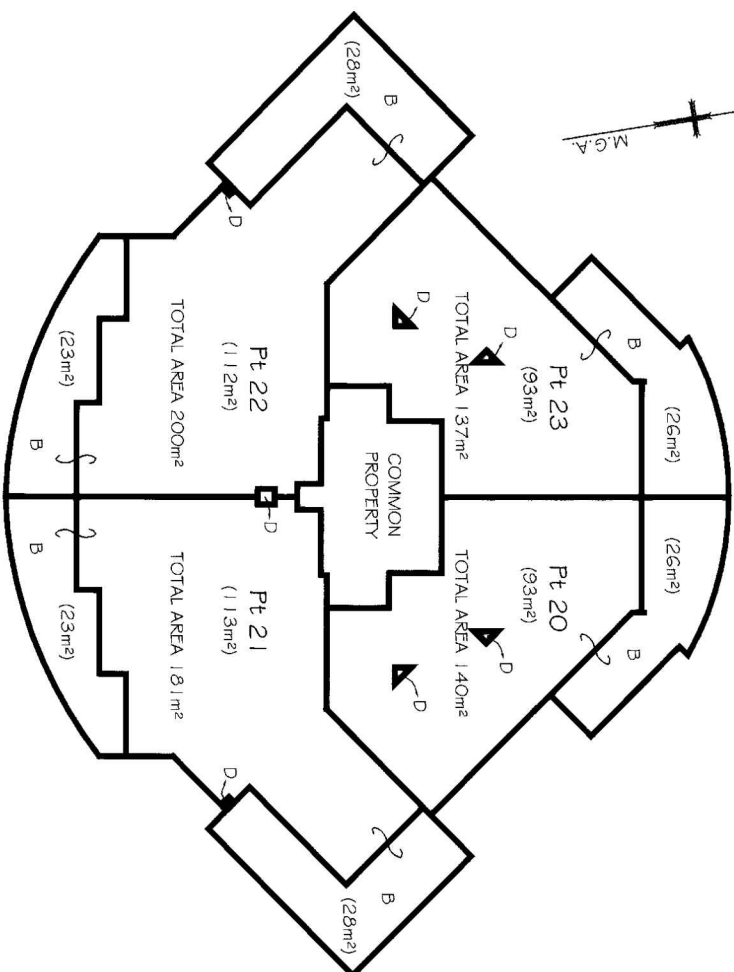
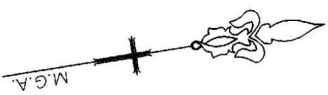


STRATA PLAN FORM 2

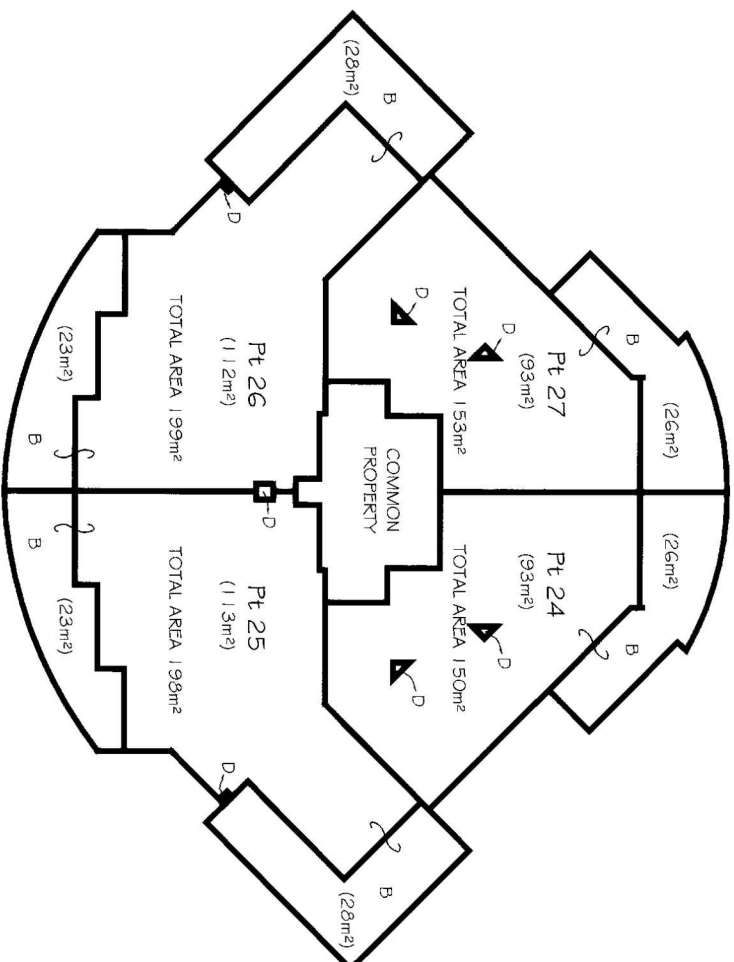
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 7 of 9 Sheets

SP76001



LEVEL 6



LEVEL 7

NOTES
ALL AREAS ARE APPROXIMATE.
B DENOTES BALCONY.
D DENOTES SERVICE DUCT.
SERVICE DUCTS ARE COMMON PROPERTY.
THE UPPER STRATUM OF BALCONYS IS LIMITED TO
THE UNDERSIDE OF THE BALCONY IMMEDIATELY ABOVE.

