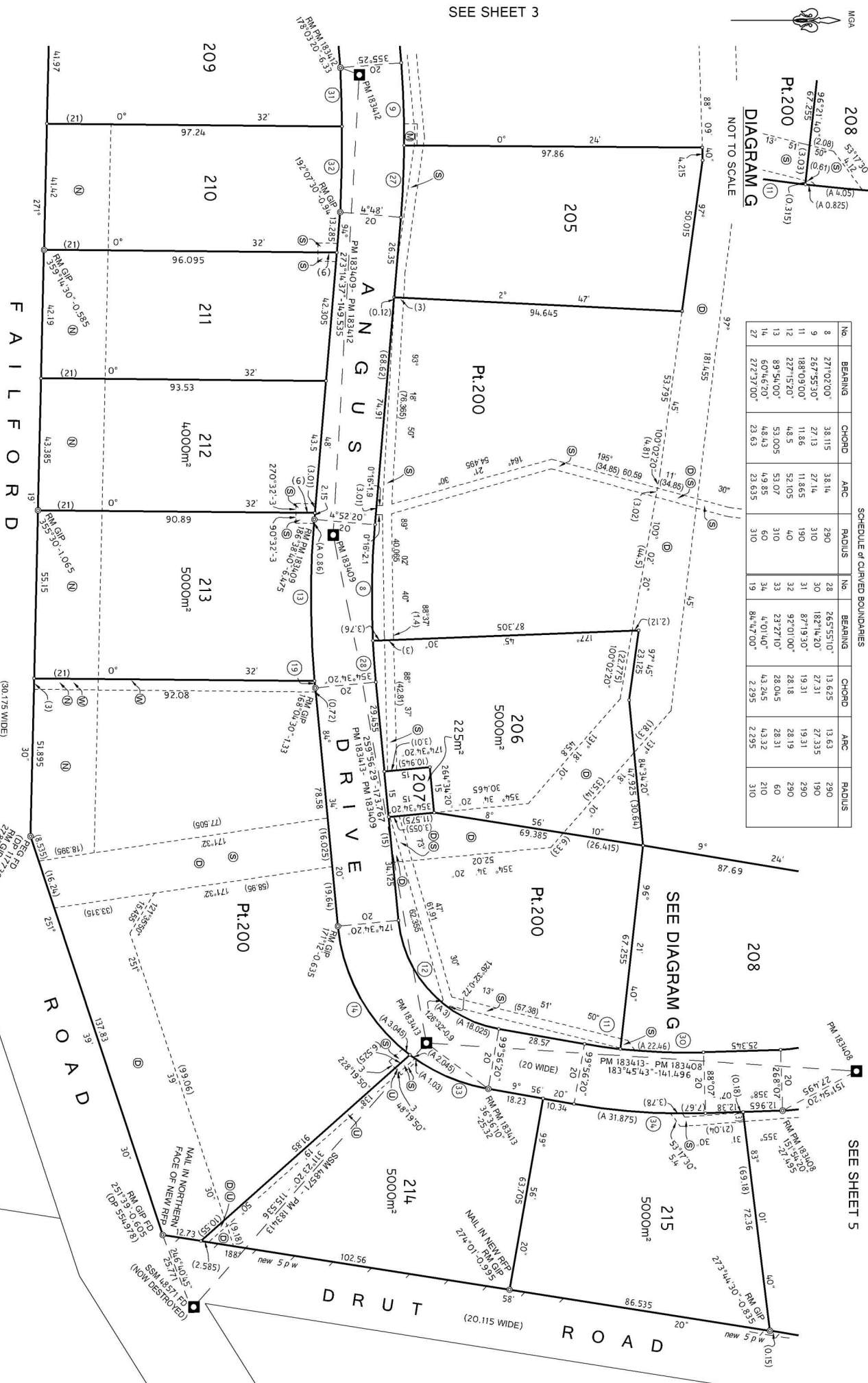


SCHEDULE OF CURVED BOUNDARIES									
No.	BEARING	CHORD	ARC	RADIUS	No.	BEARING	CHORD	ARC	RADIUS
8	271°02'00"	38.115	38.14	290	28	265°55'10"	13.625	13.63	290
9	267°55'30"	27.13	27.14	310	30	182°14'20"	27.31	27.335	190
11	188°09'00"	11.86	11.865	190	31	87°19'30"	19.31	19.31	290
12	227°15'20"	48.5	52.105	40	32	97°01'00"	28.18	28.19	290
13	89°54'00"	53.005	53.07	310	33	23°27'10"	28.045	28.31	60
14	60°46'20"	48.43	49.85	60	34	4°01'40"	43.245	43.32	210
27	272°37'00"	23.63	23.635	310	19	84°47'00"	2.295	2.295	310



① EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE ② EASEMENT FOR WATER SUPPLY PIPELINES 3 WIDE ③ EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH ④ EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE & VARIABLE ⑤ EASEMENT FOR DRAINAGE OF WATER 2 WIDE	Surveyor: GREGORY ALAN CRISP MOGLASHAN & CRISP PTY LTD PO BOX 139 TAREE Date of Survey: 29.6.17 Surveyor's Ref: FS15/5209/2 2017/M7100 (1375) ADDITIONAL SHEETS	PLAN OF SUBDIVISION OF LOT 1 DP 1177392	LGA: MID-COAST Locality: FAIRFORD Subdivision No: SR 52018 Lengths are in metres. Reduction Ratio 1:800	Registered: 16.11.2017	DP1236728
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DP1236728

WARNING:CREASING OR FOLDING WILL LEAD TO REFLECTION

Sheet 5 of 5 sheets

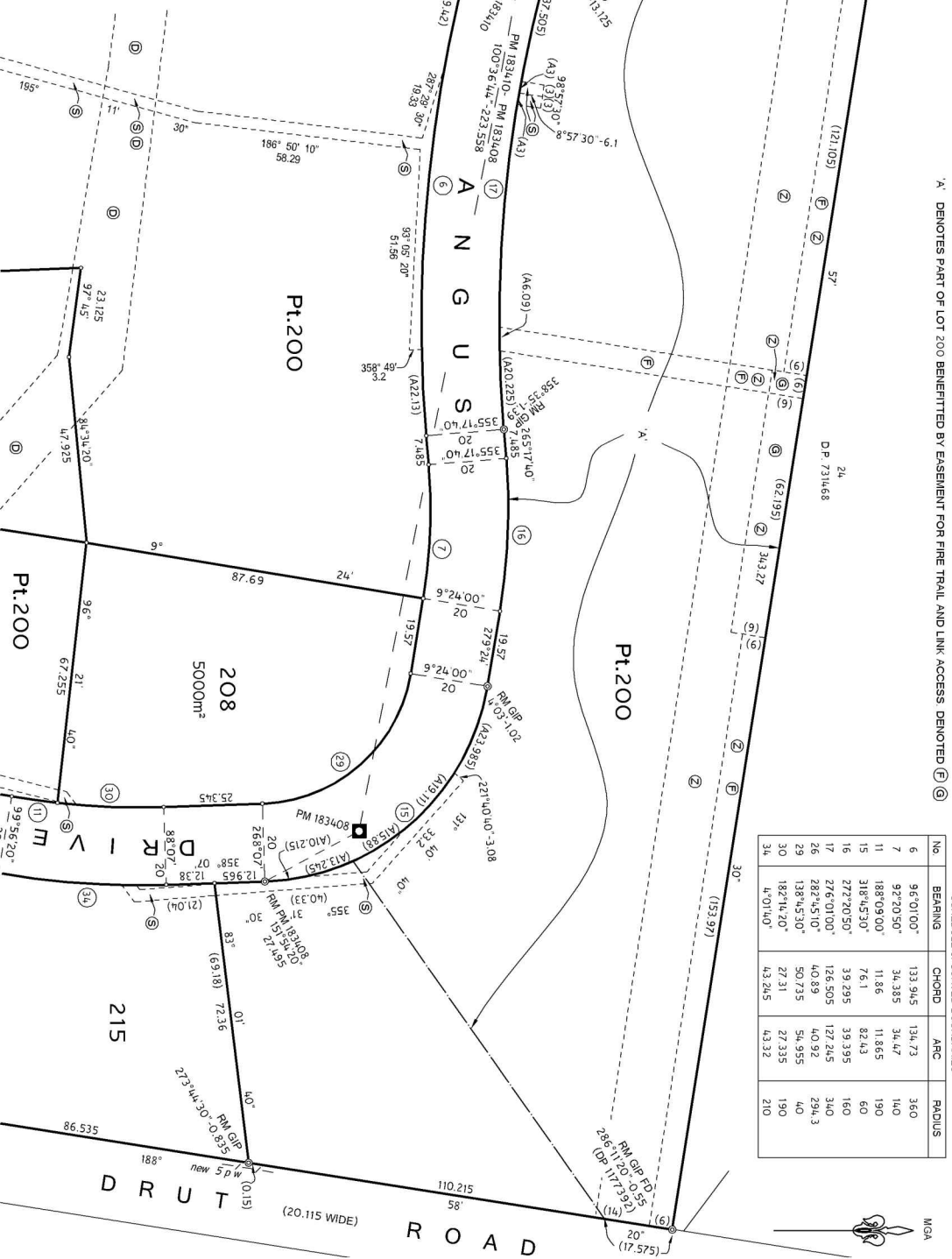
PLAN FORM 2

'A' DENOTES PART OF LOT 200 BENEFITTED BY EASEMENT FOR FIRE TRAIL AND LINK ACCESS DENOTED (F) (S)

