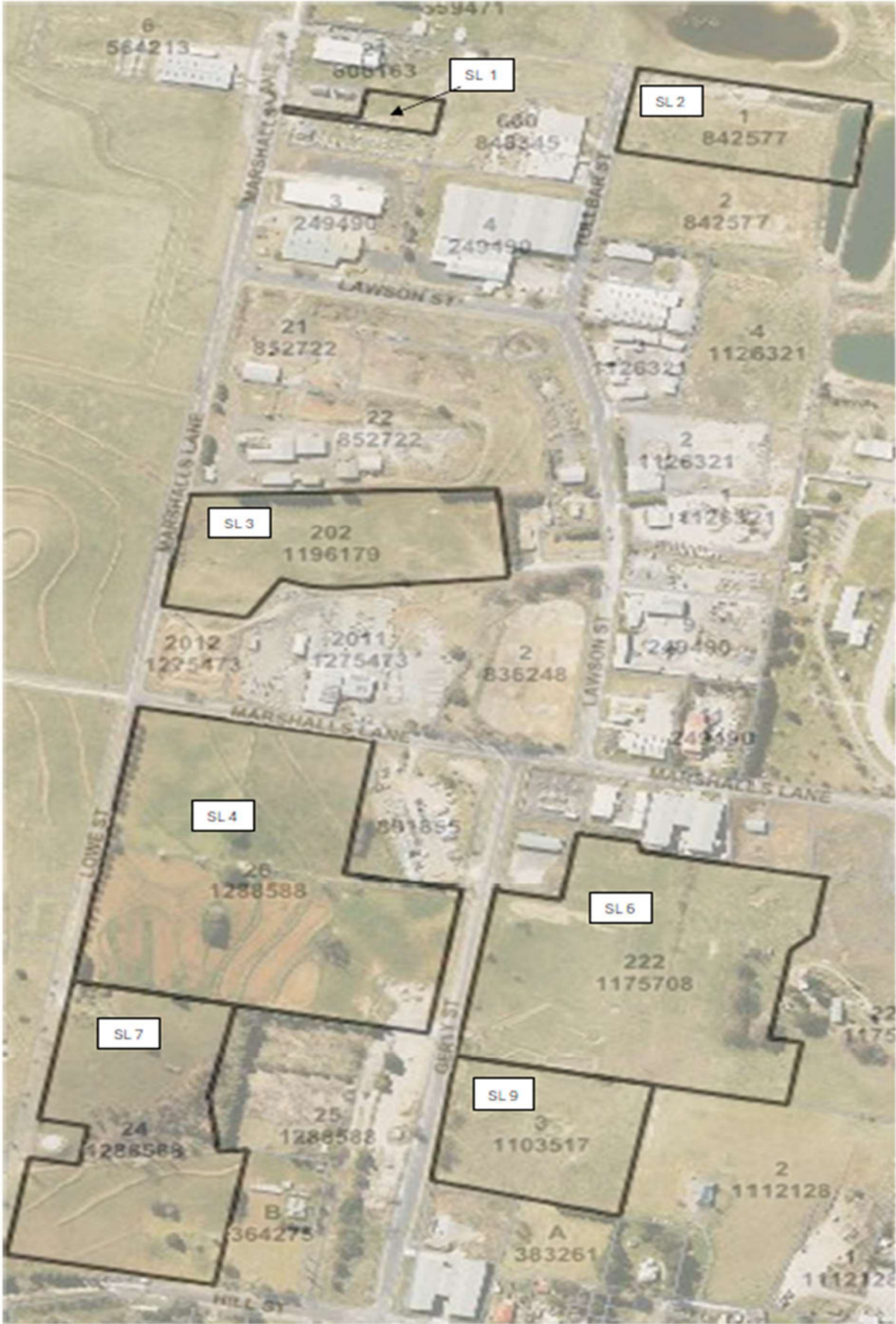
Attachments:

	Pages
Map	1
Aerial Imagery	1
EOI Application Form	1
Deposited Plans	13

Attachment 1: Map



Attachment 2: Aerial Imagery



The Common Seal of Council
was hereto affixed this 18th
day of April 2005, pursuant
to a Resolution of Council
dated 11 April 2005.



COMMON SEAL

Department of Lands Approval

..... in approving this plan certify that all
(Authorized Officer)
necessary approvals in regard to the allocation of the land
shown herein have been given.
Signature:
Date:
File Number:
Mr.

