

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS
AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B,
CONVEYANCING ACT, 1919

Lengths are in metres

(Sheet 5 of 7 Sheets)

Plan:
DP262684 Subdivision covered by Council
Clerk's Certificate No.6
of 1982

- (g) That where any sanitary convenience is required by any public body or authority to be and remain detached from any main building no such sanitary convenience shall be erected or permitted to remain in a conspicuous place or position on the land hereby transferred and if the same is visible from the road or other lots in the subdivision the same shall be suitably screened.
- (h) That no main building shall be erected or permitted to remain on the land hereby transferred unless the same shall be connected to the sewer.
- (i) That no television or radio antenna shall be affixed to any building on the land hereby transferred without the written consent under the Common Seals of POWE PTY. LIMITED & VALYN NO. 5 PTY. LIMITED but such consents shall be deemed to have been given if such structure shall be constructed of steel or aluminium material and shall not exceed 4 metres in height.
- (j) No fence shall be erected along the street frontage or along the side boundaries of any allotment in front of the building alignment, and otherwise no boundary fence shall exceed 1.524 metres in height. For the purpose of this covenant "street frontage" shall mean the street frontage to which the lot has a permitted vehicular access.
- (k) No solar heating system shall be installed on the roof of any building erected on any lot if any part thereof is visible by the unaided human eye of a person not more than 1.8 metres in height standing upon any part of the street or road frontage line of the said lot.
- (l) That the transferee shall not excavate carry away or remove or permit to be excavated carried away or removed from the land hereby burdened any clay earth stone gravel or sand except so far as may be necessary for the erection in accordance with the covenants herein contained of any such house building erection or swimming pool thereon or for any purposes incidental and/or ancillary thereto.
- (m) That the expression "lots burdened" where herein used shall be deemed to refer separately and severally to each lot hereby burdened and the restrictions in this covenant contained shall apply to each lot as if the transferee had given separate covenants in respect of every such lot.

Paul Herring

FRAME 3

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

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS
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CONVEYANCING ACT, 1919

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(Sheet 6 of 7 Sheets)

Plan:
DP262684 Subdivision covered by Council
Clerk's Certificate No.6
of 1982

- (n) That for the benefit of any adjoining land owned by any of the abovenamed proprietors jointly or severally but only during the ownership thereof by any of the abovenamed proprietors jointly or severally their successors and assigns other than purchasers on sale, no fence shall be erected on the land hereby burdened to divide the same from such adjoining land without the consent of the abovenamed proprietors but such consent shall not be withheld if such fence is erected without expense to the abovenamed proprietors and in favour of any person dealing with the abovenamed proprietors such consent shall be deemed to have been given in respect of every such fence for the time being erected.
- (o) That no "For Sale" sign, advertisement, hoarding or similar structure shall be erected or displayed on any lot at any time prior to the 31st December 1984, where the registered proprietor of such lot is any person or corporation other than DANVAS PTY. LIMITED, CANTORAG PTY. LIMITED, DALBEV PTY. LIMITED, CANTORIF PTY. LIMITED, POWE PTY. LIMITED, DANJAK PTY. LIMITED, VALYN NO. 5 PTY. LIMITED and CANTORID PTY. LIMITED, unless such sign, advertisement, hoarding or structure has received the written consent of POWE PTY. LIMITED. This restriction shall not have any force or effect in respect of a lot upon which a dwelling house has been erected.
- These restrictions may be released varied or modified by Powe Pty. Limited and Valyn No. 5 Pty. Limited or by such other person or corporation nominated by them under their Common Seals, and if Powe Pty. Limited and Valyn No. 5 Pty. Limited shall not have any right title and interest as registered proprietors of any of the land in the abovementioned plan and if there be no such person or corporation so nominated then in respect of any lot the registered proprietors of the land having common boundaries with such lot.

Paul Herring

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 SETTLING OUT TERMS OF EASEMENTS AND RESTRICTIONS
AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B,
CONVEYANCING ACT, 1919

Lengths are in metres

(Sheet 3 of 7 Sheets)

Plan:

DP262684

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

4. Identity of easement
fourthly referred to
in abovementioned plan

Easement for electricity supply
1 wide

Lots burdened

82,83

Name of authority
benefitted

Oxley Manning District
County Council

5. Identity of easement
fifthly referred to
in abovementioned plan

Easement for electricity supply
variable width

Lots burdened

81

Name of authority
benefitted

Oxley Manning District
County Council

6. Identity of easement
sixthly referred to
in abovementioned plan

Restrictions as to user

Lots burdened

Each lot

Lots benefitted

Every other lot

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

An easement for the transmission of electricity and for that
purpose to instal all necessary equipment (including transformers
and underground transmission mains, wires 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 County
Council to enter into and upon the servient tenement or any part
thereof at all reasonable times and to remain there for any
reasonable time with surveyors, workmen, vehicles, things or

John Manning

INSTRUMENT SETTLING OUT TERMS OF EASEMENTS AND RESTRICTIONS
AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B,
CONVEYANCING ACT, 1919

Lengths are in metres

(Sheet 4 of 7 Sheets)

Plan:

DP262684

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

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 County Council
and the persons authorised by it will take all reasonable
precautions to ensure as little disturbance as possible to the
surface of the servient tenement and will restore that surface
as nearly as practicable to its original condition.