SCHEDULE OF CURVED BOUNDARIES				
No	BEARING	CHORD	ARC	RADIUS
6	96°01'00"	133.945	134.73	360
7	92°20'50"	34.385	34.47	140
11	188°09'00"	11.865	11.865	190
15	318°45'30"	76.1	82.43	60
16	272°20'50"	39.295	39.395	160
17	276°01'00"	126.505	127.245	340
26	282°45'10"	40.92	40.92	294.3
29	138°45'30"	50.735	54.955	190
30	182°14'20"	27.31	27.335	190
34	4°01'40"	43.245	43.32	210

SURVEYING & SPATIAL INFORMATION REGULATION 2012				
CLAUSES 35(1)(b) & 61(2)				
MARK	EASTING	NORTHING	CLASSORDER	METHOD
P.M.16149	447 809 891	6 449 445 461	B 2	SCIMS
S.S.M.48571	448 558 257	6 449 254 902	A 1	SCIMS
P.M.16107	447 728 432	6 449 891 921	B 2	SCIMS
P.M.18305	448 120 485	6 449 842 273	B 2	CAD TRAV PLACED
P.M.18306	447 904 732	6 449 800 331	B 2	CAD TRAV PLACED
P.M.18307	447 969 32	6 449 460 099	B 2	CAD TRAV PLACED
P.M.18308	448 480 884	6 449 472 388	B 2	CAD TRAV PLACED
P.M.18309	448 300 571	6 449 300 922	B 2	CAD TRAV PLACED
P.M.18310	448 261 232	6 449 513 554	B 2	CAD TRAV PLACED
P.M.18311	447 999 413	6 449 300 561	B 2	CAD TRAV PLACED
P.M.18312	448 151 332	6 449 309 38	B 2	CAD TRAV PLACED
P.M.18313	448 471 604	6 449 331 259	B 2	CAD TRAV PLACED
P.M.18314	447 894 68	6 449 440 324	B 2	CAD TRAV PLACED
COMBINED SCALE FACTOR 0.939628 ZONE 56				
SOURCE S.C.I.M.S. DATED 1ST AUGUST 2017				

SEE SHEET 4



Surveyor: GREGORY ALAN CRISP  
MAGDOOSHAN & CRISP PTY LTD  
P.O. BOX 139 TAREE  
Date of Survey: 29.6.17  
Surveyor's Ref: F515/5209/2  
2017M7100 (1375) ADDITIONAL SHEETS

PLAN OF  
SUBDIVISION OF LOT 1 DP 11773932

LGA: MID-COAST  
Locality: FAIRFORD  
Subdivision No: SR 5/2018  
Lengths are in metres. Reduction Ratio 1:800

Registered  
16.11.2017

DP1236728

PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 4 sheet(s)

Registered:  16.11.2017

Office Use Only

Title System: TORRENS

Purpose: SUBDIVISION

DP1236728

Office Use Only

PLAN OF SUBDIVISION OF LOT 1 DP1177392

LGA: MID-COAST

Locality: FAILFORD

Parish: TUNCURRY

County: GLOUCESTER

Crown Lands NSW/Western Lands Office Approval

I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature: .....

Date: .....

File Number: .....

Office: .....

Survey Certificate

I, GREGORY ALAN CRISP .....  
of McGLASHAN & CRISP PTY LTD PO BOX139 TAREE.....

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

\*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on 29/6/2017

\*(b) The part of the land shown in the plan (being lots.....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on; ..... the part not surveyed was compiled in accordance with that Regulation.

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

Signature: *Greg Crisp* Dated: *29/6/17*

Surveyor ID: 882.....

Datum Line: 'X'-'Y' .....

Type: Urban

The terrain is Level

\*Strike through if inapplicable.