Subdivision Certificate

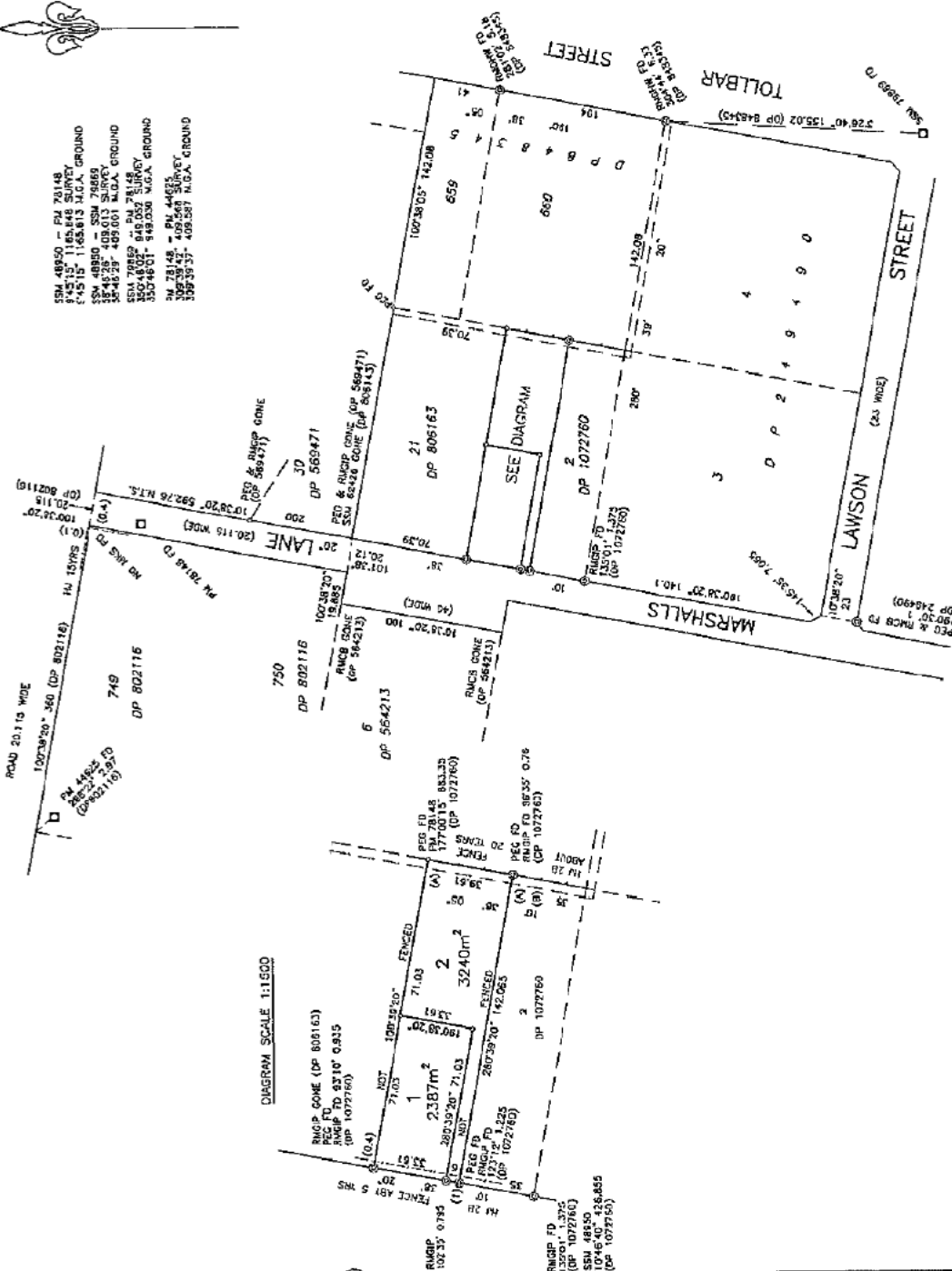
I hereby certify that the products of § 108J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the

Subdivision

Accepted Party Name: [REDACTED]
Consent Meeting: Blagovity Shire Council
Date of Document: H. March, 2005
Acceptance date: 8/2005
Simplification Certificate No.: 2A 1612405
File no.: 2A 1612405

^a Cable address is inaccessible.

011/3003 CCH/LENN J. BAUER



SURVEYING REGULATION 2001-CLAUSE 32(2)					
MARK	M.G.A. CO-ORDINATES		ZONE	CLASS	ORDER
	EASTING	NORTHING			
SSN 70866	709435.319	6289508.656	55	B	U
SSN 46950	700185.567	6289206.967	55	B	U
PR 78142	703382.045	6289043.432	55	B	U
PR 44523	709092.728	6292706.846	55	B	U

COINED SCALE FACTOR = 1.000001
SOURCE/MGA COORDINATES ADOPTED FROM
SCIMS 19.01.2005

(A) EASEMENT FOR DRAIN OF WATER 4 WIDE VIDE OP 631052
(B) EASEMENT TO DRAIN WATER 4 WIDE VIDE DP1072760

Figure 1. The study area.

COMBINED SCALE FACTOR = 1.000001
SOURCE: MGA COORDINATES ADOPTED FROM
SCIMS 19.01.2005

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 842577

Deposited Plan: SL 2

Registered
C.A.
Title System
Purpose
Rel Map
Last Plan

PLAN OF SUBDIVISION
2 IN DP 747426

Lengths are in metres Reduction Ratio 1:200
LGA: BLAYNEY
Locality: BLAYNEY
Parish: LINDSAY
County: BATHURST
This is a plan of a proposed subdivision of land in accordance with the provisions of the Land Use Planning and Environment Act 1990 and the Land Use Planning and Environment Regulations 1991.

RAYMOND HIRSHLAND 7000 (S/N 7000) of PO BOX 1693, BATHURST, NSW, is a surveyor registered under the Surveyors Act, 1990 and is authorised to prepare and deposit a plan of subdivision of land in accordance with the provisions of the Land Use Planning and Environment Act 1990 and the Land Use Planning and Environment Regulations 1991. This plan has been made in accordance with the Surveyors Act, 1990 and the Surveyors Regulations 1991. It is a true and correct copy of the original plan as deposited with the Registrar of Land.

