

For Sale

2 and 52 Leewood Drive ORANGE

HIGH EXPOSURE INDUSTRIAL SITE

Orange is the largest urban area in Central West New South Wales, population circa 42,000.

The diversified regional economy of Orange is centred on mining, health services and government administration.

Location

At the Entrance to Leewood Industrial Estate, 2.8 kilometres South of Orange CBD

Description

Unique parcel of near-level industrial land at the entrance to Leewood Industrial estate with three street frontages and two street access points. DA approved for two-lot subdivision.

Land Area: 8,956 sqm

Zoning: IN1 General Industrial

Price: \$120/ sqm + GST

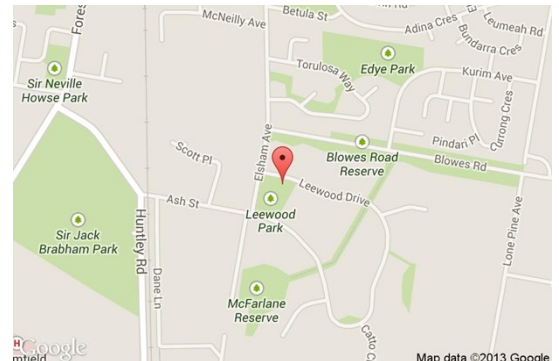
For more information please contact

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BENCHMARK
COMMERCIAL

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Web: www.bmpa.com.au

PLAN FORM 2

Plan Drawing only to appear in this space

OFFICE USE ONLY

CONDITIONS, SEALS AND STATEMENTS OF APPLICANT TO BE ADDED TO THIS DRAWING TO COMPLETE APPLICATION. SEALS, STATEMENTS, RESTRICTIONS ON THE SIZE OF LAND OR POSITIVE COVENANTS

THE COMMON SEAL OF THE COUNCIL OF THE CITY OF ORANGE WAS HEREIN AFFIXED ON THE 21ST MARCH 2007 IN AVANCEMENT OF A RESOLUTION OF COUNCIL PASSED ON THE 15 FEBRUARY 2007.

[Signature]
COUNCILLOR

[Signature]
COUNCILLOR



Department of Lands Approval

I, *[Signature]*, in submitting this plan certify that all necessary approvals in regard to the situation of the land shown herein have been given

Date: _____
File Number: _____
Office: _____

Subdivision Certificate

I certify that the provisions of s 88B(1) of the Conveyancing Planning and Registration Act 1974 have been satisfied in relation to the proposed

SUBDIVISION: _____

I have taken all necessary steps to ensure that the provisions of s 88B(1) of the Conveyancing Planning and Registration Act 1974 have been satisfied in relation to the proposed

Subdivision: **ORANGE CITY COUNCIL**

Date of submission: **21-03-2007**

Submission Certificate No: **4563**

File No: **AR 6036**

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SHORT LINES & ARCS

LINE	BEARING	DIST	ARC	RADIUS
1	107°30'00"	11.975	116.09	186.5
2	109°30'00"	7.40	108.09	180.5
3	109°30'00"	18.77	116.270	186.5
4	121°40'00"	10.81	113.91	182.5
5	111°45'00"	15.18	76	93.5
6	145°32'00"	14.85	116.95	189.5
7	145°32'00"	20.505	20.31	186.5
8	107°30'00"	17.81	117.86	182.5
9	107°30'00"	16.205	116.95	180.5
10	104°00'00"	16.205	116.95	180.5
11	107°30'00"	20.205	20.31	189.5
12	107°30'00"	26.28	26.28	285.5
13	107°30'00"	28.27	28.27	285.5

M.G.A. COORDINATES

TOWN	EASTING	NORTHING	ZONE	CLASS/ORDER
SSM 18878	696 197 706	6 52 582 163	10S	B 2
SSM 18879	696 198 235	6 52 582 694	10S	B 2
SSM 18880	696 198 336	6 52 582 85	10S	B 2
SSM 18881	696 198 371	6 52 582 174	10S	B 2

SOURCE: SCRS PER NOVEMBER 2006
COMBINED SCALE FACTOR: 0.999991

REFERENCE TO CORNERS

COR	BEARING	DIST	FROM	ORIGIN
A	207°24'	8.50	RM CB FD	DP 255071
B	308°32'	8.89	DRAWING FD IN 48	RE UNKNOWN ORIGIN
C	107°24'	6.58	RM CB FD	DP 255071
D	110°25'	2.68	RM DRAWING FD	DP 255071
E	105°15'	2.495	DRAWING FD IN 48	RE UNKNOWN ORIGIN
F	110°25'	2.495	DRAWING FD IN 48	RE UNKNOWN ORIGIN
G	110°25'	5.195	SSM 5838	RE
H	110°25'	5.195	DRAWING FD IN 48	RE UNKNOWN ORIGIN
J	247°04'	8.95	RM DRAWING FD	DP 255071
K	110°25'	5.0	RM DRAWING FD	DP 255071

- 1) EASTMENT TO DRAIN WATER 10 MIDE
- 2) EASTMENT TO DRAIN SEWAGE 8 MIDE

DP1111123

Registered: 1-5-2007 & 1

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: P0012-74

Last Plan: DP255071

PLAN OF SUBDIVISION OF LOT 31 DP 255071

Lengths are in metres. Reduction Scale: 1:500

LGA: ORANGE

Suburb/Locality: ORANGE

Parish: ORANGE

County: BATHURST

No other ...

L CRAIG ARTHUR JACOBS
A CRAG JACOBS & ASSOC (INCORPORATED) P/L
10 BOX 8704 ORANGE NSW 2806
A professional registered under the Conveyancing Act 1999. Details of the firm's membership in this plan is available. We have acted as a professional under the Conveyancing Regulation 2004 and was completed on 16th NOVEMBER 2006. The survey relates to LOTS 30, 31 & CONNECTIONS.

Plan made in preparation of Survey of Subdivisions
DP 255071
DP 249225
DP 139025
DP 243005

FIELD FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage easements, easements, restrictions on the size of land or positive covenants

IT IS INTENDED TO DEDICATE LOT 100 AS PUBLIC RESERVE

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1999-2002 IT IS INTENDED TO CREATE:

- 1) EASEMENT TO DRAIN WATER 10 MIDE
- 2) EASEMENT TO DRAIN SEWAGE 8 MIDE
- 3) RESTRICTION AS TO USAGE.

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11:18:10