\*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Subdivision Certificate

I, *JOHN DOUGHERTY* .....  
\*Authorised Person/\*General Manager/\*Accredited Certifier, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: *[Signature]*Accreditation number: *-*Consent Authority: *MID-COAST COUNCIL*Date of endorsement: *6-10-17*Subdivision Certificate number: *SR 5/2018*File number: *DA 40/2011*

\*Strike through if inapplicable.

Statements of intention to dedicate public roads, public reserves and drainage reserves.

IT IS INTENDED TO DEDICATE HEREFORD PLACE AND ANGUS DRIVE TO THE PUBLIC AS PUBLIC ROAD

*MID-COAST COUNCIL ACCEPTS THE DEDICATION OF THE PUBLIC ROADS.*

*[Signature]*  
**John Dougherty**  
Manager Property &  
Commercial Services  
MidCoast Council

Plans used in the preparation of survey/compilation.

DP11773692

If space is insufficient continue on PLAN FORM 6A

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

Surveyor's Reference: F515/5209/2

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 4 sheet(s)

Registered:



16.11.2017

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 1 DP1177392

DP1236728

Subdivision Certificate number: ...SR5/2018.....

Date of Endorsement: ...6-10-17.....

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED AND IN TERMS OF THE ACCOMPANYING INSTRUMENT IT IS INTENDED TO CREATE:

1. EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 7 WIDE
2. EASEMENT FOR OVERHEAD POWERLINES 10 WIDE
3. EASEMENT FOR FIRE TRAIL AND LINK ACCESS 6 WIDE
4. EASEMENT FOR FIRE TRAIL AND LINK ACCESS 9 WIDE
5. EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
6. EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE & VARIABLE
7. EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE
8. EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE
9. EASEMENT FOR WATER SUPPLY PIPELINE 3 WIDE
10. RESTRICTION ON THE USE OF LAND
11. POSITIVE COVENANT
12. RESTRICTION ON THE USE OF LAND
13. POSITIVE COVENANT
14. RESTRICTION ON THE USE OF LAND
15. EASEMENT FOR DRAINAGE OF WATER 21 WIDE

If space is insufficient use additional annexure sheet

Surveyor's Reference: F515/5209/2



PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

Registered:



16.11.2017

Office Use Only

Office Use Only

DP1236728

PLAN OF SUBDIVISION OF LOT 1 DP1177392

Subdivision Certificate number: SR5/2018

Date of Endorsement: 6-10-17

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot No.	Street number	Street name	Street type	Locality
200	N/A	Angus	Drive	Failford
201	N/A	Hereford	Place	Failford
202	N/A	Angus	Drive	Failford
203	N/A	Angus	Drive	Failford
204	N/A	Angus	Drive	Failford
205	N/A	Angus	Drive	Failford
206	N/A	Angus	Drive	Failford
207	N/A	Not Applicable	Sewer Pump Station	Failford
208	N/A	Angus	Drive	Failford
209	N/A	Angus	Drive	Failford
210	N/A	Angus	Drive	Failford
211	N/A	Angus	Drive	Failford
212	N/A	Angus	Drive	Failford
213	N/A	Angus	Drive	Failford
214	N/A	Angus	Drive	Failford
215	N/A	Angus	Drive	Failford

If space is insufficient use additional annexure sheet

Surveyor's Reference: F515/5209/2

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheet(s)

Registered:



16.11.2017

Office Use Only

Office Use Only

DP1236728

PLAN OF SUBDIVISION OF LOT 1 DP1177392

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: SR 5-2018Date of Endorsement: 6/10/17

Executed by Hozcole Pty Limited ACN 161 842 066  
by its duly authorised Attorney, John Richard Hoswell  
Pursuant to Power of Attorney Registered Book 4730 No. 114.

Signature of Attorney: *John Richard Hoswell*

Name of Attorney: John Richard Hoswell

I certify that I am an eligible witness and  
that the delegate signed in my presence:

Signature of Witness: *Greg Crisp*Name of Witness: GREGORY ALAN CRISP

Address of Witness: 44 BAYVIEW CRES  
TAREE NSW 2430

If space is insufficient use additional annexure sheet

Surveyor's Reference: F515/5209/2

**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.**

(Sheet 1 of 12 sheets)

**Plan: DP1236728**

Plan of Subdivision of  
 Lot 1 in DP1177392 covered by  
 Subdivision Certificate No **SR512018**  
 Dated: **6-10-17**