Reduction Ratio 1: 200

Lengths are in metres



Mark Seale
Registered Surveyor

Authorised Person / General Manager / Accredited Certifier

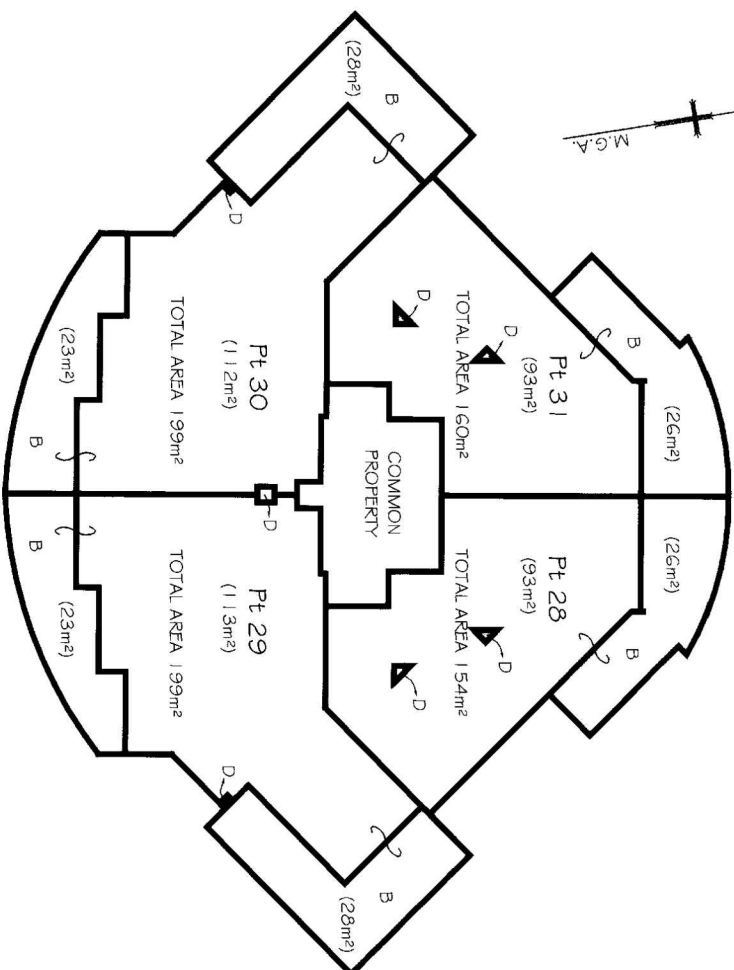
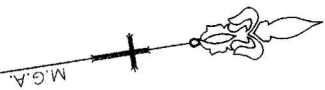
SURVEYOR'S REFERENCE: 41111

STRATA PLAN FORM 2

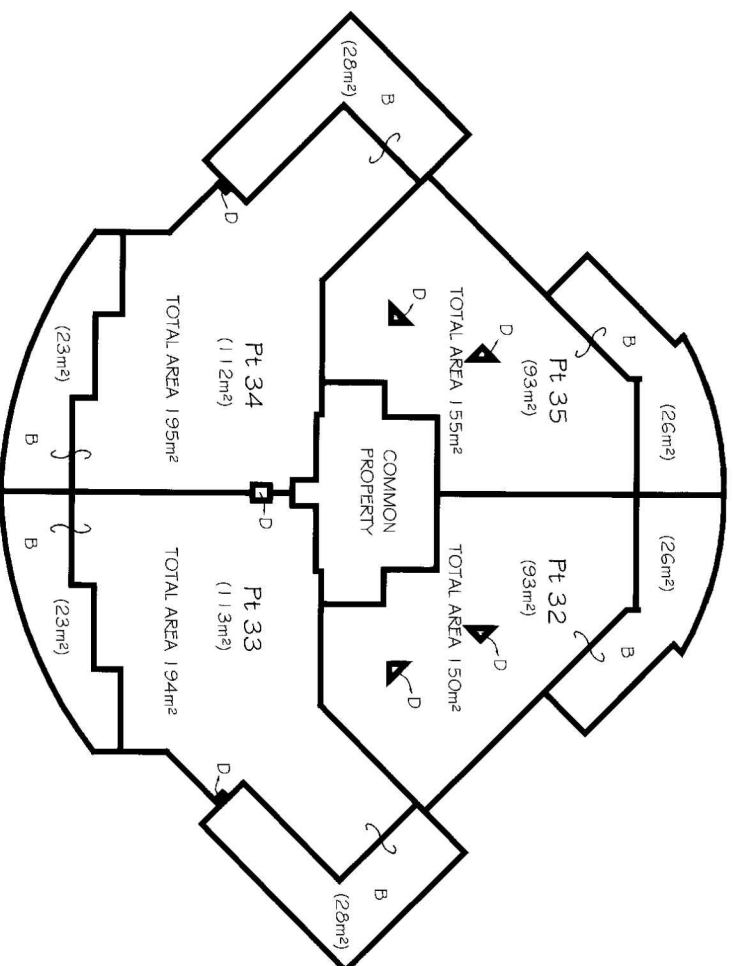
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 8 of 9 Sheets

SP76001



LEVEL 8



LEVEL 9

NOTES

ALL AREAS ARE APPROXIMATE.
B DENOTES BALCONY.
D DENOTES SERVICE DUCT.
SERVICE DUCTS ARE COMMON PROPERTY.
THE UPPER STRATUM OF BALCONYS IS LIMITED TO
THE UNDERSIDE OF THE BALCONY IMMEDIATELY ABOVE.