Plans used in preparation of survey/compilation
No 244-5-90, 13/6/2004, 20/7/2004

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserve drainage reserves, easements, restrictions on use of land or positive covenants.

PURSUANT TO SEC 88 B OF THE CONVEYANCING ACT 1919 AS AMENDED IT IS INTENDED TO COBATE,
1. EASEMENT TO DRAIN WATER 5 M
2. EASEMENT TO DRAIN WATER 5 M
SHOWN



Crown Lands Office Approval

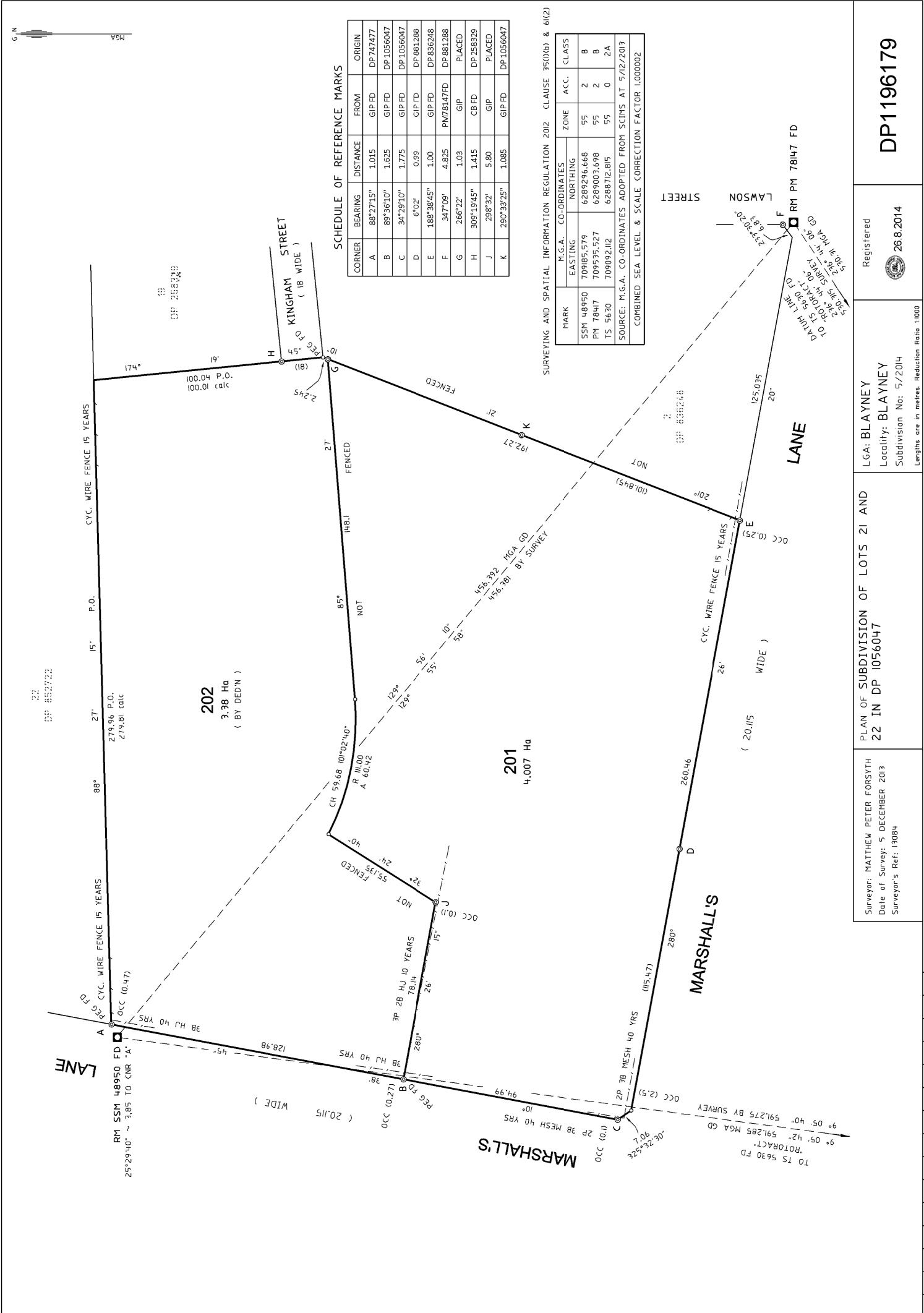
PLAN APPROVED
Land District
Paper No
Field Book

Council's Certificate

I hereby certify that -
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of Part 3 Division 2 of the Water Board Act (Consolidation) Act 1901,
have been complied with by the applicant in relation to the proposed Subdivision
(Name "new road", "subdivision" or "consolidated lot") set out herein
Subdivision No. 189/94
Date 18/9/94
Council File No. 244-5-90-842
This part of certificate to be deleted where the application is only for a subdivision of land wholly within the area of operations of the Water Board and the Hunter Water Corporation Ltd.
If applicable