**Full name and address of  
 Proprietor of land:**

Hozcole Pty Ltd,  
 PO Box 137  
 DOUBLE BAY NSW 1360

**Part 1 (Creation)**

Number of Item shown in the Intention Panel on the plan	Identity of easement, profit a Prendre, restriction or positive covenant to be created and referred to in the plan	Burdened Lot (s) or Parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Easement for Multi-Purpose Electrical Installation 7 wide	200	Essential Energy
2	Easement for Overhead Powerlines 10 Wide	200	Essential Energy
3	Easement for Fire Trail and Link Access 6 wide	200 201 202 203	201,202 & 203 Pt 'A' of Lot 200, 202 & 203 Pt 'A' of Lot 200, 201 & 203 Pt 'A' of Lot 200, 201 & 202
4	Easement for Fire Trail and Link Access 9 wide	200 202	201,202 & 203 Part 'A' of Lot 200, 201 & 203
5	Easement for Drainage of Water Variable Width	200, 201, 206 & 214	Mid-Coast Council
6	Easement for Drainage of Sewage 3 wide & variable	200, 201, 202, 203, 204, 205, 206, 208, 209, 210, 211, 212, 213, 214 & 215	Mid-Coast Council
7	Easement for Asset Protection Zone 20 wide	200, 201, 202 & 203	Mid-Coast Council

*GN*

**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.**

(Sheet 2 of 12 sheets)

**Plan: DP1236728**

Plan of Subdivision of  
 Lot 1 in DP1177392 covered by  
 Subdivision Certificate No **SR5 | 2018**  
 Dated: **6-10-17**

Number of Item shown in the Intention Panel on the plan	Identity of easement, profit a Prendre, restriction or positive covenant to be created and referred to in the plan	Burdened Lot (s) or Parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
8	Easement for Underground Powerlines 2 wide	214	Essential Energy
9	Easement for Water Supply Pipeline 3 Wide	200	Mid-Coast Council
10	Restriction on the Use of Land	203, 205, 206, 208, 212, 213, 214 & 215	Mid-Coast Council
11	Positive Covenant	201, 202 & 203	Every other Lot
12	Restriction on the Use of Land	209, 210, 211, 212 & 213	Mid-Coast Council
13	Positive Covenant	200, 201, 202, 203, 204, 205, 206, 208, 209, 210, 211, 212, 213, 214 & 215	Mid-Coast Council
14	Restriction on the Use of Land	200, 201, 202, 203, 204, 205, 206, 208, 209, 210, 211, 212, 213, 214 & 215	Every other lot
15	Easement for Drainage of Water 21 Wide	200 213 212 211 210	209, 210, 211, 212 & 213 209, 210, 211 & 212 209, 210 & 211 210 & 209 209

*GAL*

**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.**

(Sheet 3 of 12 sheets)

**Plan: DP1236728**

Plan of Subdivision of  
Lot 1 in DP1177392 covered by  
Subdivision Certificate No **SR5/2018**  
Dated: **6-10-17**

## **PART 2**

**1. Terms of Easement, profit a prendre, restriction or positive covenant firstly referred to in the plan**

Easement for Multi-Purpose Electrical Installation the terms of which are set out in Part C of Memorandum AG189384 as registered at Land and Property Information.

**2. Terms of Easement, profit a prendre, restriction or positive covenant secondly referred to in the plan.**

Easement for Overhead Powerlines 10 wide the terms of which are set out in Part A of Memorandum AG189384 as registered at Land and Property Information.

**3. Terms of Easement, profit a prendre, restriction or positive covenant thirdly & fourthly referred to in the plan.**

Easement for Fire Trail & Link Access 6 Wide & 9 Wide the terms of which are set-out in Chapter 4.1.3(3) Access – Fire Trails and Chapter 4.2.7 in Planning for Bushfire Protection 2006.

**4. Terms of Easement, profit a prendre, restriction or positive covenant fifthly referred to in the plan.**

Easement for Drainage of Water Variable Width the terms of which are set out in Part 7 of Schedule 4a of the Conveyancing Act 1919, and further that the Registered Proprietor agrees it will not:

- Place or permit to be placed any services or structures within the easement site, or
- alter the surface of the easement site, or
- do or permit to be done anything that restricts access to the easement site by the Council, or
- plant or allow to grow vegetation that would impede the passage of stormwater flows within the easement site, or
- construct any fence with an opening of less than 100mm that would impede the flow of stormwater within the easement site

without the written permission of the Council and in accordance with such conditions as the Council may reasonably impose.

