

DP 0262684

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS  
AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 63B,  
CONVEYANCING ACT, 1919

Lengths are in metres

(Sheet 6 of 7 sheets)

Subdivision covered by Council  
Clerk's Certificate No. 6  
of 1982

Signed in my presence by Harold Alfred Jorlin and  
Geoffrey Raymond Jorlin, both being duly registered  
attorneys of DANIAK PTY. LIMITED & CANTORP PTY.  
LIMITED under Power of Attorney dated 20th June  
1980 Registered No. 654 Book 3417 and being duly  
authorised Attorneys of DALBEV PTY. LIMITED &  
CANTORP PTY. LIMITED under Power of Attorney  
Registered No. 212 Book 3424 dated 17th March  
1981 and being duly authorised Attorneys of  
DALIA PTY. LIMITED & CANTORP PTY. LIMITED  
under Power of Attorney Registered No. 657  
Book 3465 dated 2nd June 1981 and being duly  
authorised Attorneys of FOWE PTY. LIMITED,  
DANIAK PTY. LIMITED, VALIN PTY. LIMITED,  
& CANTORP PTY. LIMITED Registered No. 107 Book 3400 dated  
11th February 1980 and being duly authorised  
Attorneys of FOWE PTY. LIMITED, DANIAK PTY.  
LIMITED, DALBEV PTY. LIMITED, VALIN PTY.  
LIMITED, CANTORP PTY. LIMITED & CANTORP PTY.  
LIMITED under Power of Attorney Registered No.  
609 Book 3465 dated 2nd June 1981 and being duly  
authorised Attorneys of the said FOWE PTY. LIMITED  
have hereunto set their hands and seals and have  
no notice of the revocation of each of the  
said Powers of Attorney.

Signature of Witness

Graham Herwig  
Name of Witness (BLOCK LETTERS)

Insurance Brokers  
Qualification of Witness

APPROVED BY GREAT LAKES SHIRE COUNCIL

APPROVED BY GALEY COUNTRY COUNCIL

GENERAL CREDITS LIMITED BY ITS DULY CONSTITUTED  
ATTORNEY VERONICA SPILL THE MANAGER  
FOR THE TIME BEING, JOINTLY AND SEVERALLY, WHO  
CERTIFIES THAT HE OCCUPIES THAT POSITION  
AND STATES THAT HE HAS NO NOTICE OF THE REVO-  
CATION OF THE POWER OF ATTORNEY REGISTERED  
NO. 153-92 UNDER THE AUTHORITY  
OF WHICH HE HAS JUST EXECUTED THE WITHIN DEALING.

Do not sign this line

Shire Clerk  
G. J. Jorlin, 22.06.1981

County Clerk

County Clerk

FRAME 4

10 20 30 40 50 60 70 Table of mm 110 120 130 140

This negative is a photograph made as a permanent  
record of a document in the custody of the  
Registrar General this day, 25th May, 1988





INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS  
 AS TO USER INTENDING TO BE CREATED PURSUANT TO SECTION 89B1  
 CONVEYANCE ACT, 1912

Lengths are in metres

Plan:

DP262684

(Sheet 3 of 7 Sheets)  
 Subdivision covered by Council  
 Clerk's Certificate No.6  
 of 1962

4. Identity of easement  
 jointly referred to  
 in above-mentioned plan

Easement for electricity supply  
 1 wide

Schedule of lots etc. affected

Lots burdened

Name of authority  
 benefited

82, 83

Oxley Manning District  
 Council

5. Identity of easement  
 jointly referred to  
 in above-mentioned plan

Easement for electricity supply  
 variable width

Schedule of lots etc. affected

Lots burdened

Name of authority  
 benefited

81

Oxley Manning District  
 Council

6. Identity of easement  
 jointly referred to  
 in above-mentioned plan

Restrictions as to user

Schedule of lots affected

Lots burdened

Lots benefited

Each lot

Every other lot

PART 2

TERMS OF EASEMENT FOR ELECTRICITY SUPPLY 1 WIDE, AND EASEMENT  
 FOR ELECTRICITY SUPPLY VARIABLE WIDTH, FOURTHLY & FIFTHLY  
 REFERRED TO IN ABOVE-MENTIONED PLAN

An easement for the transmission of electricity and for that  
 purpose to install and use any apparatus (including transformers  
 and associated transmission mains and cables) together  
 with the right to come and go for the purpose of inspecting,  
 maintaining, repairing, replacing and/or removing such equipment  
 and every person authorised by the Oxley Manning District Council  
 Council to enter into and upon the servient tenement or any part  
 thereof at all reasonable times and to remain there on any  
 reasonable time with surveyors, workmen, vehicles, things or

*Stephen Manning*

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS  
 AS TO USER INTENDING TO BE CREATED PURSUANT TO SECTION 89B1  
 CONVEYANCE ACT, 1912

Lengths are in metres

Plan:

DP262684

(Sheet 4 of 7 Sheets)  
 Subdivision covered by Council  
 Clerk's Certificate No.6  
 of 1962

Persons and to bring and place and leave thereon or remove  
 therefrom all necessary materials, machinery, implements and  
 things provided that the Oxley Manning District Council  
 and the persons authorised by it will take all reasonable  
 precautions to ensure as little disturbance as possible to the  
 use of the servient tenement and will restore that surface  
 as nearly as practicable to its original condition.