Terms of restrictions as to user
sixthly referred to in
abovementioned 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
referred to and the proportion of timber so used in
relation to the external wall area shall not exceed
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 excluding 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.

John Manning

FRAME 2

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

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INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS
AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B,
CONVEYANCING ACT, 1919

Lengths are in metres (Sheet 1 of 7 Sheets)

Plan: DP 262684

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

PART 1

Full name and address of
proprietors of the land.

DANJAS PTY. LIMITED, DAIRY PTY.
LIMITED, POVE PTY. LIMITED &
DANJAK PTY. LIMITED of Unit 602
"Beacpoint", 28 North Street,
Forster.
CANFORAG PTY. LIMITED, CANFORIE
PTY. LIMITED, VAIYIN NO. 5 PTY.
LIMITED & CANTORID PTY. LIMITED
c/o Cowan, Walker & Lynch, 20
Wallis Street, Forster.

1. Identity of easement
firstly referred to in
above-mentioned plan
Easement to drain sewage 3 wide

SCHEDULE OF LOTS AFFECTED

Lots burdened	Lots benefitted
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: DP 262684

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

2. Identity of easement
secondly referred to
in above-mentioned plan
Easement to drain sewage
variable width

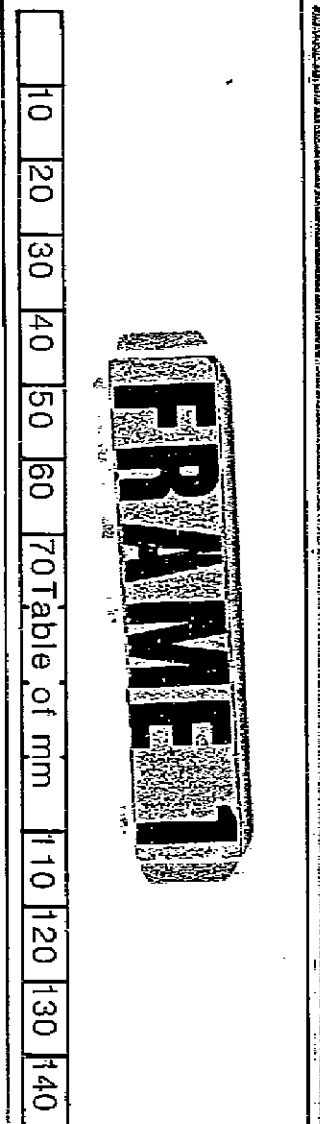
SCHEDULE OF LOTS AFFECTED

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

3. Identity of easement
thirdly referred to
in above-mentioned plan
Easement to drain water 3 wide

SCHEDULE OF LOTS ETC. AFFECTED

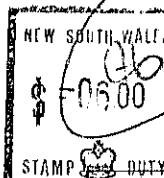
Lots burdened	Name of Road benefitted
35	Becker Road



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



RP65



REQUEST

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

T404111

A	1 of 2
\$ 50	

(1)

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 land above described
record in the Register the effect of the Deed made the 12th 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 12th January 1983

FOR ATTESTATION SEE ANNEXURE HERETO.

Whereby certify this 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)

Address and occupation of Witness

Signature of Applicant

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

LODGED THOMAS McDARRA & COMPANY SOLICITORS 16 FISHER ROAD, DEE WHY TEL. 982-6133 D.X. 9105 DEE WHY Delivery Box Number 520V		LOCATION OF DOCUMENTS CT OTHER Vol. 14690/244 Vol. 14690/245 Vol. 14690/246 Harewlth, <input checked="" type="checkbox"/> In R.G.O. with <input type="checkbox"/> Produced by General Credits Limited	
Checked EBB	Passed	REGISTERED 27-1-1983	Certificate of Title
Signed RA5	Extra Fee	Registrar General	

OFFICE USE ONLY

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 initialled 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., 12/701924). 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. Rous.
- (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 correctness 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., "AB 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

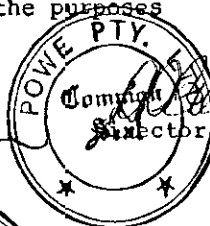
FIRST SCHEDULE DIRECTIONS									
(A)	FOLIO IDENTIFIER	(B)	DIRECTION	(C)	NAME				
SECOND SCHEDULE & OTHER DIRECTIONS									
(D)	FOLIO IDENTIFIER	(E)	DIRECTION	(F)	NOTFN TYPE	(G)	DEALING NUMBER	(H)	DETAILS

ANNEXURE TO REQUEST (RP65) DATED 12th 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.