**5. Terms of Easement, profit a prendre, restriction or positive covenant sixthly referred to in the plan.**

1. The Council may:

a. drain:

- gases or,
- sewage, sullage, other fluid wastes and all waste material and fluid,
- any form of recycled sewage or waste,
- in any quantities,
- whether intended for treatment, re-use or distribution,
- through, under, or over the easement site and

*GR*

**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.**

(Sheet 4 of 12 sheets)

**Plan: DP1236728**

Plan of Subdivision of  
Lot 1 in DP1177392 covered by  
Subdivision Certificate No **SR5/2018**  
Dated: **6-10-17**

- b. do anything reasonably necessary for that purpose, including:
- entering the lot burdened using the most practical route (with or without vehicles, plant, equipment and materials) at all reasonable times (and at any time in the event of an emergency), and
  - installing its own gates, locks, roads, tracks, bridges and other means of access on to the lot burdened, and
  - taking anything on to the lot burdened, and
  - opening the soil of the easement site to such extent as may be necessary, and
  - using any existing line of pipes, and
  - carrying out works, such as constructing, placing, repairing or maintaining pipes and/or equipment, and
  - trimming or removing any vegetation from the lot burdened that could destroy, damage or interfere with any installation or equipment of the Council, or could prevent reasonable access to the easement site, and
  - removing any unauthorised encroachments from the easement site and recovering the costs of carrying out the removal work and repairing any damage to the equipment by the unauthorised encroachment, and
  - remaining on the easement site for any reasonable time.

2. In exercising these powers, the Council must:

- a. ensure all work is done properly, and
- b. cause as little inconvenience as practicable to the owner and any occupier of the lot burdened, and
- c. cause as little damage as is practicable to the lot burdened and any improvement on it, and
- d. restore the easement site as nearly as practicable to its former condition, and
- e. make good any collateral damage.

3. The landowner agrees that it will not:

- place or permit to be placed any services or structures within the easement site, or
- alter the surface of the easement site, or
- do or permit to be done anything that restricts access to the easement site by the Council, or
- plant or allow to grow vegetation other than low or horizontal growing grasses within the easement site

without the written permission of the Council and in accordance with such conditions as the Council may reasonably impose.

4. The following definitions apply:

- 4.1 "the Council" means Mid-Coast Council its successors and assigns (which may exercise its rights by any persons authorised by it).

*GM*

**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.**

(Sheet 5 of 12 sheets)

**Plan: DP1236728**

Plan of Subdivision of  
Lot 1 in DP1177392 covered by  
Subdivision Certificate No **SR5/2018**  
Dated: **6-10-17**

- 4.2 "Drain" includes draining or pumping and whether by a gravity main or in a rising main or in a vacuum rising main and whether under positive or negative pressure or neither.
- 4.3 "Easement site" means the part of the lot burdened as the site of an easement for drainage of sewage.
- 4.4 "Equipment" means all equipment installed or used by Mid-Coast Council in installing, repairing, replacing, maintaining or constructing its pipes or everyday means of utilising the easement.
- 4.5 "Fluid" means and includes fluid of any description or kind
- 4.6 "Gases" means and includes gases of any description or kind.
- 4.7 "Installing" includes constructing, repairing, replacing, maintaining, modifying, using and removing.
- 4.8 "Landowner" means the Registered Proprietor of the lot burdened and its successors and assigns (including those claiming under or through the Registered Proprietor).
- 4.9 "Lot burdened" means the land which has the burden of rights created by any document which refers to this memorandum.

This easement is intended to be an easement in gross under Section 88A of the Conveyancing Act 1919 and this easement may be released varied or modified by the Council.

**6. Terms of Easement, profit a prendre, restriction or positive covenant seventhly referred to in the plan.**

No landscaping, construction, work or development (as defined in the Environmental Planning and Assessment Act 1979 (NSW)) is to be placed within the area noted Easement for Asset Protection Zone 20 wide unless the landscaping, construction, works or development takes the form of and is maintained in the form of an "Asset Protection Zone" as defined in section 4.1.3 and Appendix 5 of the publication "Planning for Bushfire Protection 2006" and as recommended in the publication "Standards for Asset Protection Zones" issued by The Rural Fire Service.

**7. Terms of Easement, profit a prendre, restriction or positive covenant eighthly referred to in the plan.**

Easement for Underground Powerlines 2 Wide the terms of which are set out in Part B of Memorandum AG189384 as registered at Land and Property Information.