Terms of restrictions as to user

jointly referred to in  
 above-mentioned plan

(a) That not more than one main building shall be erected  
 or permitted to remain on the land hereby transferred.

(b) That no such main building shall be erected or used  
 otherwise than as a private dwelling house provided  
 that this restriction shall not prevent the use of any  
 such building by a medical practitioner or dentist  
 in the practice of his profession.

(c) That no building shall be erected on the land hereby  
 transferred with external walls or wall of materials  
 other than brick stone glass or timber or any combination  
 of the same provided that timber shall not be used in  
 external walls except as infill panels in conjunction  
 with all or any of the other materials in this clause  
 in relation to the external walls of a building no more  
 than 25 percent thereof PROVIDED THAT nothing in this  
 covenant contained shall preclude or prohibit a  
 building having the inner framework of its external  
 walls constructed of timber or other materials with an  
 external brick face or veneer.

(d) That no garage or outbuilding shall be erected or  
 permitted to remain on the land hereby transferred  
 except until after or concurrently with the erection of  
 any such main building.

(e) That no main building erected or permitted to remain  
 on the land hereby transferred shall have a minimum  
 living area including any attached garage or carport under  
 the main roof of less than 100 square metres.

(f) That except where otherwise required by any public body  
 or authority no sanitary convenience erected or permitted  
 to remain on the land hereby transferred shall be  
 detached or separated from any main building erected  
 thereon.

*Stephen Manning*

FRAME 2

10 20 30 40 50 60 70 Table of mm 110 120 130 140

This negative is a photograph made as a permanent  
 record of a document in the custody of the  
 Registrar General this day  
 25th May, 1988



INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS  
AS TO USES LIMITED TO SECTION 602,  
CONTRIBUTING ACT, 1912

Lengths are in metres

(Sheet 1 of 7 Sheets)

Plan: N 262684

Subdivision covered by Council  
Clerk's Certificate No. 6  
of 1982

Full name and address of  
proprietors of the land

DANIELS PTY. LIMITED, DANIEL PTY.  
LIMITED, ROWE PTY. LIMITED &  
DANIEL PTY. LIMITED of Unit 602  
"Bancroft", 20 North Street,  
Forster.  
DANIEL PTY. LIMITED, DANIEL PTY.  
LIMITED & DANIEL PTY. LIMITED  
c/o Cowan, Walker & Lynch, 20  
Walls Street, Forster.

1. Identity of easement  
directly referred to in  
above-mentioned plan

Easement to drain sewage 3 wide

SCHEDULE OF LOTS AFFECTED

Lots burdened	Lots benefited
15	16, 18 to 25 incl.
16	18 to 25 incl.
18	19 to 25 incl.
19	20 to 25 incl.
20	21 to 25 incl.
21	22 to 25 incl.
22	23 to 25 incl.
23	24, 25
24	25
31	29
41	40
42	43 to 46 incl.
43	44, 45, 46
44	45, 46
45	46
71	75 to 79 incl.
36, 41, 51, 52	Great Lakes Shire Council

(Sheet 2 of 7 Sheets)

Plan: N 262684

Subdivision covered by Council  
Clerk's Certificate No. 6  
of 1982.