EASEMENT TO DRAIN WATER 5 M
EASEMENT TO DRAIN WATER 5 M

Deposited Plan: SL 3



SCHEDULE OF REFERENCE MARKS

CORNER	BEARING	DISTANCE	FROM	ORIGIN
A	88°27'15"	1.015	GIP FD	DP 747477
B	89°36'10"	1.625	GIP FD	DP 1056047
C	34°29'10"	1.775	GIP FD	DP 1056047
D	6°02'	0.99	GIP FD	DP 881288
E	188°38'45"	1.00	GIP FD	DP 836248
F	347°09'	4.825	PM78147FD	DP 881288
G	266°22'	1.03	GIP	PLACED
H	309°19'45"	1.415	CB FD	DP 258329
J	298°32'	5.80	GIP	PLACED
K	290°33'25"	1.085	GIP FD	DP 1056047

SURVEYING AND SPATIAL INFORMATION REGULATION 2012 CLAUSE 35(0)(b) & 6(2)

MARK	M.G.A. CO-ORDINATES		ZONE	ACC.	CLASS
	EASTING	NORTHING			
SSM 48950	709185.579	6289296.668	55	2	B
PM 78417	709535.527	6289003.698	55	2	B
TS 5630	709092.112	6288712.815	55	0	2A

SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM SCIMS AT 5/12/2013
COMBINED SEA LEVEL & SCALE CORRECTION FACTOR 1.000002

Surveyor: MATTHEW PETER FORSYTH
Date of Survey: 5 DECEMBER 2013
Surveyor's Ref: 13084

PLAN OF SUBDIVISION OF LOTS 21 AND 22 IN DP 1056047

LGA: BLAYNEY
Locality: BLAYNEY
Subdivision No: 5/2014
Lengths are in metres. Reduction Ratio 1:1000

Registered
26.8.2014
DP1196179

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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Table of mm

PLAN FORM 6 (2013)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Registered:  26.8.2014

Office Use Only

Office Use Only

Title System: TORRENS

DP1196179

Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOTS 21 AND 22
 IN DP 1056047

LGA: BLAYNEY

Locality: BLAYNEY

Parish: LINDSAY

County: BATHURST

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:

Survey Certificate

I, Matthew Peter Forsyth

of PO Box 495, Orange, NSW, 2800.

a surveyor registered under the *Surveying and Spatial Information Act*
 2002, certify that:

~~*(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~~

~~*(b) The part of the land shown in the plan (*being/*excluding ^~~
~~Lot 201 and connections was surveyed in accordance with the~~
~~*Surveying and Spatial Information Regulation 2012*, is accurate~~
~~and the survey was completed on, 5 December 2013 the part not~~
~~surveyed was compiled in accordance with that Regulation.~~

~~*(c) The land shown in this plan was compiled in accordance with the~~
~~*Surveying and Spatial Information Regulation 2012*.~~

Signature: Dated: 5-12-13

Surveyor ID: 5434

Datum Line: PM78147 - TS5630

Type: *Urban/*Rural

The terrain is *Level-Undulating / *Steep-Mountainous.

*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.

Subdivision Certificate

I, GLENN WILCOX
~~*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 herein.

Signature:

Accreditation number:

Consent Authority: Blayney Shire Council

Date of endorsement: 9th April 2014

Subdivision Certificate number: 5/2014

File number: 2/2014

*Strike through if inapplicable.

Statements of intention to dedicate public roads create public reserves
 and drainage reserves, acquire/resume land.

Plans used in the preparation of survey/compilation:

DP1056047, DP852722, DP747477, DP881288, DP258329.

If space is insufficient continue on PLAN FORM 6A

Signatures, Seals and Section 88B Statements should appear on
 PLAN FORM 6A

Surveyor's Reference:13084

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:  26.8.2014

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOTS 21 AND 22
IN DP 1056047

DP1196179

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: 5/2014

Date of Endorsement: 9-4-2014


LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
201	100	MARSHALL'S	LANE	BLAYNEY
202	126	KINGHAM	STREET	BLAYNEY

MARSHALL'S

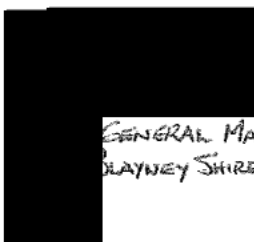
LANE


MAX. D. OSBORNE

DIRECTOR: MID-WESTERN ENGINEERING PTY LIMITED (ACN 000452460)

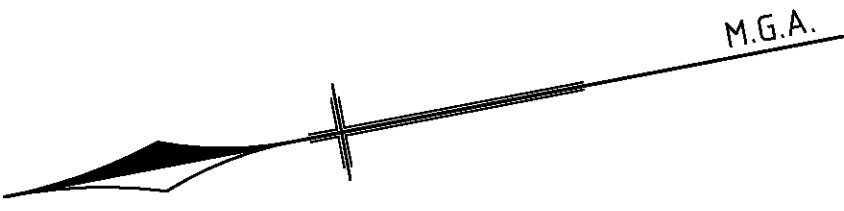

DIRECTOR: MID WESTERN ENGINEERING PTY LIMITED

(ACN 000452460)