Reduction Ratio 1: 200

Lengths are in metres



Mark Seaborn
Registered Surveyor

Authorised Person/General Manager/Accredited Certifier

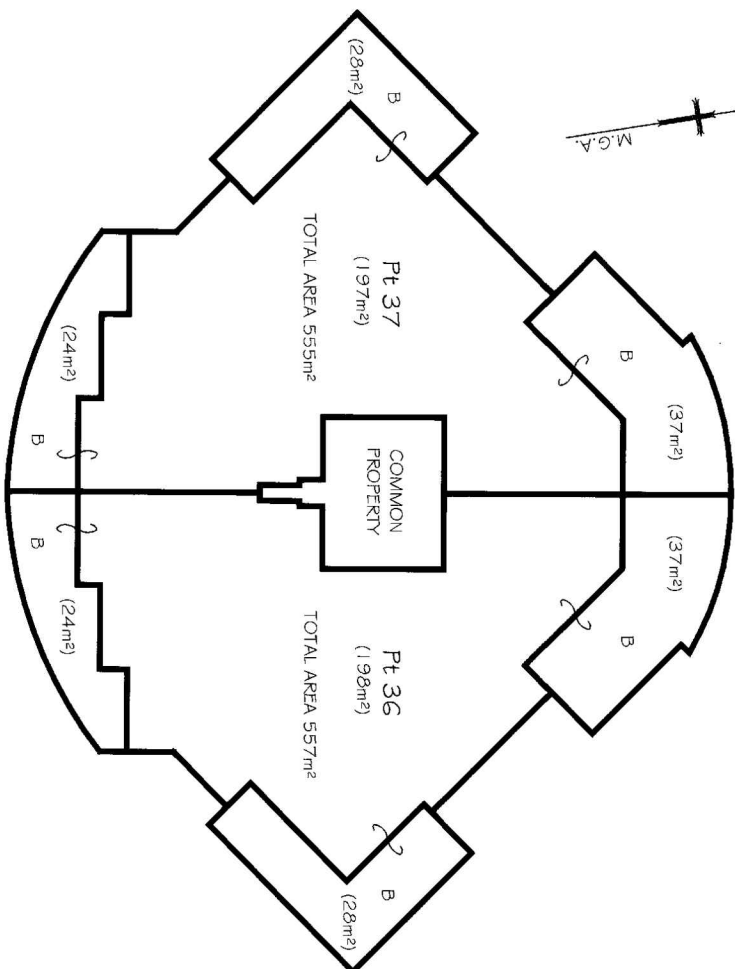
SURVEYOR'S REFERENCE: 41111

STRATA PLAN FORM 2

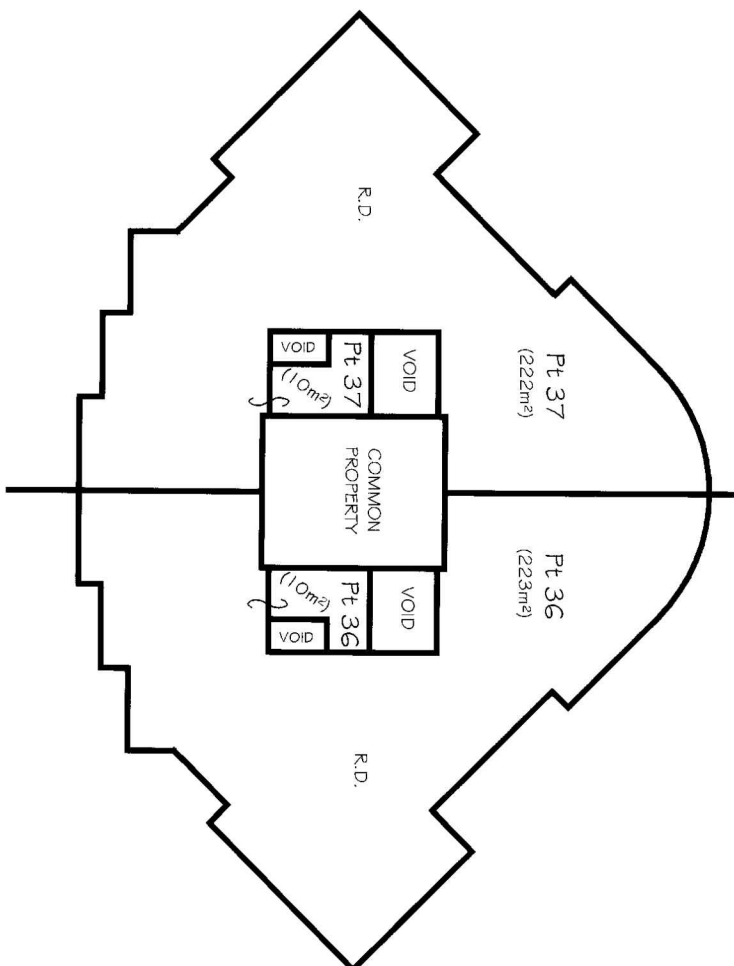
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 9 of 9 Sheets

SP76001



LEVEL 10



LEVEL 11

NOTES
ALL AREAS ARE APPROXIMATE.
B DENOTES BALCONY.
D DENOTES SERVICE DUCT.
SERVICE DUCTS ARE COMMON PROPERTY.
THE UPPER STRATUM OF BALCONYS IS LIMITED TO
THE UNDERSIDE OF THE BALCONY IMMEDIATELY ABOVE.
R.D. DENOTES ROOF DECK.
EXCEPT WHERE COVERED, THE UPPER STRATUM OF
THE ROOF DECKS ARE LIMITED TO 2.5 METRES ABOVE
THEIR FINISHED SURFACE.