2. Identity of easement  
directly referred to  
in above-mentioned plan

Easement to drain sewage  
variable width

SCHEDULE OF LOTS AFFECTED

Lots burdened	Lots benefited
75	76 to 79 incl.
76	77, 78, 79
77	78, 79
78	79

3. Identity of easement  
directly referred to  
in above-mentioned plan

Easement to drain water 3 wide

SCHEDULE OF LOTS AFFECTED

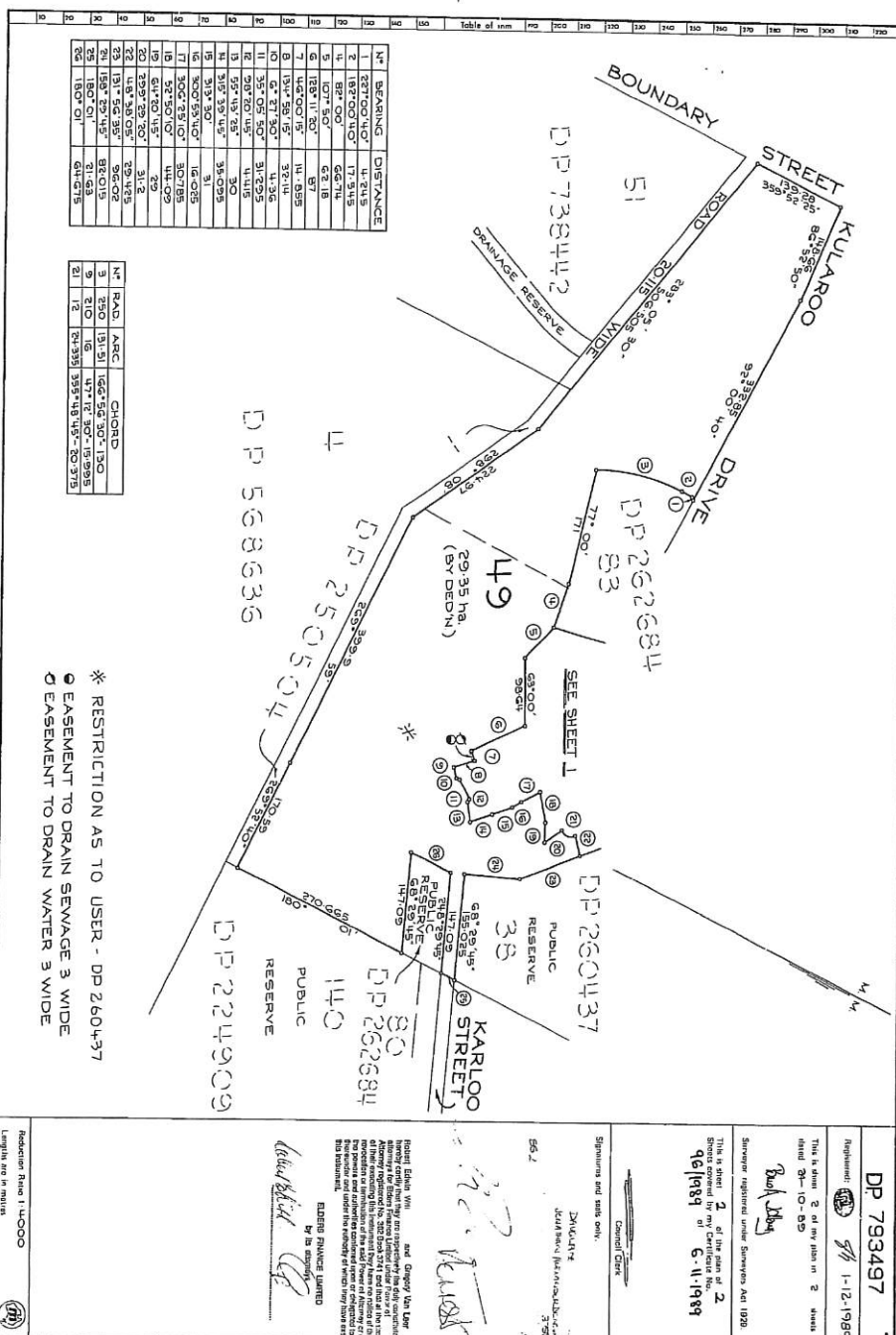
Lots burdened	Name of Road benefited
35	Becker Road

FRAME 1

10 20 30 40 50 60 70 80 90 100 110 120 130 140

This negative is a photograph made as a permanent  
record of a document in the custody of the  
Registrar General this day, 25th May, 1988





This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.

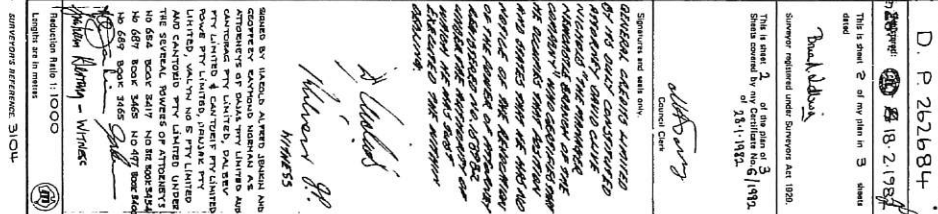
5th DECEMBER, 1989



[illegible]



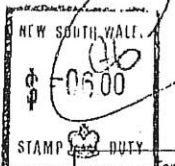
[illegible]





SURVEYOR'S AFFIDAVIT. 310

RP65



REQUEST

REAL PROPERTY ACT, 1900  
(See Instructions for Completion on back of form)

T404111

A 1 of 2  
\$ 50

DESCRIPTION  
OF LAND  
Note (a)

Torrens Title Reference	If part only, delete WHOLE and give details	Location
VOLUME 14690 FOLIO 244	WHOLE	FORSTER
VOLUME 14690 FOLIO 245	WHOLE	FORSTER
VOLUME 14690 FOLIO 246	WHOLE	FORSTER

REGISTERED  
DEALING  
Note (b)