GENERAL MANAGER
BLAYNEY SHIRE COUNCIL

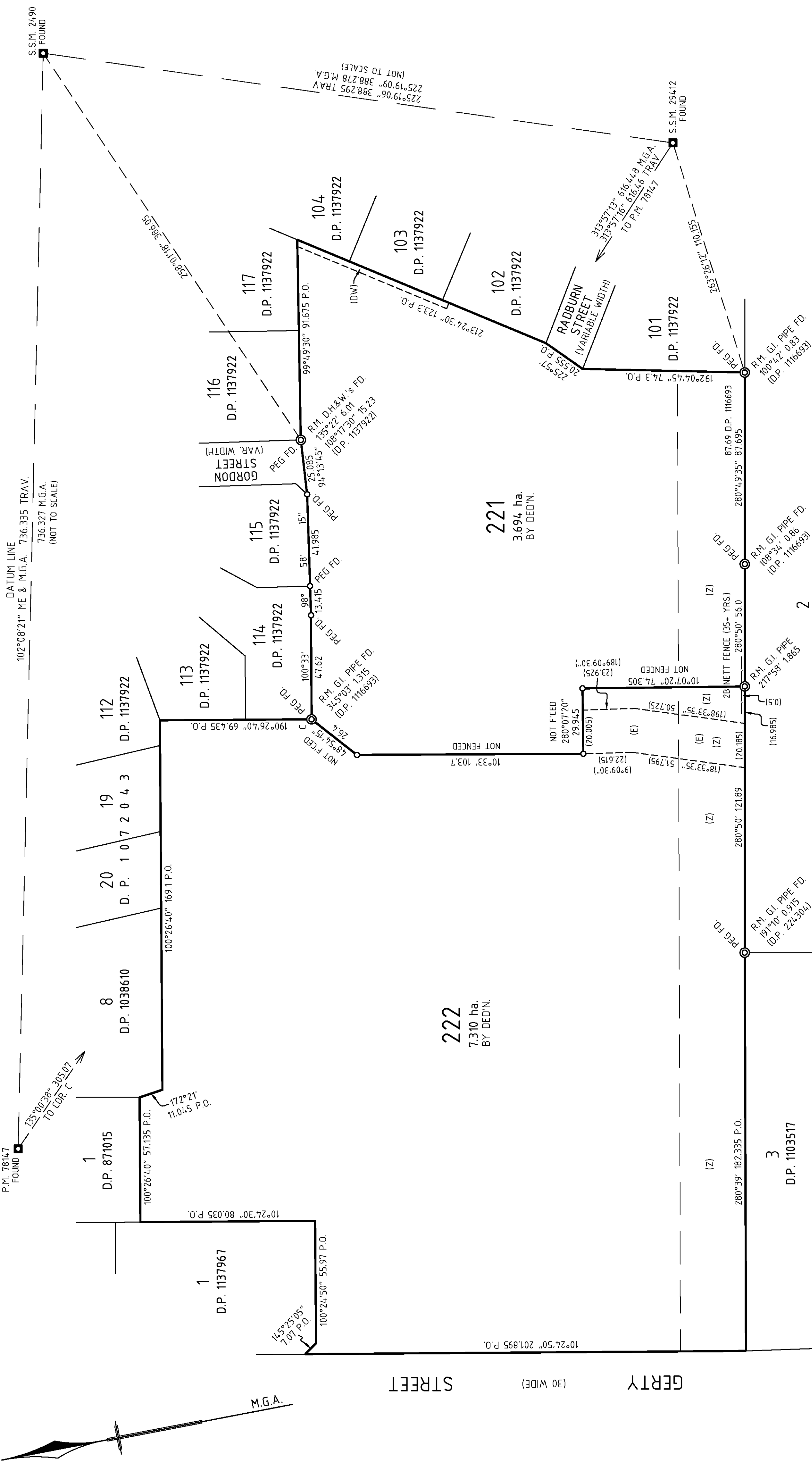
If space is insufficient use additional annexure sheet

Surveyor's Reference:13084



Deposited Plan: SL 6

Ref:R556060 /Doc:DP 1175708 P /Rev:01-Jun-2012 /Sts:SC.OK /Pgs:ALL /Prt:19-Apr-2016 14:35 /Seq:1 of 3



(E) EASEMENT FOR OVERHEAD POWERLINES 20 WIDE
(DW) EASEMENT TO DRAIN WATER 2.5 WIDE AND VARIABLE WIDTH (D.P. 1137922)
(Z) LAND EXCLUDES MINERALS - SEE CROWN GRANT(S)

SURVEYING AND SPATIAL INFORMATION REGULATION 2006: CLAUSE 35(1)(b) & CLAUSE 61(2)					
MARK	M.G.A. CO-ORDINATES		HORIZ. CLASS	HORIZ. ORDER	METHOD
	EASTING	NORTHING			ORIGIN
S.S.M. 2490	710 255.390	6 288 848.857	B	2	SCIMS
S.S.M. 29412	709 979.310	6 288 575.836	B	U	SCIMS
P.M. 78147	709 535.527	6 289 003.698	B	2	SCIMS
SOURCE: M.G.A. CO-ORDINATES SUPPLIED BY LAND AND PROPERTY INFORMATION N.S.W. S.C.I.M.S. DATED 7th MARCH 2012 COMBINED SCALE FACTOR = 1.000002 ZONE 55					

M.G.A. DENOTES M.G.A. GRID BEARING AND M.G.A. GROUND DISTANCE

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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SURVEYOR: MARGUS ALEXANDER RATSEP
of Voerman & Ratsep, P.O. Box 16, Bathurst
DATE OF SURVEY: 26th MARCH 2012
SURVEYOR'S REFERENCE: 872038 (V1)
2012M7100 (349) PARTIAL SURVEY

PLAN OF SUBDIVISION OF
LOT 102 IN D.P. 1116693 AND
LOT 2 IN D.P. 1137967

L.G.A: BLAYNEY
Locality: BLAYNEY
Subdivision No.: 8/2012
Lengths are in metres. Reduction Ratio 1: 1200

Registered
31.05.2012

DP1175708



SEE SHEET 2 FOR ALL DIAGRAMS

Ⓐ

EASEMENT FOR OVERHEAD POWERLINES VARIABLE WIDTH

Ⓑ

RIGHT OF CARRIAGE WAY 6 WIDE, 8 WIDE, 8.5 WIDE AND VARIABLE WIDTH

Ⓒ

RIGHT OF CARRIAGE WAY 6 WIDE AND 8 WIDE

Ⓓ

LEASE VIDE DEALING AE162339 AND AE162340.