Reduction Ratio 1: 200

Lengths are in metres



Mark Seaden
Registered Surveyor

[Signature]
Authorised Person/General Manager/Accredited Certifier

SURVEYOR'S REFERENCE: 41111

Form: 15CH

Release: 2.1

**CONSOLIDATION/
CHANGE OF BY-LAWS**

New South Wales

Strata Schemes Management Act 1

Real Property Act 1900



AP114285S

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE	For the common property CP/SP76001		
(B) LODGED BY	Document Collection Box 154U	Name, Address or DX, Telephone, and Customer Account Number if any SYDNEY SETTLEMENT AGENTS 131432K Reference: JK-SP76001	CODE CH

- (C) The Owners-Strata Plan No. 76001 certify that a special resolution was passed on 1/2/2019
- (D) pursuant to the requirements of section 141 of the Strata Schemes Management Act 2015, by which the by-laws were changed as follows—
- (E) Repealed by-law No. NOT APPLICABLE
- Added by-law No. Special By-Law2
- Amended by-law No. 13
- as fully set out below:
- See annexure "A"

CI

- (F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure "B"
- (G) The seal of The Owners-Strata Plan No. 76001 was affixed on 7 march 2019 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature: _____

Name: Kerry Kemp

Authority: STRATA MANAGER

Signature: _____

Name: _____

Authority: _____



ANNEXURE "A"

13. Changes to floor coverings and surfaces

(1) An owner or occupier of a lot must notify the owners corporation at least 21 days before changing any of the floor coverings or surfaces of the lot if the change is likely to result in an increase in noise transmitted from that lot to any other lot. The notice must specify the type of proposed floor covering or surface. The only acceptable floor covering for areas other than those excepted in 14(2) is carpet.

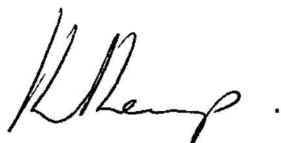
(2) This by-law does not affect any requirement under any law to obtain a consent to, approval for or any other authorization for the changing of the floor covering or surface concerned.

Special By-Law 2 Air conditioning

Air conditioning shall be installed with the approval of the Strata Committee. The strata committee has approved two standard installations, for Three bedroom and Two bedroom apartments. Installations shall be in accordance with these approved designs and shall be installed by professional trades. The Strata Committee via the Strata Manager will approve the installation taking account of the overall building infrastructure and compliance with the approved designs.

The written consent of the Owners Corporation is to be obtained prior to installation and photographs of the completed installation are required to be submitted to the Strata Manager upon completion. This consent will not be unreasonably withheld.

There will be a maximum of two exterior air conditioning units per balcony and such units are not to be stacked.



ANNEXURE "B"

SP 76001 – Sevan Apartments

STRATA SCHEMES MANAGEMENT REGULATION 2005

Schedule 1 – Model by-laws for 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 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 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, etc 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 owner's corporation.

(2) An approval given by the owner's corporation under subclause (1) cannot authorise any additions to the common property.

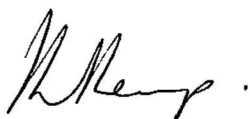
(3) This by-law does not prevent an owner or person authorised by an owner from installing:

- (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 of the Act, 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 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, etc

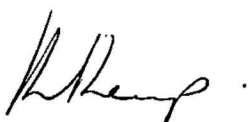
(1) Except in the circumstances referred to in Clause (2), an owner or occupier of a lot is responsible for cleaning all interior and exterior surfaces of glass in windows and doors on the boundary of the lot, including so much as is common property.

(2) The owners corporation is responsible for cleaning regularly all exterior surfaces of glass in windows and doors that 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. Changes to floor coverings and surfaces

(1) An owner or occupier of a lot must notify the owners corporation at least 21 days before changing any of the floor coverings or surfaces of the lot if the change is likely to result in an increase in noise transmitted from that lot to any other lot. The notice must specify the type of proposed floor covering or surface. The only acceptable floor covering for areas other than those excepted in 14(2) is carpet.

(2) This by-law does not affect any requirement under any law to obtain a consent to, approval for or any other authorization for the changing of the floor covering or surface concerned.

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 conditions and (except in the case of receptacles for recyclable material) adequately covered, and

(b) must ensure that before garbage, 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 anything 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 garbage, 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 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.

(3) An owner or occupier of a lot must:

- (a) comply with the local council's requirements for the storage, handling and collection of garbage, waste and recyclable material, and
- (b) notify the local council of any loss of, or damage to, receptacles provided by the local council for garbage, waste and recyclable material that are consistent with the local council's requirements.

16. Keeping of Animals

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 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.



20. Compliance with planning and other requirements

- (1) The owner or occupier of a lot must ensure that the lot is not used for any purpose that is prohibited by law.
- (2) The owner or occupier of a lot must ensure that the lot is not occupied by more persons than are allowed by law to occupy the lot.

21. Agreement with Caretaker and Letting Agent

(1) In accordance with Strata Schemes Management Act 1996 ("the Act"), the Owners Corporation has the power to appoint and enter into an Agreement or Agreements with a caretaker and/or a letting agent to provide caretaking, leasing, security, cleaning and operational services for the Strata Scheme.

(2) The caretaker's duties may include:

- a) caretaking, supervising and servicing the common property to a standard consistent with use of lots in the scheme as high class residential apartments;
- b) supervising the cleaning, repair, maintenance, renewal or replacement of common property and any personal property vesting in the Owners Corporation;
- c) providing services to the Owners Corporation and occupiers including without limitations, the services of a handy person, room cleaning and servicing, food and non-alcoholic drink service;
- d) providing a letting, property management and sales services
- e) supervising Owners Corporation employees and contractors;
- f) providing security services to the Owners Corporation;
- g) providing cleaning, pool cleaning and gardening services to the Owners Corporation
- h) supervising the strata scheme generally;
- i) anything else that the Owners Corporation agrees is necessary for the operation and management of the strata scheme; and
- j) Providing telecommunication services.

(3) The caretaker must comply with instructions from the Owners Corporation about performing its duties.