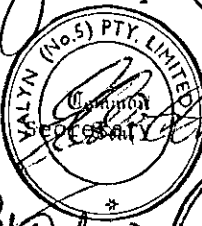
THE COMMON SEAL of POWE PTY. LIMITED)
was hereunto affixed by Order of the)
Board in the presence of:

Secretary



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

Secretary



Director

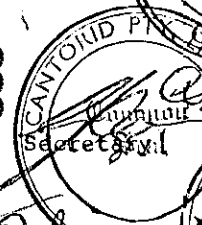
THE COMMON SEAL of DANJAK PTY. LIMITED)
was hereunto affixed by Order of the)
Board in the presence of:

Secretary



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

Secretary



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



Director

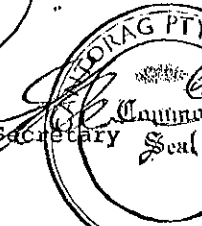
THE COMMON SEAL of DANJAS PTY. LIMITED)
was hereunto affixed by Order of the)
Board in the presence of:

Secretary



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

Secretary



Director



VARIATION OF RESTRICTIONS AS TO USER

5
46

BY THIS DEED made the 12th day of January 1982

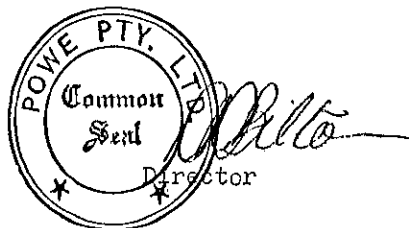
POWE PTY. LIMITED a company duly incorporated in the State of New South Wales and having its registered office at Suite 1, 1st Floor, Lot 12, Kularoo Drive Forster in the said State and VALYN NO. 5 PTY. LIMITED a company duly incorporated in New South Wales and having its registered office at c/o Cowan, 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



B

7

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

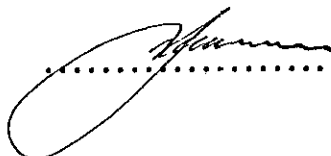


Director


Secretary

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.

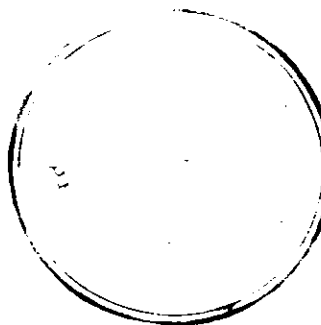

.....


WITNESS

SIGNATURE AND SEALS ONLY.

[Signature]
DIRECTOR

THE OFFICIAL SEAL OF HOUSEHOLD
FINANCIAL SERVICES
OFFICE



Crown Lands Office Approval
PLAN APPROVED
Authorized Officer
Land District
Paper No.
Field Book
Page