Ⓔ

LEASE VIDE DEALING A9894737

LGA: BLAYNEY

Locality: BLAYNEY

Subdivision No: 7/2022

Lengths are in metres. Reduction Ratio 1 : 2000

31/01/2023

DP1288588

CO-ORDINATE SCHEDULE

MARK	MGA CO-ORDINATES		ELEVATION	CLASS	PU	METHOD	STATE
	EASTING	NORTHING					
PM 35374	705437.034	6284356.009	868.838	B	0.02	FROM SCIMS	FND
PM 78147	7058336.124	62859005.155	888.1	B	0.02	FROM SCIMS	FND
PM 35389	7059627.947	62862381.981	869.148	B	0.02	FROM SCIMS	FND
TS 5630	7059992.706	6288714.276	935.47	2A	0.02	FROM SCIMS	FND
SSM 163574	7064455.975	6286842.066		C	0.03	EDM CAD TRAV	FND
DATE OF SCIMS COORDINATES: 17-02-2022							MGA DATUM: GDA2020
COMBINED SCALE FACTOR: 0.999999							

PLAN OF SUBDIVISION OF LOT 1 IN DP 134341, LOT 4 AND 6 IN DP 871015 AND LOT 2 IN DP 881855

Surveyor: CHRIS COLMAN

Date of Survey: 17-02-2022

Surveyor's Reference: P356-032/ REPORT

LGA: BLAYNEY

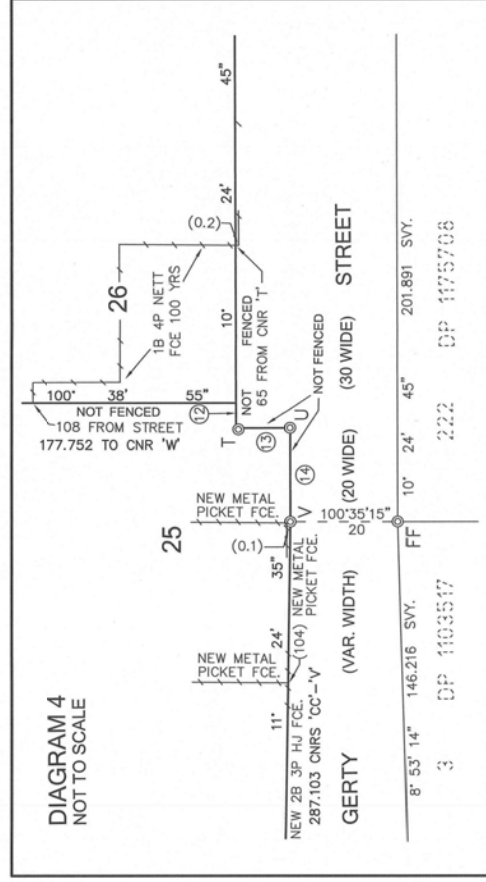
Locality: BLAYNEY

Subdivision No: 7/2022

Lengths are in metres. Reduction Ratio 1 : 2000

31/01/2023

DP1288588






CORNER	BEARING	DISTANCE	FROM	ORIGIN
J	280°46'	3.665	RM G. PIPE P.D.	ME
K	60°41'40"	2.79	RM DHAWK P.L.D.	ME
L	101°3'	3.55	RM G. PIPE P.D.	ME
M	34°29'10"	1.775	RM G. PIPE FND.	DP1056047
N	89°36'10"	1.625	RM G. PIPE FND.	DP1056047
	281°09'25"	1.015	RM G. PIPE FND.	DP881855
S	273°20'20"	9.848	RM SSM163574 FND.	ME
T	191°39'	23.79	RM G. PIPE P.D.	REF. BY ME
U	168°40'30"	25.612	RM G. PIPE P.D.	ME
V	99°04"	5.233	RM DHAWK P.D.	ME
W	107°12'20"	5.612	RM G. PIPE P.D.	ME
Y	81°530"	14.75	RM G. PIPE P.D.	ME
AA	147°39'50"	0.735	RM G. PIPE FND.	DP2686702
BB	39°25'	6.226	RM DHAWK P.D.	ME
CC	27°31'5"	4.524	RM DHAWK FND.	ME
DD	327°56'	7.33	RM DHAWK FND.	DP1103517
EE	285°54'	1.79	RM DHAWK FND.	DP1103517
FF	280°36'40"	1.0	RM G. PIPE FND.	DP871015
GG	78°42'20"	21.77	RM SSM163574 FND.	DP1137967
HG	100°02'30"	20.05	RM DHAWK FND.	DP1137967