(4) The Owners Corporation must not, without the written consent of the caretaker, enter into more than one Caretaking Agreement or Letting Agreement under this by-law at any one time or revoke or vary this by-law without the written consent of the caretaker and/or letting agent 21.5. Any Caretaking Agreement entered into by the Owners Corporation pursuant to 21.1 will provide for the payment by the Owners Corporation to the caretaker of remuneration, fees or other consideration for providing the service and undertaking the duties in the Caretaking Agreement. No fees shall be payable by the Owners Corporation under any Letting Agreement.

(5) The Owners Corporation has the power to enter into any Agreement with a financier of the Caretaker or Letting Agent so that the financier's rights pursuant to any security arrangement between the Caretaker, Letting Agent and the financier can be enforced provided that such agreement does not in any way derogate the Owners Corporation's rights under the Caretaking or Letting Agreements or otherwise conflict with any by-laws associated with the Strata Scheme.



22. No Interference with Caretaker or Letting Agent
Registered 2007

The owners or occupier of a lot must not:

- a) interfere with or obstruct the caretaker/letting agent from performing the caretaker's/letting agent's duties under the Agreement referred to in by-law 21; or
- b) interfere with or obstruct the caretaker/letting agent from using any part of the common property designated by the Owners Corporation for use by the caretaker/letting agent.

23. Restriction on Competition with Caretaker or Letting Agent.
Registered 2007

(1) The owner or occupier of every lot except lot 3 must not on any lot or the common property, except with the written consent of the owner of lot 3 conduct or participate in the conduct of:

- a) the business of a letting agent, or
- b) the business of a pooled rent agency; or
- c) the business of on site Caretaker; or
- d) any other business activity that is either:
 - 1) an activity identical or substantially identical with any of the services relating to the management, control and administration of the parcel referred to in by-law 21 and/or any agreement; and/or
 - 2) an activity identical or substantially identical with any of the services provided to owners and occupiers of lots referred to in by-law 21 and/or any agreement; and/or
 - 3) an activity identical or substantially identical with any of the services relating to the letting of lots referred to in by-law 21 and/or any agreement
- e) The Owners Corporation must not, without written consent of the Caretaker and Letting Agent vary or revoke this By-Law.

Special By-Law 1. Electronic Delivery of Notices
Registered 2015

A document of notice may be served on the Owners Corporation its Secretary or Executive committee on the owner/s of a lot by electronic means if the person nominated as the email contact has given the Owners Corporation an email address for the service of notices and the documents is sent to that address. A notice or document served on an owner/s by email in accordance with this by-law is deemed to have been served when transmitted by the sender, providing the sender does not receive electronic notification of unsuccessful transmission, ie 'bounce back' or 'undeliverable', within 24 hours.



Special By-Law 2 Air conditioning

Air conditioning shall be installed with the approval of the Strata Committee. The strata committee has approved two standard installations, for Three bedroom and Two bedroom apartments. Installations shall be in accordance with these approved designs and shall be installed by professional trades. The Strata Committee via the Strata Manager will approve the installation taking account of the overall building infrastructure and compliance with the approved designs.

The written consent of the Owners Corporation is to be obtained prior to installation and photographs of the completed installation are required to be submitted to the Strata Manager upon completion. This consent will not be unreasonably withheld.

There will be a maximum of two exterior air conditioning units per balcony and such units are not to be stacked.

A handwritten signature in black ink, appearing to be 'R. King'.

Approved Form 10

FILM WITH

AP 114285

Created 2016 Certificate re Initial Period

The owners corporation certifies that in respect of the strata scheme:

that the initial period has expired.

The seal of The Owners - Strata Plan No. 76001 was affixed on 11 march 2019

in the presence of the following person(s) authorised by section 273 *Strata Schemes Management Act 2015* to attest the affixing of the seal.

Signature: R Kemp Name: Kerry Kemp Authority: Strata Manager



PLANNING CERTIFICATE

Information provided pursuant to SCHEDULE 4 of the
Environment Planning and Assessment Regulation 2000

APPLICANT: Infotrack Pty Ltd
135 King Street, Level 8
SYDNEY NSW 2000

Certificate No: PC2021/5991

Certificate Date: 21/10/2021

Property: UNIT 8/14-18 Head Street FORSTER NSW 2428

Title: Lot 8 SP 76001

Land No: 637193

Applicant's Ref: 2112120

IMPORTANT: Please read this certificate carefully.

The information provided in this certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date above. Please note, it is possible for changes to occur within a short time and we recommend you only rely upon a very recent certificate.

For more information on this Planning Certificate please contact our Customer Experience team on 02 7955 7777.

Adrian Panuccio
GENERAL MANAGER

SECTION 10.7(2)

The following matters relate to the land, as required by section 10.7(2) of the Environmental Planning and Assessment Act (1979) ("the Act").

ITEM 1 - Names of relevant planning instruments and DCPs

1. *The following environmental planning instruments apply to the carrying out of development on the land:*

Local Environmental Planning Instrument

Great Lakes Local Environmental Plan 2014

State Environmental Planning Policies

Affordable Rental Housing 2009
Building Sustainability Index: BASIX 2004
Coastal Management 2018
Concurrences and Consents 2018
Educational Establishments and Child Care Facilities 2017
Exempt and Complying Development Codes 2008
Housing for Seniors or People with a Disability 2004
Infrastructure 2007
Koala Habitat Protection 2020
Koala Habitat Protection 2021
Mining, Petroleum Production and Extractive Industries 2007
No 21—Caravan Parks
No 33—Hazardous and Offensive Development
No 36—Manufactured Home Estates
No 50—Canal Estate Development
No 55—Remediation of Land
No 64—Advertising and Signage
No 65—Design Quality of Residential Apartment Development
No 70—Affordable Housing (Revised Schemes)
Primary Production and Rural Development 2019
State and Regional Development 2011
Vegetation in Non-Rural Areas 2017

Detailed information on the local environmental plans and State Environmental Planning Policies listed in this certificate is available at [NSW Legislation – In force legislation](#)

2. *The following proposed environmental planning instruments apply to the carrying out of development on the land and are or have been the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979:*

The following proposed environmental planning instruments apply to the land:

No proposed State Environmental Planning instruments apply to the land.