Council Clerk's Certificate

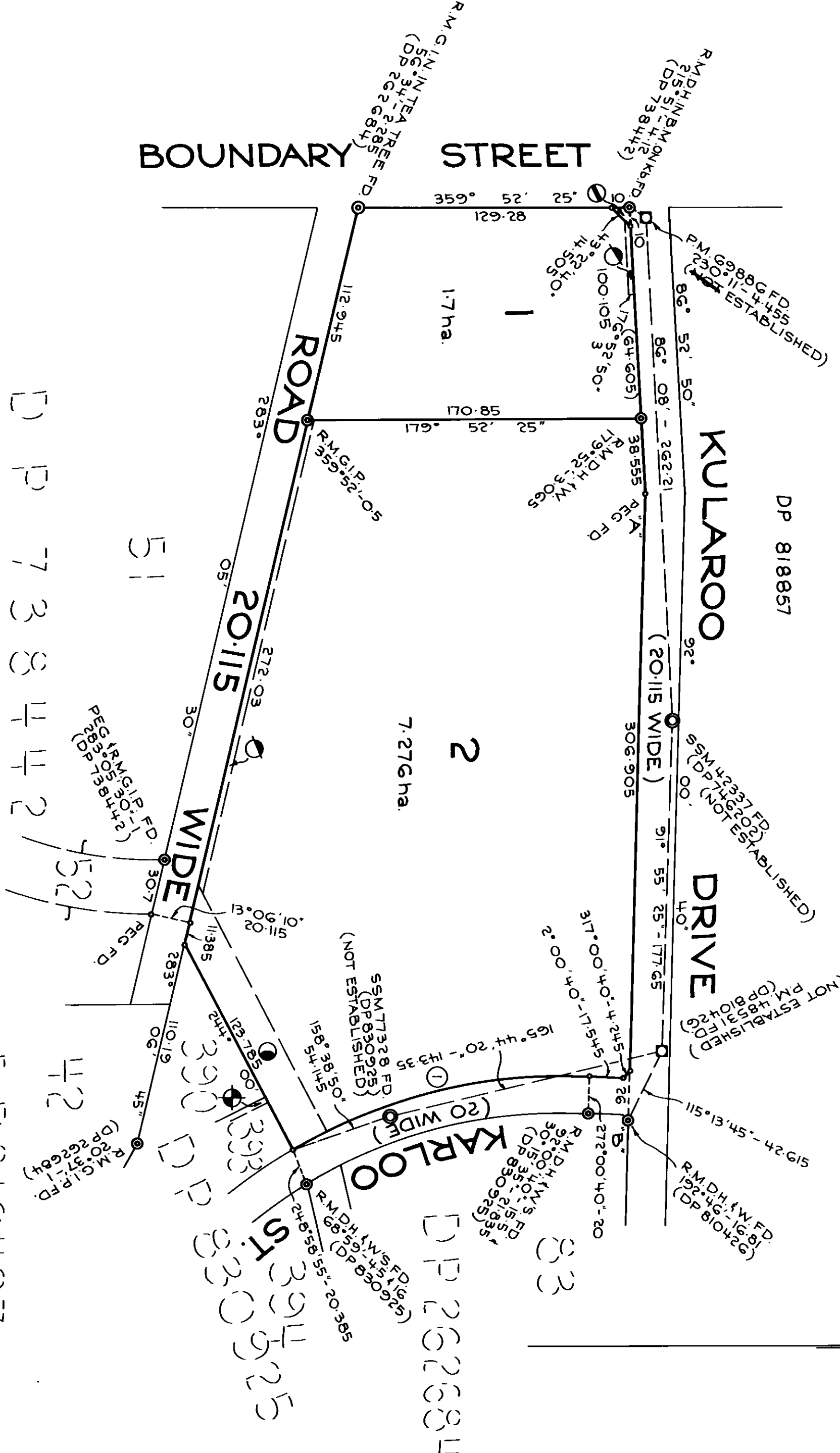
I hereby certify that -
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of section 44B of the Metropolitan Water, Sewerage and Drainage Act, 1904, as amended, have been complied with by the applicant in relation to the proposed subdivision.
(Insert "new road", "subdivision" or "consolidated lot") set out herein
Subdivision No.
Site
Signature
Council Clerk

Council File No.

*This part of certificate to be deleted where the application is only for a subdivision of land or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board.
† Delete if inapplicable.

UNRECORDED REFERENCE: 3104 / S.9A

N°	RAD.	ARC	CHORD
1	270	159	165° 08' 30" - 156715



- ROAD WIDENING
- EASEMENT TO DRAIN WATER 3 WIDE
- EASEMENT TO DRAIN WATER AND SEWAGE 20 WIDE VIDE DP830925
- EASEMENT TO DRAIN WATER 3 WIDE VIDE DP830925

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 833921	Registered: <i>[Stamp]</i> 11-10-1993
	C.A. No. 96/1993 OF 22-9-1993
	Title System: TORRENS
	Purpose: SUBDIVISION #
	Ref. Map: Z 5532-43
	Last Plan: DP 830925
PLAN OF SUBDIVISION OF LOT 384 DP 830925	
Lengths are in metres. Reduction Ratio 1:2000	
Name/Title GREAT LAKES	
Locality: FORSTER	
Parish: FORSTER	
County: GLOUCESTER	
This is sheet 1 of my plan in sheet (Delete if inapplicable).	
BRIAN ALBERT LIDBURY DECORATED SMITH (PARTNERS) (FORSTER) of 3, WHARF ST. FORSTER, N.S.W. 2230 a surveyor registered under the Surveyors Act, 1928, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulation 1980 and any special requirements of the Department of Lands, and was completed on 30-7-93	
Signature: <i>[Signature]</i> Deputy: <i>[Signature]</i> Datum: Line of Azimuth, "A" - "B" Insert date of survey.	
Plans used in preparation of survey/compilation: DP 262684, DP 738442, DP 746202, DP 810426, DP 830925.	
PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants. IT IS INTENDED TO DEDICATE THE ROAD WIDENING TO THE PUBLIC AS ROAD PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1964 IT IS INTENDED TO CREATE: 1. EASEMENT TO DRAIN WATER 3 WIDE	
Approved: <i>[Signature]</i> Council Clerk.	
STATUS OF SSM's ASCERTAINED THROUGH S.C.I.M.S ON 18.8.1993	

Y O O 2 A 1 A

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO
USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B CONVEYANCING
ACT, 1919**

Lengths are in metres

(Sheet 1 of 1 Sheets)

PART 1

Deposited Plan No:

DP 833921

Subdivision covered by
Council's Certificate
No 96 of 1993 22nd
day September 1993

Full name and address of
proprietor of the land:

DAVGLADE PTY LIMITED
110/40 Yeo Street
NEUTRAL BAY NSW 2089

1. Identity of easement
firstly referred to in
abovementioned Plan

Easement to drain water 3
wide

Schedule of Lots etc affected

Land Burdened

Land Benefited

Lot 1

The Council of the Shire of
Great Lakes

Lot 2

Lot 1

THE COMMON SEAL OF
DAVGLADE PTY LIMITED
WAS AFFIXED HERETO
IN THE PRESENCE OF:

.....
Secretary

.....
Director

THE COMMON SEAL of HOUSEHOLD
FINANCIAL SERVICES LIMITED
(A.C.N. 000 032 075) is hereby affixed
by authority of the Director in the
presence of:



Approved.
Michael O'Donoghue
Council Clerk.