Type of Dealing	Registered Number	Torrens Title Reference

REGISTERED  
PROPRIETOR  
Note (c)

POWE PTY. LIMITED, VALYN NO. 5 PTY. LIMITED, DANJAK PTY. LIMITED, CANTORID  
PTY. LIMITED, DALBEV PTY. LIMITED CANTORIF PTY. LIMITED, DANJAS PTY. LIMITED  
and CANTORAG PTY. LIMITED

(The abovenamed applicant) being the registered proprietor of the ~~XXXXXXXXXXXXXXXXXXXX~~ land above described hereby requests the Registrar General to  
record in the Register the effect of the Deed made the 12<sup>th</sup> day of  
January, 1983, varying the Restrictions as to User created by the  
registration of Deposited Plan 262684.

OFFICE USE ONLY

Note (d)

EXECUTION  
Note (e)

DATE 12<sup>th</sup> January 1983

FOR ATTESTATION SEE ANNEXURE HERETO.

Hereby certify the dealing to be correct for the purposes of the Real Property Act, 1900.  
Signed in my presence by the applicant who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

TO BE COMPLETED  
BY LODGING PARTY  
Notes (f) and (g)

OFFICE USE ONLY

LODGED <b>THOMAS McDARRA &amp; COMPANY</b> SOLICITORS 16 FISHER ROAD, DEE WHY TEL. 982-6133 D.X. 9105 DEE WHY		LOCATION OF DOCUMENTS CT OTHER Vol. 14690/244 Vol. 14690/245 Vol. 14690/246	
Delivery Box Number 520V		Harewith, In R.G.O. with Produced by General Credits Limited	
Checked EBB	Passed	REGISTERED 27-1-1983	Certificate of Title
Signed PA5	Extra Fee	Registrar General	

RP65

# INSTRUCTIONS FOR COMPLETION

This form is to be used only if no other approved form is appropriate for the purpose and should be lodged by hand at the Registrar General's Office.

Typewriting and handwriting should be clear, legible and in permanent non-copying ink.

Alterations are not to be made by erasure: the words rejected are to be ruled through and initialed by the applicant.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the applicant and the attesting witness.

Rule up all blanks.

The following instructions relate to the side notes on the form.

(a) Description of land. (If the request is only in respect of a registered dealing, rule through this panel.)

(i) TORRENS TITLE REFERENCE.—For a Manual Reference insert the Volume and Folio, (e.g., Vol. 8514 Fol. 126). For a Computer Folio insert the Folio Identifier, (e.g., 12701924). Title References should be listed in numerical sequence.

(ii) PART/WHOLE.—If part only of the land in the folio of the Register is the subject of the request, delete the word "WHOLE" and insert the lot and plan number, portion, &c.

(iii) LOCATION.—Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Ph Lismore Co. Ross.

(b) Registered dealing. (If the request is only in respect of a folio of the Register, rule through this panel.) Show the registered number of the dealing and the title reference affected thereby, e.g., Lease—Q123456—Vol. 3456 Fol. 124.

(c) Show the full name, address and occupation or description of the applicant.

(d) Set out the terms of the request.

(e) Execution.

GENERALLY

(i) Should there be insufficient space for the execution of this request use an annexure sheet.

(ii) The certificate or corrections under the Real Property Act, 1900, must be signed by the applicant who should execute the request in the presence of an adult witness, not being a party to the request, to whom he/she is personally known. The solicitor for the applicant may sign the certificate on behalf of the applicant, the solicitor's name (not that of his/her firm) to be typewritten or printed adjacent to his/her signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY (iii) If the request is executed by an attorney for the applicant pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his/her authority, e.g., "AG by his/her attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No. . . . and I declare that I have no notice of the revocation of the said power of attorney".

AUTHORITY (iv) If the request is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the statutory, judicial or other authority pursuant to which the application has been executed.

CORPORATION (v) If the request is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., In accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his/her position (e.g., director, secretary) in the corporation.

(f) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(g) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title or duplicate registered dealing. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration.

## OFFICE USE ONLY

### FIRST SCHEDULE DIRECTIONS

(A)	FOLIO IDENTIFIER	(B)	DIRECTION	(C)	NAME

### SECOND SCHEDULE & OTHER DIRECTIONS

(D)	FOLIO IDENTIFIER	(E)	DIRECTION	(F)	NOTEN TYPE	(G)	DEALING NUMBER	(H)	DETAILS

ANNEXURE TO REQUEST (RP65) DATED 12<sup>th</sup> DAY OF JANUARY 1983  
BY POWE PTY. LIMITED, VALYN NO. 5 PTY. LIMITED, DANJAK PTY. LIMITED,  
CANTORID PTY. LIMITED, DALBEV PTY. LIMITED, CANTORIF PTY. LIMITED,  
DANJAS PTY. LIMITED and CANTORAG PTY. LIMITED  
TO THE REGISTRAR GENERAL

We hereby certify this dealing to be correct for the purposes  
of the Real Property Act, 1900.