REFERENCE TO CORNERS

SHORT LINES

31/01/2023

DP1288588

PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 2 sheet(s)	
Registered:  31/01/2023 Title System: TORRENS		Office Use Only		Office Use Only	
PLAN OF SUBDIVISION OF LOT 1 IN DP 134341, LOT 4 AND LOT 6 IN DP 871015 AND LOT 2 IN DP 881855		LGA: BLAYNEY Locality: BLAYNEY Parish: BATHURST County: LINDSAY		DP1288588	
Survey Certificate I, CHRIS COLMAN of 12 LEO GRANT DRIVE, KELSO, 2795 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 <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on 17-02-2022. *(b) The part of the land shown in the plan (.....) 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, 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 <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: XX - YY (PM35374 - PM78147) Type: *Urban The terrain is *Level-Undulating / *Steep-Mountainous: Signature:  Dated: 27.6.22 Surveyor Identification No: 256 Surveyor registered under the <i>Surveying and Spatial Information Act 2000</i> 192 *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.		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:		Subdivision Certificate I, <u>MARK DICKER</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.6.15 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: <u>BLAYNEY SHIRE COUNCIL</u> Date of endorsement: <u>12 JULY 2022</u> Subdivision Certificate number: <u>7/2022</u> File number: <u>DA38/2022</u> *Strike through if inapplicable.	
Plans used in the preparation of survey/compilation. 1-2299 37-2327 367-2009 23508-1603 DP114099 DP132336 DP134341 DP306046 DP364275 DP520426 DP534095 DP821890 DP848674 DP871015 DP881855 DP1103517 DP1175708 DP1175708 DP1196179 DP1274359 DP836248 DP268702 DP568292 DP249490 DP1137967		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.			
Surveyor's Reference: P356-032/ REPORT		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A			

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:



31/01/2023

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 1 IN DP
134341, LOT 4 AND LOT 6 IN DP 871015 AND
LOT 2 IN DP 881855

DP1288588

Subdivision Certificate number: 7/2022
Date of Endorsement: 12 JULY 2022

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

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- 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.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE:

- 1) AN EASEMENT FOR OVERHEAD POWERLINES VARIABLE WIDTH
- 2) A RIGHT OF CARRIAGEWAY 6 WIDE, 8 WIDE, 8.5 WIDE AND VARIABLE WIDTH
- 3) A RIGHT OF CARRIAGEWAY 6 WIDE **AND 8 WIDE**

SCHEDULE OF LOTS AND ADDRESSES

Lot Number	Address Number	Road Name	Road Type	Locality Name
24	5	Hill	Street	Blayney
25	35	Gerty	Street	Blayney
26	25	Gerty	Street	Blayney

Execution of document under Council Seal

The common seal of Blayney Shire Council was affixed on 17/11/2022 in the presence of Mark Dicker (General Manager) and Scott Ferguson (Mayor):

Signature:

Name: Scott Ferguson

Title: Mayor

Signature:

Name: Mark Dicker

Title: General Manager



Resolution no.
2012/027
21/12/2020



IAN REEKS
14-12-22



Roxanne Reeks
14-12-2022

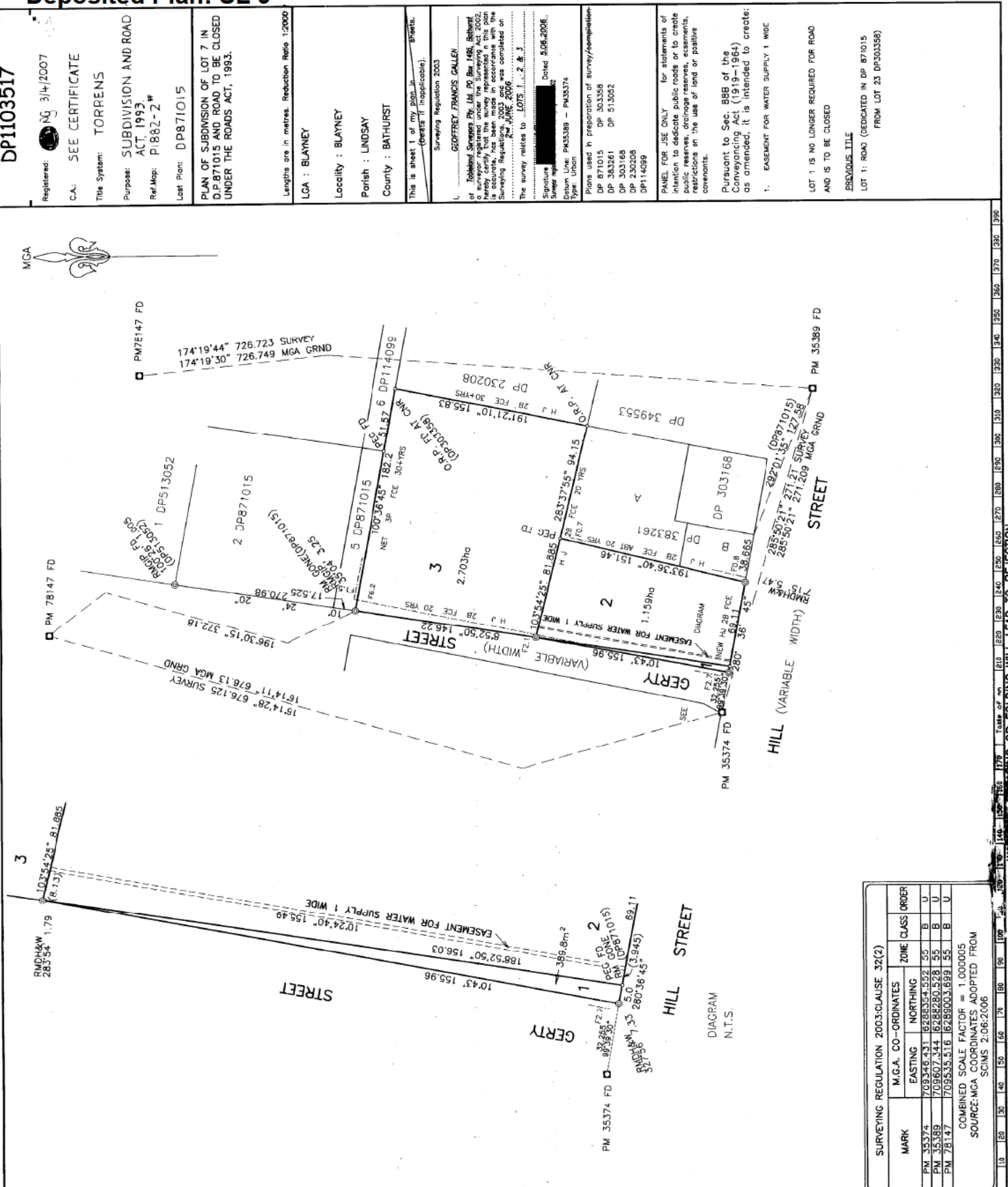
Surveyor's Reference: P356-032/ REPORT



Department of Lands Approval
I, **Edward OATO** in approving this plan certify that all necessary requirements in regard to the allocation of the land shown hereon have been satisfied in relation to the
Signature: **[Redacted]**
Date: **11/07/2007**
File Number: **AAA (G) 2007**
Office: **ORANGE**

Subdivision Certificate
I hereby certify that the provisions of s.104 of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed
SUBDIVISION
When the plan is lodged electronically in the Land Title Office, if a hard copy is submitted in an electronic or digital form approved, the electronic is legible.
Current Authority: **Blayney Shire Council**
Date of Endorsement: **04/07/2006**
Accreditation no: **1/2007**
Subdivision Certificate no: **1/2007**
File no: **04/1/2006**
Note:
When the plan is lodged electronically in the Land Title Office, if a hard copy is submitted in an electronic or digital form approved, the electronic is legible.

Plan Drawing only to appear in this space



SURVEYING REGULATION 2003:CLAUSE 32(2)				
MARK	M.G.A. CO-ORDINATES		ZONE	CLASS ORDER
	EASTING	NORTHING		
PM 35374	709346.431	6288354.552	55	B U
PM 35389	709607.344	6288280.528	55	B U
PM 78147	709535.516	6289003.699	55	B U

COMBINED SCALE FACTOR = 1.000005
SOURCE:MGA COORDINATES ADOPTED FROM SCMS 2:06:2006

DP1103517
Registered: **NSW** 3/4/2007
CA: **SEE CERTIFICATE**
Title System: **TORRENS**
Purpose: **SUBDIVISION AND ROAD ACT 1993**
Ref Map: **P1882-2**
Lot Plan: **DP871015**
PLAN OF SUBDIVISION OF LOT 7 IN D.P.871015 AND ROAD TO BE CLOSED UNDER THE ROADS ACT, 1993.
Lengths are in metres. Reduction Ratio 1:2000
LGA : **BLAYNEY**
Locality : **BLAYNEY**
Parish : **LINDSAY**
County : **BATHURST**
This is sheet 1 of my plan in sheets.
Surveying Regulation 2003
I, **GEOFFREY FRANCIS GALEN** of **Toddland Surveys Pty Ltd PO Box 1486, Bathurst** being duly sworn, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying Regulation 2003 and was completed on **11/07/2007**.
The survey relates to **LOTS 1, 2, 3**.
Signature: **[Redacted]** Dated **5/06/2006**
Survey Reg. No: **[Redacted]**
Datum: **Line: PM35389 - PM35374**
Type: **Urban**
Plans used in preparation of survey/compilation:
DP 871015 DP 303358
DP 383261 DP 513062
DP 303168
DP 230208
DP114099
PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.
Pursuant to Sec. 88B of the Conveyancing Act (1919-1964) as amended, it is intended to create:
1. EASEMENT FOR WATER SUPPLY 1 WIDE
LOT 1 IS NO LONGER REQUIRED FOR ROAD AND IS TO BE CLOSED
PREVIOUS TITLE
LOT 1: ROAD (DEDICATED IN DP 871015 FROM LOT 23 DP303358)



EOI Application Form

EOI 3/2016

Sale of Land or Part thereof in Industrial Area, Blayney

COMPANY DETAILS:

Name of Respondent:

A.B.N.

Address:

Telephone number:

e-mail address:

hereby tender(s) an expression of interest for the below mentioned lot(s) in accordance with the Conditions outlined within this expression of interest document.

Sale Lot Reference:	Title Particulars:	Price Offered (excl. GST):

Respondent's Signature:

Signatory Name:

Witnessed By:

Witness Name:

DATED THISDAY OF.....20.....