No proposed Local Environmental Planning instruments apply to the land.

Detailed information on draft environmental planning instruments is available at the NSW Department of Planning, Industry and Environment [Current LEP Proposals](#) website; or MidCoast Council's [Current Planning Proposals and DCP Amendments](#) website.

Detailed information on draft State Environmental Planning Policies is available at the NSW Department of Planning, Industry and Environment [Draft Plans and Policies](#) and [State Environmental Planning Policies](#) review program websites.

3. *The following development control plans apply to the carrying out of development on the land:*

Great Lakes Development Control Plan 2014

ITEM 2 - Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP)

1. (a)-(d) Zoning details in the instruments identified in ITEM 1(1) above

Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To achieve increased population density in locations that support the business centre.
- To provide for tourist and visitor accommodation in appropriate locations.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Boat launching ramps; Car parks; Centre-based child care facilities; Community facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Helipads; Home-based child care; Home businesses; Information and education facilities; Jetties; Moorings; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential accommodation; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Service stations; Sewerage systems; Shop top housing; Signage; Tourist and visitor accommodation; Water recreation structures; Water supply systems

4 Prohibited

Dwelling houses; Farm stay accommodation; Pond-based aquaculture Rural workers' dwellings; Tank-based aquaculture; Any other development not specified in item 2 or 3

Detailed information on the land zone mapping is available at the NSW Department of Planning, Industry and Environment [ePlanning Spatial Viewer](#) website; or MidCoast Council's [Online Mapping](#) website.

Additional permitted uses

No Additional Permitted Use provisions apply to this land.

(e) *Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?*

No fixed minimum land dimensions apply to this land.

(f) *Does the land include or comprise critical habitat?*

The land does not include or comprise critical habitat.

(g) *Is the land within a conservation area?*

Note: excluding conservation areas otherwise identified under Item 9A - biodiversity certified land; Item 10 – biodiversity stewardship site; Item 10A – Native vegetation clearing set asides; or Item 12 – Property vegetation plans.

No, the land is not identified as being within a conservation area.

(h) *Is there an item of environmental heritage on the land?*

No environmental planning instrument identifies an item of environmental heritage on the land.

2. (a)-(d) *Zoning details in any draft instruments identified in ITEM 1(2) above*

The following proposed environmental planning instruments apply to the land and propose a change to the land zone or land uses that are allowed on the land:

No proposed environmental planning instruments apply to the land.

Detailed information on draft environmental planning instruments is available at the NSW Department of Planning, Industry and Environment [Current LEP Proposals](#) website; or MidCoast Council's [Current Planning Proposals and DCP Amendments](#) website.

Detailed information on draft State Environmental Planning Policies is available at the NSW Department of Planning, Industry and Environment [Draft Plans and Policies](#) and [State Environmental Planning Policies](#) review program websites.

Additional permitted uses

No proposed environmental planning instruments apply to the land that propose an additional permitted use.

(e) *Are there development standards applying to the land, which fix minimum land dimensions for the erection of a dwelling house on the land?*

No proposed environmental planning instruments include a development standard to fix a minimum land dimension for the erection of a dwelling house on the land.

(f) Does the land include or comprise critical habitat?

No proposed environmental planning instruments include or comprise critical habitat on the land.

(g) Is the land within a draft conservation area (however described)?

Note: excluding conservation areas otherwise identified under Item 9A - biodiversity certified land; Item 10 – biodiversity stewardship site; Item 10A – Native vegetation clearing set asides; or Item 12 – Property vegetation plans.

No proposed environmental planning instrument identifies the land as being within a draft conservation area.

(h) Is there a draft item of environmental heritage situated on the land?

No proposed environmental planning instrument identifies a draft item of environmental heritage on the land.

ITEM 2A - Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Is the land identified within any zone under Part 3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, a Precinct Plan, or a Proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act?

No, the Land is not located within a Sydney Regional Growth Centre.

ITEM 3 – Complying Development Exclusions

The extent to which complying development may be carried out on the land, under clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008?

Complying development may or may not be carried out on the subject land under an Environmental Planning Policy.

Council does not have sufficient information to determine the extent to which specific complying development may or may not be carried out.

For further information on complying development, please refer to the NSW Government Planning Portal at <https://www.planningportal.nsw.gov.au/onlinecdc>

ITEM 4 – (Repealed)

ITEM 4A – (Repealed)

ITEM 4B – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Has the owner (or any previous owner) of the land consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

No, the land is not subject to annual charges under the Local Government Act 1993 for coastal protection works.

ITEM 5 – Mine subsidence

Is the land proclaimed to be in a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017?

No, the land is not in a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

ITEM 6 – Road widening and road realignment

Is the land affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993; or*
- (b) Any environmental planning instrument; or*
- (c) Any resolution of the Council?*

No, the land is not identified as being affected by a proposed road widening or realignment under the provisions above.

ITEM 7 – Council and other public authority policies on hazard risk restrictions

(a) Whether or not the land is affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of:-

- | | |
|-------------------------|----|
| (i) land slip | No |
| (ii) bushfire | No |
| (iii) tidal inundation | No |
| (iv) subsidence | No |
| (v) acid sulphate soils | No |
| (vi) land contamination | No |
| (vii) Other Risk | No |

(b) **Whether or not the land is affected by a policy adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council that restricts the development of the land because of the likelihood of:-**

(i) land slip	No
(ii) bushfire	No
(iii) tidal inundation	No
(iv) subsidence	No
(v) acid sulphate soils	No
(vi) land contamination	No
(vii) Other Risk	No

ITEM 7A – Flood related development controls information

NOTE: The information provided in Item 7A is based on the data and information presently available to the Council and on development controls in force as at the date of this certificate. The identification of land as not being subject to flood related development controls does not mean that the land is not or may not be subject to flooding or that the land will not in the future be subject to flood related development controls, as additional data and information regarding the land become available.