THE COMMON SEAL of POWE PTY. LIMITED  
was hereunto affixed by Order of the  
Board in the presence of:

Secretary



THE COMMON SEAL of VALYN NO. 5 PTY. )  
LIMITED was hereunto affixed by Order )  
of the Board in the presence of: )



Director

THE COMMON SEAL of DANJAK PTY. LIMITED )  
was hereunto affixed by Order of the )  
Board in the presence of: )

Secretary



THE COMMON SEAL of CANTORID PTY. LIMITED )  
was hereunto affixed by Order of the )  
Board in the presence of: )



Director

THE COMMON SEAL of DALBEV PTY. LIMITED )  
was hereunto affixed by Order of the )  
Board in the presence of: )

Secretary



THE COMMON SEAL of CANTORIF PTY. LIMITED )  
was hereunto affixed by Order of the )  
Board in the presence of: )

Secretary



THE COMMON SEAL of DANJAS PTY. LIMITED )  
was hereunto affixed by Order of the )  
Board in the presence of: )

Secretary



THE COMMON SEAL of CANTORAG PTY. LIMITED )  
was hereunto affixed by Order of the )  
Board in the presence of: )

Secretary





VARIATION OF RESTRICTIONS AS TO USER

THIS DEED made the 12<sup>th</sup> day of January 1982

POWE PTY. LIMITED a company duly incorporated in the State of New South Wales and having its registered office at Suite 1, 1st Floor, Lot 12, Kularoo Drive Forster in the said State and VALYN NO. 5 PTY. LIMITED a company duly incorporated in New South Wales and having its registered office at c/o Cowan, Walker & Lynch, 20 Wallis Street, Forster in the said State being the parties having the right to release vary or modify the sixthly mentioned restrictions as to user contained in the instrument setting out terms of easements and restrictions as to user created pursuant to Section 88B of the Conveyancing Act 1919 in relation to Deposited Plan 262684

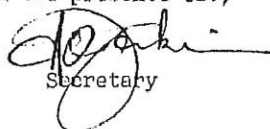
DO HEREBY VARY AND MODIFY the Sixthly mentioned Restriction as to User described as aforesaid by adding immediately after the words "each lot" where appearing under the heading "Lots burdened" in the Sixthly mentioned restrictions as to user Part 1 of the said instrument the words and figures "except Lots 81, 82 and 83"

AND the said POWE PTY. LIMITED and VALYN NO. 5 PTY. LIMITED DO HEREBY REQUEST the Registrar General to note the effect of this Deed on Certificates of Title described in the Schedule hereto.

SCHEDULE OF LAND

Volume	Folio	Lot	Depcsited Plan
14690	244	81	262684
14690	245	82	262684
14690	246	83	262684


THE COMMON SEAL of POWE PTY. LIMITED was hereunto affixed by order of the Board in the presence of:



  
Secretary





THE COMMON SEAL of VALYN  
NO. 5 PTY. LIMITED was  
hereunto affixed by order  
of the Board in the  
presence of:

  
Secretary

  
Director 

GENERAL CREDITS LIMITED being the Mortgagee under Mortgage  
registered nc. S574906 hereby consents to the registration  
of the within variation of restrictions as to user.

GENERAL CREDITS LIMITED BY ITS DULY  
CONSTITUTED ATTORNEY VERNON JOHN  
WARNER THE MANAGER FOR THE TIME  
BEING OF NEWCASTLE BRANCH OF THE  
COMPANY WHO STATES HE HAS NO NOTICE  
OF THE REVOCATION OF THE POWER OF  
ATTORNEY REGISTERED NO 153932 UNDER  
THE AUTHORITY OF WHICH HE HAS JUST EXECUTED  
THE WITHIN DEALING.

  
.....  
  
WITNESS



## PLANNING CERTIFICATE

**Section 10.7**  
**Environmental Planning & Assessment Act 1979**

<b>Cert No.</b>	<b>1702 / 2019</b>
-----------------	--------------------

**Applicant**

Ms L M White  
PO Box 835  
FORSTER NSW 2428

Receipt No. : DEBTOR ACC.  
Date of Issue : 2 May 2019  
Ref : VOGEL 19141:6841  
  
Property Key : 20536

**Property Description**

6 Raffia Place, FORSTER NSW 2428  
Lot 243 DP 801790

**Owner (as recorded by Council):**

Mr F J Vogel  
6 Raffia Pl  
FORSTER NSW 2428

### A — Advice provided in accordance with Section 10.7(2)

#### 1. Names of relevant planning instruments and DCPs

**Great Lakes Local Environment Plan 2014**

**Great Lakes Development Control Plan**

**The land is subject to the following planning proposal(s)**

**Short-term Holiday Rental of Dwellings**

The proposal seeks to introduce a new local clause to allow the use of dwellings for short term holiday accommodation. It is proposed to allow dwellings that have up to 4 bedrooms to be used for short term holiday rentals without development consent, and to require those with 5 or more bedrooms to be permitted with development consent.