**8. Terms of Easement, profit a prendre, restriction or positive covenant ninthly referred to in the plan.**

1. The Council may:

- a. Drain water in any quantities through, under, or over the easement site and:
- b. Do anything reasonably necessary for that purpose, including:
  - entering the lot burdened using the most practical route (with or without vehicles, plant, equipment and materials) at all reasonable times (and at any time in the event of an emergency), and
  - installing its own gates, locks, roads, tracks, bridges and other means of access on to the lot burdened, and
  - taking anything on to the lot burdened, and

*GAC*



**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.**

(Sheet 6 of 12 sheets)

**Plan: DP1236728**

Plan of Subdivision of  
Lot 1 in DP1177392 covered by  
Subdivision Certificate No **SR5/2018**  
Dated: **6-10-17**

- opening the soil of the easement site to such extent as may be necessary, and
- using any existing line of pipes, and
- carrying out works, such as constructing, placing, repairing or maintaining pipes and/or equipment, and
- trimming or removing any vegetation from the lot burdened that could destroy, damage or interfere with any installation or equipment of the Council, or could prevent reasonable access to the easement site, and
- removing any unauthorised encroachments from the easement site and recovering the costs of carrying out the removal work and repairing any damage to the equipment by the unauthorised encroachment, and
- remaining on the easement site for any reasonable time.

2. In exercising these powers, the Council must:

- a. Ensure all work is done properly, and
- b. Cause as little inconvenience as practicable to the owner and any occupier of the lot burdened, and
- c. Cause as little damage as is practicable to the lot burdened and any improvement on it, and
- d. Restore the easement site as nearly as practicable to its former condition, and
- e. Make good any collateral damage.

3. The landowner agrees that it will not:

- place or permit to be placed any services or structures within the easement site, or
- alter the surface of the easement site, or
- do or permit to be done anything that restricts access to the easement site by the Council, or
- plant or allow to grow vegetation other than low or horizontal growing grasses within the easement site

without the written permission of the Council and in accordance with such conditions as the Council may reasonably impose.

4. In this memorandum and any document which refers to it the following definitions apply:

- 4.1 "the Council" means Mid-Coast Council its successors and assigns (which may exercise its rights by any persons authorized by it).
- 4.2 "Drain" includes draining or pumping or running and whether by a gravity main or in a rising main or in a vacuum rising main and whether under positive or negative pressure or neither.
- 4.3 "Easement site" means the part of the lot burdened as the site of an easement for drainage of water.
- 4.4 "Equipment" means all equipment installed or used by the Council in installing, repairing, replacing, maintaining or constructing its pipes or everyday means of utilizing the easement

*GAN*

**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.**

(Sheet 7 of 12 sheets)

**Plan: DP1236728**

Plan of Subdivision of  
Lot 1 in DP1177392 covered by  
Subdivision Certificate No **SR5/2018**  
Dated: **6-10-17**

- 4.5 "Installing" includes constructing, repairing, replacing, maintaining, modifying, using and removing.
- 4.6 "Landowner" means the Registered Proprietor of the lot burdened and its successors and assigns (including those claiming under or through the Registered Proprietor).
- 4.7 "Lot Burdened" means the land which has the burden of rights created by any document which refers to this memorandum.
- 4.8 "Water" includes water of any type regardless of its source, application or purpose and includes recycled water whether its original source is effluent, stormwater or saltwater and includes raw water, bore water and any other potable water.

This easement is intended to be an easement in gross under Section 88A of the Conveyancing Act 1919 and this easement may be released by the Council.

**9. Terms of Easement, profit a prendre, restriction or positive covenant tenthly referred to in the plan.**

- a. No clearing, removal or injury shall be caused to any Protected tree unless written notification is received by the Registered Proprietor of the land by Council's Tree Management Officer approving the pruning or removal of any Protected Tree shown in the Property Vegetation Plan lodged as dealing AG696247 at Land and Property Information.
- b. No building or other structure shall be erected and no landform modification (stockpiling of any material, excavation, trenching, cut or fill) or the re-direction or direction of water shall be undertaken within the primary root zone of the trunk of any protected Tree, except where written notification is received by the Registered Proprietor of the land by Council's Tree Management Officer or where an investigation by a level 5 arborist demonstrates (to Council's satisfaction) that the erection of a building or structure could be undertaken within this zone without obvious risks to the health and stability of the Protected tree and without compromising the safety of life and property. The primary root zone is defined as the ground area that is within a radius from the trunk of each individual tree that is 11-times the trunk diameter (measured at breast height) of that tree.

**10. Terms of Easement, profit a prendre, restriction or positive covenant eleventhly referred to in the plan.**

The Registered Proprietor shall maintain the area shown as Easement for Fire Trail and Link Access 6 Wide and 9 Wide to comply with Section 4.1.3(3) and Appendix 5 of "Planning for Bushfire Protection 2006" or such other Act, Regulation or Publication amending, replacing or repealing same.