1. **Whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.**

No, the land is not affected by flood related development controls.

2. **Whether or not development on the land or part of the land for any other purpose is subject to flood related development controls.**

No, the land is not subject to flood related development controls associated with an identified Probable Maximum Flood (PMF) within an adopted Council policy or environmental planning instrument.

Details relating to flood risk and flood planning levels may be provided on a Flood Level Certificate. The application form is available at <https://www.midcoast.nsw.gov.au/Council/Forms-Library/Certificates> on Council's website.

ITEM 8 – Land reserved for acquisition

Is there an environmental planning instrument, or proposed environmental planning instrument referred to in clause 1 which makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Environmental Planning and Assessment Act 1979?

No, the land is not identified in the Land Acquisition Layer of the local environmental plan or a draft environmental planning instrument.

ITEM 9 – Contributions plans

The name of each contributions plan applying to the land is:-

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

ITEM 9A - Biodiversity certified land

Is the land biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 (including land certified under Part 7AA of the Threatened Species Conservation Act 1995)?

Note. Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

No, the land is not identified as biodiversity certified land.

ITEM 10 – Biodiversity stewardship sites

Has Council been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (including biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995)?

Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

No, Council has not been notified that the land is a biodiversity stewardship site.

ITEM 10A – Native vegetation clearing set asides

Under section 60ZC of the Local Land Service Act 2013, has Council been notified by Local Land Services (or is it registered in the public register under that section) that the land contains a set aside area?

No, Council has not been notified that the land contains a native vegetation clearing set asides site.

ITEM 11 – Bush fire prone land

No, the land is not identified as bushfire prone land.

ITEM 12 – Property vegetation plans

Has Council been notified (by the person or body that approved the plan) of the existence of a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applying to the land?

No, Council has not been advised that an approved Property Vegetation Plan applies to this land and continues in force under Part 4 of the Native Vegetation Act 2003.

ITEM 13 – Orders under Trees (Disputes Between Neighbours) Act 2006

Has Council been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land?

No, Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 that affects the subject land.

ITEM 14 – Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979 that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No, there is no direction by the Minister in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979, that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, applying to the land.

ITEM 15 – Site compatibility certificates and conditions for seniors housing

(a) Has a current site compatibility certificate (seniors housing), of which the Council is aware, been issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

No, Council is not aware of a current site compatibility certificate (seniors housing) issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land.

(b) Have any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

No, Council is not aware of a condition of consent being imposed in terms of a kind referred to in clause 18(2) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of development on the land.

ITEM 16 – Site compatibility certificates for infrastructure, schools or TAFE establishments

Has a valid site compatibility certificate (infrastructure) or a site compatibility certificate (schools or TAFE establishments), of which the Council is aware, been issued?

No, Council is not aware of a site compatibility verification certificate for infrastructure, schools or TAFE establishments on the land.

ITEM 17 – Site compatibility certificates and conditions for affordable rental housing

- 1. *Has a current site compatibility certificate (affordable rental housing), of which the Council is aware, been issued in respect of proposed development on the land?***

No, Council is not aware of a site compatibility verification certificate for affordable rental housing on the land.

- 2. *Have any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 been imposed as a condition of consent to a development application in respect of the land?***

No, Council is not aware of a condition of consent being imposed in terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 in respect of development on the land.

ITEM 18 – Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.**

A development plan has not been adopted that applies to the land.

- (2) The date of any subdivision order that applies to the land.**

A subdivision order does not apply to the land.

ITEM 19 – Site verification certificates

Has Council been made aware of a current site verification certificate that has been issued in respect of the land?

No, Council is not aware of a current site verification certificate that applies to the land.

ITEM 20 – Loose – fill asbestos insulation

Has Council been notified that the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

No, Council has not been notified that the land is identified on the register of residential premises under Division 1A of Part 8 of the Home Building Act 1989.

ITEM 21 – Affected building notices and building product rectification orders

1. Is any affected building notice in force in respect of the land?

No, Council is not aware of any notice of intention to make a building product rectification order on the land which is outstanding.

2. Is any building product rectification order in force in respect of the land that has not been fully complied with?

No, Council is not aware of any building product rectification order is in force on the land that has not been fully complied with.

3. Has a notice of intention to make a building product rectification order been given in respect of that land that is outstanding?

No, Council is not aware of any notice of intention to make a building product rectification order on the land which is outstanding.

NOTE 1 – Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters to be specified in planning certificates:-

(a) *At the date of this certificate, is the land (or part of the land) to which this certificate relates significantly contaminated land?*

No, the land is not declared to be significantly contaminated land under Part 3 of the Contaminated Land Management Act 1997 at the date of issue of the certificate.

(b) *At the date of this certificate, is the land to which this certificate relates subject to a management order?*

No, the land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997 at the date of issue of the certificate.

- (c) ***At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?***

No, the land is not subject to an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997 at the date of issue of the certificate.

- (d) ***At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?***

No, the land is not subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997 at the date of issue of the certificate.

- (e) ***At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?***

No, Council has not been provided with a site audit statement that applies to the land within the meaning of the Contaminated Land Management Act 1997 at the date of issue of the certificate.

GENERAL INFORMATION

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referred to in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is provided only to the extent that the Council has been notified by the Department of Planning.