.....
Director

.....
Secretary

REGISTERED



1-10-1993

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND
RESTRICTIONS AS TO USER INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

6

Lengths are in metres

(Sheet 1 of 8 Sheets)

PART 1

DP 880114

Subdivision covered by Council
Clerk's Certificate No. 26199

Full Name and address of
Proprietor of the land

Davglade Pty Limited
(ACN 003 574 687) of PO
Box 55 Cammeray 2062

1. Identity of easement or
restriction firstly referred to
in the abovementioned Plan:

Easement to drain sewage
3 wide

Schedule of Lots, etc., affected

Lots Burdened

Lots, name of road or authority
benefited

Lots 951, 952, 953, 958-968 inclusive,
973, 974 and 975

Mid Coast Water

2. Identity of easement or
restriction secondly referred to
in the abovementioned Plan:

Easement to drain water
5 wide

Schedule of Lots, etc., affected

Lots Burdened

Lots, name of road or authority
benefited

Lots 973, 974, 975 & 976

Great Lakes Council



INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND
RESTRICTIONS AS TO USER INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

Lengths are in metres (Sheet 2 of 6 Sheets)

DP 880114 PART 1

3. Identity of easement or restriction thirdly referred to in the abovementioned Plan: Easement to drain water 3 wide and Variable

Schedule of Lots, etc., affected

Lots Burdened Lots, name of road or authority benefited

Lot 955
Lot 961
Lot 962
Lot 963
Lot 964
Lot 965
Lot 966
Lot 967
Great Lakes Council
Lot 960
Lots 960, 961
Lots 964-968 incl
Lots 965-968 incl
Lots 966-968 incl
Lots 967 & 968
Lot 968

4. Identity of easement or restriction fourthly referred to in the abovementioned Plan: Power Reticulation Easement 1 wide

Schedule of Lots, etc., affected

Lots Burdened Lots, name of road or authority benefited

Lots 952, 957, 966 NorthPower

5. Identity of easement or restriction fifthly referred to in the abovementioned Plan: Restrictions on the use of land 1 wide

Schedule of Lots, etc., affected

Lots Burdened Lots, name of road or authority benefited

Lots 952, 957 and 966 NorthPower

h.

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND
RESTRICTIONS AS TO USER INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

Lengths are in metres (Sheet 3 of ⁶ Sheets)

DP 880114 PART 1

6. Identity of easement or restriction sixthly referred to in the abovementioned Plan: Restriction(s) on the Use of Land

Schedule of Lots, etc., affected

<u>Lots Burdened</u>	<u>Lots, name of road or authority benefited</u>
----------------------	--

Lots 951 to 975 Incl	Each and every lot except Lot 976
----------------------	-----------------------------------

PART 2

1. Terms of Power Reticulation Easement 1 wide fourthly referred to in the above Plan:

An easement for the transmission of electricity and for that purpose to install all necessary equipment (including transformers and underground transmission mains, wires 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 NorthPower to enter into and upon the easement or any part thereof at all reasonable times and to remain there for any reasonable time with surveyors, workmen, vehicles, things or persons and to bring and place and leave thereon and remove therefrom all necessary materials, machinery, implements and things provided that NorthPower and the persons authorised by it will take all reasonable precautions to ensure as little disturbance as possible to the surface of the easement and will restore that surface as nearly as practicable to its original condition.

2. Terms of Restrictions on the use of land fifthly referred to in the abovementioned Plan:

Within the land indicated as the servient tenement burdened by easement for power reticulation 1 metre wide, the owner shall not erect any structure on, over or under the easement or alter surface or undersurface and no trees or shrubs shall be planted grown or kept without the consent in writing of NorthPower or its successors.



INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND
RESTRICTIONS AS TO USER INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

Lengths are in metres (Sheet 4 of ⁶ Sheets)

DP. 880114 PART 2

3. Terms of Restriction of the Use of Land, sixthly referred to in the
abovementioned Plan:

(a) No building shall be erected or permitted to remain on any lot burdened that is construed with second hand materials, external roofing materials other than concrete or terracotta tiles, external walls 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 or gables in conjunction with all or any of the other materials in this clause referred to and the proportion of timber so used in relation to the external wall area shall not exceed 25% thereof PROVIDED THAT nothing in this covenant contained shall preclude or prohibit a building having the inner frame work of its external walls constructed of timber or other materials with an external brick face or veneer and provided also that as Davglade Pty Limited does not wish to discourage the use of certain metal roofing materials and certain texture coated materials for external walls it may approve the use of these on an individual basis.