**Liveable Housing and Flexible Zone Boundaries**

The planning proposal seeks to amend the Great Lakes Local Environmental Plan 2014 by (1) replacing references to the Australian Standard AS 4299-1995 Adaptable Housing with the Liveable Housing Guidelines (LHA Third Edition 2015) and expand the application of these provisions; and (2) introduce a new clause to provide flexible zone boundaries in urban release areas.

**The name of each State Environmental Planning Policy which may apply to the carrying out of development on the land**

SEPP	SENIORS HOUSING etc.
SEPP	STATE ENVIRONMENTAL PLANNING POLICY (INTEGRATION AND REPEALS) 2016
SEPP NO. 1	DEVELOPMENT STANDARDS

SEPP NO. 4	DEVELOPMENT WITHOUT CONSENT AND MISCELLANEOUS EXEMPT AND COMPLYING DEVELOPMENT
SEPP NO. 21	CARAVAN PARKS
SEPP NO. 30	INTENSIVE AGRICULTURE
SEPP NO. 33	HAZARDOUS & OFFENSIVE DEVELOPMENT
SEPP NO. 36	MANUFACTURED HOME ESTATES
SEPP NO. 44	KOALA HABITAT PROTECTION
SEPP NO. 50	CANAL ESTATE DEVELOPMENT
SEPP NO. 55	REMEDIATION OF LAND
SEPP NO. 62	SUSTAINABLE AQUACULTURE
SEPP NO. 64	ADVERTISING AND SIGNAGE
SEPP NO. 65	DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT
SEPP BASIX	(BUILDING SUSTAINABILITY INDEX: BASIX) 2004
SEPP-MD	(MAJOR DEVELOPMENT) 2005
SEPP-MPP&EI	(MINING, PETROLEUM PRODUCTION AND EXTRACTIVE INDUSTRIES) 2007
SEPP-S&RD	(STATE & REGIONAL DEVELOPMENT) 2011
SEPP	(INFRASTRUCTURE) 2007
SEPP	(RURAL LANDS) 2008.
SEPP	(TEMPORARY STRUCTURES) 2007.
SEPP	(EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008.
SEPP	(AFFORDABLE RENTAL HOUSING) 2009
SEPP	(VEGETATION IN NON-RURAL AREAS) 2017 - This Policy applies to the specifically designated non-rural zones under clause 5 of the Policy.
SEPP	(EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

## 2. Zoning and land use under relevant LEPs

### Great Lakes Local Environment Plan 2014

#### Zone R2 Low Density Residential

##### 1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

##### 2 Permitted without consent

Home occupations.

##### 3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Helipads; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Manor houses; Medical centre; Moorings; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Secondary dwellings; Seniors housing; Sewerage systems; Shop top housing; Water recreation structures; Water supply systems; Wharf or boating facilities.

##### 4 Prohibited

Any development not specified in item 2 or 3.

### 3. Complying development

#### Housing Code

Complying development under this code MAY be undertaken on land Zoned R2, R3, R4, or RU5 in Great Lakes LEP 2014

#### Rural Housing Code

Complying development under this code MAY be undertaken on land Zoned RU1, RU2, RU3, RU4, or R5 in Great Lakes LEP 2014

#### Greenfield Housing Code

Complying development under this code CAN NOT be undertaken on the land

#### Demolition Code

Complying development under this code MAY be undertaken on the land

#### Commercial and Industrial (Alterations) Code

Complying development under this code MAY be undertaken on the land

#### Commercial and Industrial (New Buildings and Additions) Code

Complying development under this code MAY be undertaken on the land

#### General Development Code

Complying development under this code MAY be undertaken on the land

#### Housing Alterations Code

Complying development under this code MAY be undertaken on the land

#### Subdivisions Code

Complying development under this code MAY be undertaken on the land

#### Fire Safety Code

Complying development under this code MAY be undertaken on the land

#### Container Recycling Facilities Code

Complying development under this code MAY be undertaken on land Zoned B1, B2, B3, B4, B5, IN1, IN2, IN4 or SP3 in Great Lakes LEP 2014

### 4. Coastal protection

Coastal Protection Act 1979 repealed

4A Repealed

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works  
No annual charges apply to the land

### 5. Mine subsidence

The land is not proclaimed as a mine subsidence district

### 6. Road widening and road realignment

The land is not affected by plans for road widening or realignment

**7. Council and other public authority policies on hazard risk restrictions**

The land is not affected by a policy adopted by Council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)

The information provided in item 7 is based on the data and information presently available to the Council and on adopted policies and development controls in force as at the date of this certificate