Any enquiries regarding State and Regional Environmental Planning Policies should be directed to the Department of Planning at [http:// www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

Please contact Council's Customer Service team for further information about this Planning Certificate.

Adrian Panuccio
GENERAL MANAGER



2 Biripi Way
Taree NSW 2430

21 October 2021

Infotrack Pty Ltd
135 King Street, Level 8
SYDNEY NSW 2000

Our Ref: ENG2021/2426

Owner Details
B Lane & S Lane

Property Details

Lot 8 SP 76001

Property Address

UNIT 8/14-18 Head Street 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 7955 7777.

Dated: 21/10/2021

Director Water Services

SEWER DRAINAGE DIAGRAM

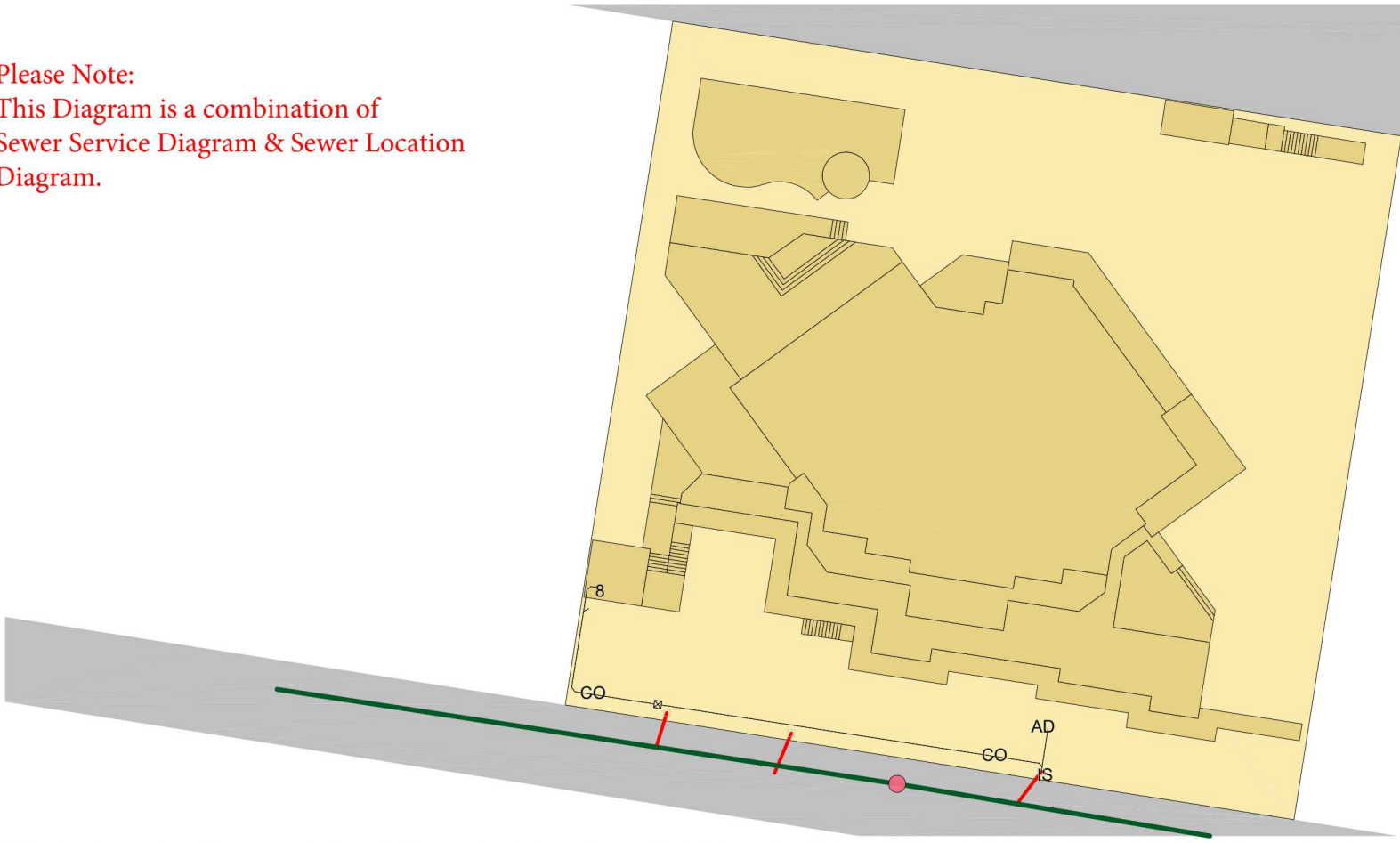
Lot 1 -37.....Sec.....D.P. SP76001.....

Address. HEAD ST 14-18.....Town. FORSTER.....




HEAD S

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



This plan is a schematic representation of data produced by a Geographical Information System (GIS) exclusively for MidCoast Water, but may also be used by clients/customers to assist with the identification and provision of services subject to terms and conditions. No responsibility is accepted for the accuracy of the map or the data that it contains. Any person relying on this map must read and fully comprehend the terms, conditions and legal obligations, available at www.midcoastwater.com.au

Scale: 1:500		LEGEND		 <div>MIDCOAST council</div>	
JUNCTION LOCATION					
Sewer Junction.....304160.....		W.C.....1			●Manhole
existing at.....61.11.....metres		Bath.....2			○Inspection opening
from D.S.M.H.....(d=.....m)		Basin.....3	Assumed location of existing sewer	
Depth of Junction approx.....1.27.....m		Shower.....4		☒Surcharge Gully	
Depth of Rise approx.....1.27.....m		K.Sink.....5			
Document Set No: 1508899		Tubs.....6			
Version: 1, Version Date: 10/03/2021		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....>			