(b) No garage or carport shall be erected or permitted to remain on any lot burdened unless it is located under the roof of the dwelling.

(c) No dwelling on any lot burdened shall have a minimum overall floor area measured to the external face of the dwelling of less than:

- (i) 120 square metres, if it is a single dwelling; or
- (ii) 85 square metres, if it is one of two or more attached or detached dwellings.

For the purposes of this restriction "overall floor area" excludes any patio, attached garage or carport.

(iii) No non-residential structure with a floor area greater than 12 sq metres shall be erected or permitted to remain on any lot burdened.

(d) No fence shall be erected or permitted to remain along the street frontage of any lot burdened or along the side boundary in front of the building alignment and otherwise no boundary fence shall be piling (unless lapped and capped) or exceed 1.524 metres in height. For the purpose of this covenant "street frontage" shall mean the street frontage to which the Lot has a permitted vehicular access.



INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND
RESTRICTIONS AS TO USER INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919

6

Lengths are in metres

(Sheet 5 of 8 Sheets)

DP. 880114

PART 2

- (e) No fencing shall be erected on any lot to divide it from any adjoining lot of which Davglade Pty Limited its successors and assigns other than Purchasers on sale remain registered proprietor without the consent of Davglade Pty Limited its successors or assigns but such consent shall not be withheld if such fences are erected without expense to Davglade Pty Limited its successors or assigns and in favour of any person dealing with the proprietors so erecting a fence consent shall have been deemed to have been given by Davglade Pty Limited its successors or assigns for the erection thereof.
- (f) There shall not be excavated carried away or removed or permitted to be excavated carried away or removed from any Lot burdened any earth, clay, stone, gravel, soil or sand except so far as may be necessary for the erection in accordance with the restrictions herein contained of any dwelling or swimming pool thereof or for any purposes incidental and/or ancillary thereto.
- (g) No "for sale" sign, advertisement, hoarding or similar structure shall be erected or displayed on any vacant lot at any time prior to 31st December, 1999 where the registered proprietor of any such lot is any person or corporation other than Davglade Pty Limited unless the sign, advertisement, hoarding or structure has received the written consent of Davglade Pty Limited.

NAME OF PERSON EMPOWERED TO RELEASE VARY OR MODIFY THE
RESTRICTIONS FIFTHLY REFERRED TO IN THE ABOVEMENTIONED PLAN:

NorthPower

NAME OF PERSON EMPOWERED TO RELEASE VARY OR MODIFY THE
RESTRICTIONS SIXTHLY REFERRED TO IN THE ABOVEMENTIONED PLAN:

Davglade Pty. Limited for five years from the date of registration of the Plan and thereafter the registered proprietors of lots adjoining the lot or lots for which a release variation or modification is proposed.

THE COMMON SEAL OF)
DAVGLADE PTY LIMITED was)
hereunto affixed in the)
presence of:)

REGISTERED



3.9.98

SECRETARY

Phing to
DIRECTOR

D.P. 880114

Sheet 6 of 6 Sheets.

Westpac Banking Corporation

ARBN 007 457 141

the Mortgagee under Mortgage

No. U905008... HEREBY

CONSENTS to the within

Section 88B Instrument

Dated this 1st day of September 1998

Westpac Banking Corporation

By its Attorneys

[Signature]
Attorneys for the Mortgagee
Westpac Banking Corporation
Level 10, 100 King Street Sydney
New South Wales 2000

Lawyer's Report: Not a Mortgagee

Power of Attorney dated the

3 February, 1994

Registered No. 300 Book 4043

[Signature]

BANK OFFICER (100 King Street Sydney)

Westpac Banking Corporation

Strata Schemes Management Regulation 1997

Repealed version for 1 July 2005 to 31 August 2005 (accessed 10 July 2019 at 11:23)

Schedule 1

Schedule 1 Model by-laws

(Clause 23)

Residential Schemes

1 Noise

An owner or occupier of a lot must not create any noise on a lot or the common property likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

2 Vehicles

An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with the prior written approval of the owners corporation.

3 Obstruction of common property

An owner or occupier of a lot must not obstruct lawful use of common property by any person except on a temporary and non-recurring basis.

4 Damage to lawns and plants on common property

An owner or occupier of a lot must not, except with the prior written approval of the owners corporation:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on common property, or
- (b) use for his or her own purposes as a garden any portion of the common property.