**7A. Flood related development controls information**

No flood related development controls affect the land

The information provided in item 7A is based on the data and information presently available to the Council and on adopted policies and development controls in force as at the date of this certificate

**8. Land reserved for acquisition**

The land is not reserved for acquisition

**9. Contributions plans that apply to the land**

- S94-Forster District Contributions Plan 2015
- S94-Great Lakes Wide Contributions Plan 2015

**9A. Biodiversity certified land**

The land is not Biodiversity certified

**10. Biodiversity stewardship sites**

No biodiversity stewardship agreements apply to the land

**10A. Native vegetation clearing set asides**

Council has not received advice advising of the existence of a set aside area of land under section 60ZC of the Local Land Services Act 2013

**11. Bush fire prone land**

The land is not bushfire prone land

**12. Property vegetation plans**

No property vegetation plans apply to the subject land

**13. Orders under Trees (Disputes Between Neighbours) Act 2006**

Council has not received any such order

**14. Directions under Part 3A of the EP&A Act**

Not applicable

**15. Site compatibility certificates and conditions for seniors housing**

No Site Compatibility Certificate for Seniors Housing applies to the land

**16. Site compatibility certificates for infrastructure, schools or TAFE establishments**

No Site Compatibility Certificate for Infrastructure, Schools or TAFE establishments applies to the land

**17. Site compatibility certificates for affordable rental housing**

No Site Compatibility Certificate for Affordable Rental Housing applies to the land

**18. Paper subdivision information**

No development plan applies to the land

**19. Site verification certificates**

No site verification certificate applies to the land

**20. Loose-fill asbestos insulation**

Council has not received advice from any Authority advising of the presence of loose-fill asbestos insulation within any residence that may exist on the property

**21. Affected building notices and building product rectification orders**

No affected building notice or building product rectification order applies to the subject land

**Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:**

No additional matters under the Contaminated Land Management Act 1997

*For further information, please contact Karen Bee, Planning & Natural Systems division, MidCoast Council on (02) 6591 7222.*



**MIDCOAST**  
council

PO Box 482  
Taree NSW 2430

Your Ref: Leanne White  
Our Ref.: ENG2019/0591

Leanne White  
Po Box 835  
FORSTER NSW 2428

#### **Owner Details**

F J Vogel

#### **Property Details**

Lot 243 DP 801790

#### **Property Address**

6 Raffia PI FORSTER NSW 2428

#### **SEWERED AREAS**

As requested the Plan of House Drainage for the above property is attached. These notes are intended to provide information relating to this property. Applicants are requested to ensure that intending purchasers are made fully aware of all aspects of both these notes and the attached Plan. Please note the following important points:-

1. MidCoast Council's policy "Building over or adjacent to Watermains, Sewers or Sewerage Rising Mains" basically prohibits any new buildings to be erected closer than 1.5 meters to a Council pipe. This policy also requires special footings to be used when a building is within the 'Zone of Influence' of a sewer.

Residents, builders, developers etc. should note that the existence of a sewer, watermain or sewerage rising main can, and will, prohibit the extent of a development that will be permitted on a block. In the case of sewers, this also applies to a sewer located close to the boundary even if it is within an adjacent block. These restrictions apply to all types of building including houses, garages, sheds, carports etc.

Please contact MidCoast Council if you need any clarification on the implication of this policy. Full details are available upon request.

2. This Plan indicates the approximate location of existing buildings and pipelines. The issue of the diagram does not imply that the existing plumbing has been inspected by MidCoast Council nor that it complies with any standard or code.
3. Where there are existing buildings on the site, the issue of this Plan does not imply that they have been erected in accordance with the requirements of a Structural Engineer in relation to any 'Zone of Influence' effects.
4. The information on this Plan has been supplied by other parties and MidCoast Council will not be held responsible for the accuracy of any details shown. We do, however, endeavour to ensure that drainage diagrams are as accurate as practical when issued.
5. The attached Plan indicates the approximate location of Council's sewers only in relation to the abovementioned land.
6. It is an offence under the Local Government Act to discharge any rain water or surface water into Council's sewers.



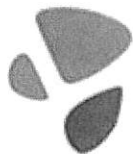
7. Development charges will be applied if any new development on this land has a capacity of more than 1 equivalent tenement (e.g. Development charges will apply for the erection of 2 or more villas, flats, etc. as opposed to one house).
8. In the case of non-domestic premises, both new and existing developments may require a Liquid Trade Waste approval. The issue of this Plan does not imply that any such Liquid Trade Waste approval currently exists. Further information should be obtained from MidCoast Council. It is an offence to discharge sewage, other than of a domestic nature, into a Council sewer without approval.
9. This Plan is issued in accordance with section 17, 18 and 19 of the Local Government (Water Services) Regulations 1999. These notes form part of the Plan and must remain attached it. Any Plan of House Drainage without these notes should not be considered as a true copy.