5 Damage to common property

- (1) An owner or occupier of a lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the prior written approval of the owners corporation.
- (2) An approval given by the owners corporation under subclause (1) cannot authorise any additions to the common property.
- (3) This by-law does not prevent an owner or person authorised by an owner from installing:
 - (a) any locking or other safety device for protection of the owner's lot against intruders or to improve safety within the owner's lot, or
 - (b) any screen or other device to prevent entry of animals or insects on the lot, or
 - (c) any structure or device to prevent harm to children, or

- (d) any device used to affix decorative items to the internal surfaces of walls in the owner's lot.
- (4) Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the building.
- (5) Despite section 62, the owner of a lot must:
 - (a) maintain and keep in a state of good and serviceable repair any installation or structure referred to in subclause (3) that forms part of the common property and that services the lot, and
 - (b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or structure referred to in subclause (3) that forms part of the common property and that services the lot.

6 Behaviour of owners and occupiers

An owner or occupier of a lot when on common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using common property.

7 Children playing on common property in building

An owner or occupier of a lot must not permit any child of whom the owner or occupier has control to play on common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain on common property comprising a laundry, car parking area or other area of possible danger or hazard to children.

8 Behaviour of invitees

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

9 Depositing rubbish and other material on common property

An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the owners corporation.

10 Drying of laundry items

An owner or occupier of a lot must not, except with the prior written approval of the owners corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building other than on any lines provided by the owners corporation for the purpose and there only for a reasonable period.

11 Cleaning windows and doors

An owner or occupier of a lot must keep clean all exterior surfaces of glass in windows and doors on the boundary of the lot, including so much as is common property, unless:

- (a) the owners corporation resolves that it will keep the glass or specified part of the glass clean, or

- (b) that glass or part of the glass cannot be accessed by the owner or occupier of the lot safely or at all.

12 Storage of inflammable liquids and other substances and materials

- (1) An owner or occupier of a lot must not, except with the prior written approval of the owners corporation, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.
- (2) This by-law does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

13 Moving furniture and other objects on or through common property

- (1) An owner or occupier of a lot must not transport any furniture or large object through or on common property within the building unless sufficient notice has first been given to the executive committee so as to enable the executive committee to arrange for its nominee to be present at the time when the owner or occupier does so.
- (2) An owners corporation may resolve that furniture or large objects are to be transported through or on the common property (whether in the building or not) in a specified manner.
- (3) If the owners corporation has specified, by resolution, the manner in which furniture or large objects are to be transported, an owner or occupier of a lot must not transport any furniture or large object through or on common property except in accordance with that resolution.

14 Floor coverings

- (1) An owner of a lot must ensure that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot.
- (2) This by-law does not apply to floor space comprising a kitchen, laundry, lavatory or bathroom.

15 Garbage disposal

- (1) An owner or occupier of a lot in a strata scheme that does not have shared receptacles for garbage, recyclable material or waste:
 - (a) must maintain such receptacles within the lot, or on such part of the common property as may be authorised by the owners corporation, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered, and
 - (b) must ensure that before refuse, recyclable material or waste is placed in the receptacles it is, in the case of refuse, securely wrapped or, in the case of tins or other containers, completely drained, or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and
 - (c) for the purpose of having the garbage, recyclable material or waste collected, must place the receptacles within an area designated for that purpose by the owners corporation and at a time not more than 12 hours before the time at which garbage, recyclable material or waste is normally collected, and

- (d) when the garbage, recyclable material or waste has been collected, must promptly return the receptacles to the lot or other area referred to in paragraph (a),
 - (e) must not place any thing in the receptacles of the owner or occupier of any other lot except with the permission of that owner or occupier, and
 - (f) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled from the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.
- (2) An owner or occupier of a lot in a strata scheme that has shared receptacles for garbage, recyclable material or waste:
- (a) must ensure that before refuse, recyclable material or waste is placed in the receptacles it is, in the case of refuse, securely wrapped or, in the case of tins or other containers, completely drained, or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and
 - (b) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled in the area of the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.

16 Keeping of animals

Note. Select option A, B or C. If no option is selected, option A will apply.

Option A

(1)

Subject to section 49 (4), an owner or occupier of a lot must not, without the prior written approval of the owners corporation, keep any animal (except fish kept in a secure aquarium on the lot) on the lot or the common property.

(2)

The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

Option B

(1)

Subject to section 49 (4), an owner or occupier of a lot must not, without the prior written approval of the owners corporation, keep any animal (except a cat, a small dog or a small caged bird, or fish kept in a secure aquarium on the lot) on the lot or the common property.

(2)

The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

(3)

If an owner or occupier of a lot keeps a cat, small dog or small caged bird on the lot then the owner or occupier must:

- (a) notify the owners corporation that the animal is being kept on the lot, and

- (b) keep the animal within the lot, and
- (c) carry the animal when it is on the common property, and
- (d) take such action as may be necessary to clean all areas of the lot or the common property that are soiled by the animal.

Option C

Subject to section 49 (4), an owner or occupier of a residential lot must not keep any animal on the lot or the common property.

17 Appearance of lot

- (1) The owner or occupier of a lot must not, without the prior written approval of the owners corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.
- (2) This by-law does not apply to the hanging of any washing, towel, bedding, clothing or other article as referred to in by-law 10.

18 Change in use of lot to be notified

An occupier of a lot must notify the owners corporation if the occupier changes the existing use of the lot in a way that may affect the insurance premiums for the strata scheme (for example, if the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes).

19 Provision of amenities or services

- (1) The owners corporation may, by special resolution, determine to enter into arrangements for the provision of the following amenities or services to one or more of the lots, or to the owners or occupiers of one or more of the lots:
 - (a) window cleaning,
 - (b) garbage disposal and recycling services,
 - (c) electricity, water or gas supply,
 - (d) telecommunication services (for example, cable television).
- (2) If the owners corporation makes a resolution referred to in subclause (1) to provide an amenity or service to a lot or to the owner or occupier of a lot, it must indicate in the resolution the amount for which, or the conditions on which, it will provide the amenity or service.

Note. Section 111 of the Act provides that an owners corporation may enter into an agreement with an owner or occupier of a lot for the provision of amenities or services by it to the lot or to the owner or occupier.

Smart Coast Conveyancing
Po Box 3
TUNCURRY NSW 2428

Owner Details

Daniel G Grothe

Property Details

Lot 2 SP 64709

Property Address

Unit 2/12 Karloo St 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.

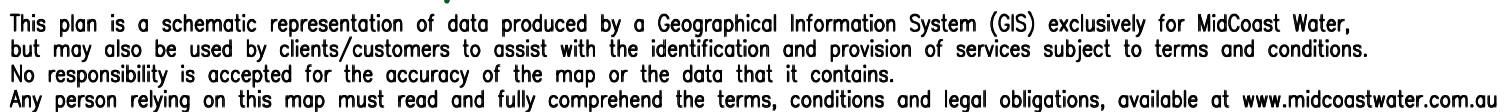
If you have any enquiries regarding this letter please telephone 1300 133 455

Dated: 13/09/2019

Director Water Services



Lot 2.....Sec.....D.P. SP64709.....



LEGEND			Scale: 1:500
W.C..... 1 Bath..... 2 Basin..... 3 Shower..... 4 K.Sink..... 5 Tubs..... 6 Gully..... 7 Vent..... 8 Floor Waste.... 9	Soil Vent Pipe...SVP Waste Stack.....WS Inspect. Shaft...IS Reflux Valve.....RV Tap Over.....TO Grease Arrestor..GA Urinal.....UR Low Level Vent..LLV Sewer Direction.. >	●Manhole ○ Inspection opening ——— Assumed location of existing sewer ☒Surcharge Gully	JUNCTION LOCATION Sewer Junction..... 318916 existing at..... 4.93metres from D.S.M.H.....(d=.....m) Depth of Junction approx..... 1.70m Depth of Riser approx.....m

PLANNING CERTIFICATE

Section 10.7
Environmental Planning & Assessment Act 1979

Cert No.	404 / 2020
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Applicant

SMART COAST CONVEYANCING
PO Box 3
TUNCURRY NSW 2428

Receipt No. :
Date of Issue : 6 September 2019
Ref : JG 19730:8213

Property Key : 30131

Property Description

2/12 Karloo Street, FORSTER NSW 2428
Lot 2 SP 64709

Owner (as recorded by Council):

Mr D G Grothe
7/45 Talara Rd
GYMEA NSW 2227

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)

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.

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.

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

SEPP NO. 1	DEVELOPMENT STANDARDS
SEPP NO. 21	CARAVAN PARKS
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. 64	ADVERTISING AND SIGNAGE
SEPP NO. 65	DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT
SEPP NO. 70	AFFORDABLE HOUSING (REVISED SCHEME)
SEPP	BUILDING SUSTAINABILITY INDEX: (BASIX) 2004
SEPP	HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY 2004
SEPP	STATE SIGNIFICANT PRECINCTS 2005
SEPP	MINING, PETROLEUM PRODUCTION & EXTRACTIVE INDUSTRIES 2007
SEPP	INFRASTRUCTURE 2007
SEPP	MISCELLANEOUS CONSENT PROVISIONS 2007
SEPP	EXEMPT AND COMPLYING DEVELOPMENT CODES 2008
SEPP	AFFORDABLE RENTAL HOUSING 2009
SEPP	STATE AND REGIONAL DEVELOPMENT 2011
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
SEPP	CONCURRENCES 2018
SEPP	PRIMARY PRODUCTION AND RURAL DEVELOPMENT 2019
DRAFT SEPP	SHORT-TERM RENTAL ACCOMMODATION 2019 [NSW]

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; Medical centres; Moorings; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Secondary dwellings; Seniors housing; Sewerage systems; Shop top housing; Tank-based aquaculture; 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.