If you have any enquiries regarding this letter please telephone 1300 133 455

Dated: 09/05/2019

Director Water Services

APP. No. 3909



**MIDCOAST**  
water services

934

For L E D GEORGE

Lot 243 Sec DP 801790 House No 6

Street RAFFIA PLACE Town FORSTER

**47281**  
REFERENCE

Sewer Connection existing

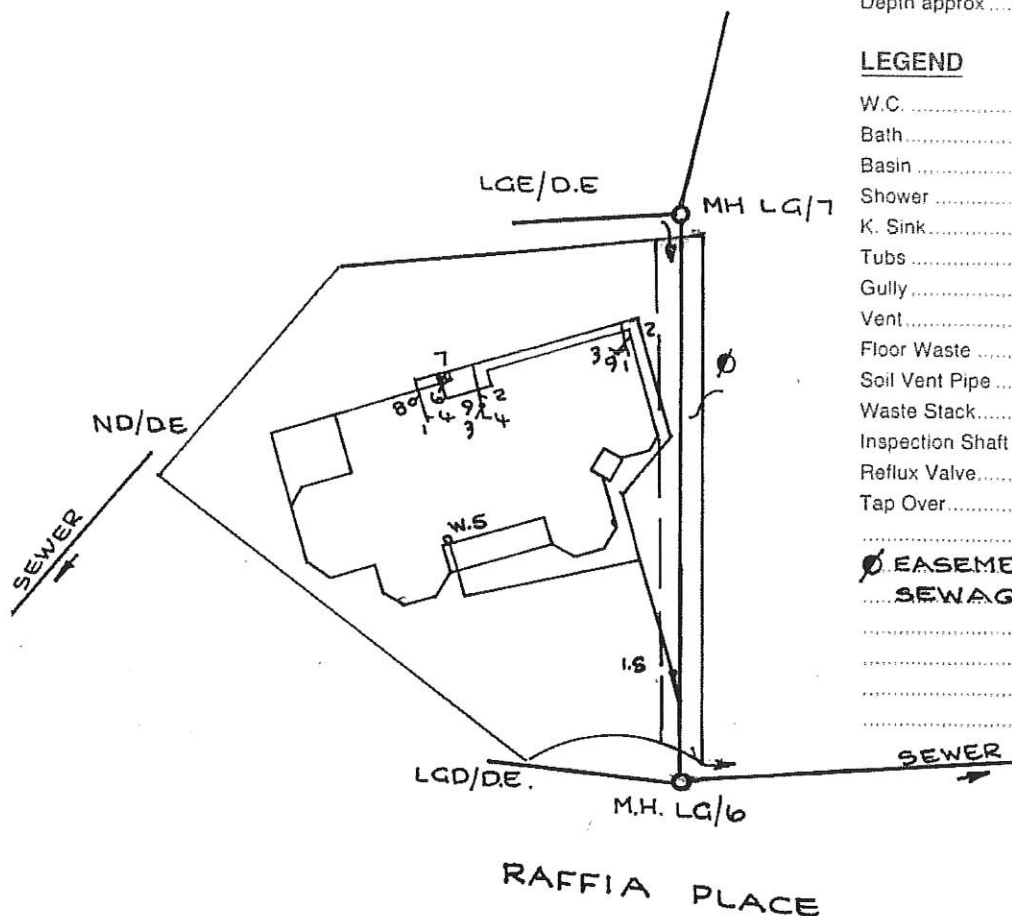
at 5.7 metres from DSMH LG/6

Depth approx 1.5 metres

#### LEGEND

W.C.	1
Bath	2
Basin	3
Shower	4
K. Sink	5
Tubs	6
Gully	7
Vent	8
Floor Waste	9
Soil Vent Pipe	S.V.P.
Waste Stack	W.S.
Inspection Shaft	I.S.
Reflux Valve	R.V.
Tap Over	T.O.

**EASEMENT TO DRAIN  
SEWAGE 3.0m WIDE**



Please Note:  
This Diagram is a combination  
of  
Sewer Service Diagram & Sewer  
Location Diagram.

SCALE: 1:500

Not a Survey Plan.

Drawn by H.N.

Examined and Passed by W.N.

Plan fee \$65.00

Date of Issue 13.7.1990

Work Commenced 19

W.C. Connected 15.2.1991

Work Completed 19

As Per Plan

Lic'd Drainer T. BRATION

Lic'd Plumber

Insp 19

Cert. No.

Rain or surface water must  
not be discharged into  
Council sewers.

Per 19

All drainage and plumbing work must be done by licensed workmen only,  
and carried out strictly in accordance with the Council's Ordinances and the N S W  
Codes of Practice

The possession of this plan does not entitle the holder to connect the  
drains to the Council Sewers.

Application for the Council's consent to such connection must be made on proper  
forms and the Council's consent received before drainage work is commenced  
Notice of start work must be given, and no work is to be covered up  
until examined and passed by the Council's inspector.