**11. Terms of Easement, profit a prendre, restriction or positive covenant twelfthly referred to in the plan.**

No vehicular access to Failford Road is permitted.

The Registered Proprietor shall not maintain the landscaping planting or alter the surface of the roadside mound along the southern boundary unless in accordance with the Council approved Roadside Mound Planting Plan by Boomerang Environment and Landscape dated February 2016 and the Council Approved Construction Plans dated 29.6.2016 and registered as 7R-108 by McGlashan & Crisp Pty Ltd or as permitted by Mid-Coast Council.

*GAH*

**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.**

(Sheet 8 of 12 sheets)

**Plan: DP1236728**

Plan of Subdivision of  
Lot 1 in DP1177392 covered by  
Subdivision Certificate No **SRS12018**  
Dated: **6-10-17**

**12. Terms of Easement, profit a prendre, restriction or positive covenant thirteenthly referred to in the plan.**

Stormwater treatment measures must be installed in conjunction with the erection of approved dwelling(s) in accordance with the Stormwater Management Plan approved by Council under Development Application consent number 40/2011/B and referred to in condition number 5.

The stormwater treatment measures to be installed within each lot must include:

- a) The installation of a 10,000 litre rainwater tank for re-use including toilet flushing, laundry and outdoor tap with maintenance to be the responsibility of the Registered Proprietor. All taps connected to the rainwater tanks are to be identified as 'Rainwater' with a sign complying with AS1319.
- b) The installation of a bio-retention raingarden of minimum 17.5m<sup>2</sup> total area per lot for lots with high infiltration capacity. All other proposed lots shall utilise a grass swale for treatment of tank overflow and hard stand area within the lots. Swales shall have a minimum length of 10m and a base width of 1m. The bio-retention garden shall:
  - Have a maximum surface storage depth of 0.3m with a maximum batter/side slope of 1:5 (v:h), unless otherwise retained by a structural wall;
  - Bio-retention filters shall be planted with *Carex appressa* and/or other native plant species that have confirmed performance characteristics in the removal of nitrogen and tolerance of a range of moisture conditions. These are to be planted at a minimum density of 8 living plants/m<sup>2</sup>;
  - The bio-retention filter media shall have the following characteristics and be installed consistent with WSUD Engineering Procedures (Melbourne Water, 2005). Filter media shall be of uniform sandy loam texture, placed and lightly compacted to achieve a consistent density throughout.

Lot numbers for bio-retention and swale construction are as follows:

- Bio-retention - Lots 202, 203, 204, 205, 206, 208, 210, 211, 212, 213, 214 & 215
- Swale - Lots 201 & 209

Reference shall be made to the following Council documents for construction of the bio-retention gardens and swales for each lot:

- Standard Drawing for in infiltrating raingarden on sandy soil for residential dwellings – site plan
- Standard Drawing for in infiltrating raingarden on sandy soil for residential dwellings – typical section A and step by step guide
- Fact Sheet 15 – Local plant selection for raingardens
- Fact Sheet 16 – Filter media for raingardens
- Fact Sheet 18 – Designing a raingarden

**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.**

(Sheet 9 of 12 sheets)

**Plan: DP1236728**

Plan of Subdivision of  
Lot 1 in DP1177392 covered by  
Subdivision Certificate No **S25/2018**  
Dated: **6-10-17**

**13. Terms of Easement, profit a prendre, restriction or positive covenant fourteenthly referred to in the plan.**

- (a) No main dwelling shall be erected or permitted to remain on any lot having a minimum internal floor area of less than 120 square metres. For the purpose of this restriction "overall floor area" excludes any patio, deck, attached garage or carport. This restriction does not preclude the construction of a self standing "Granny Flat" simultaneous with or after the construction of the main dwelling.
- (b) There shall not be excavated or carried away or removed or permitted to be excavated, carried away from any lot burdened any earth, clay, stone, gravel, soil or sand except so far as may be necessary for the construction of any building or swimming pool thereon or for any purpose incidental or ancillary thereto.
- (c) No dividing fence shall be constructed or permitted to remain on any lot unless it is constructed of post and four (4) strand plain wire.
- (d) No "For Sale" sign, advertisement, hoarding, sign, or similar structure shall be erected or displayed or permitted to remain on any lot at any time prior to 31 December 2020 where the Registered Proprietor of any such lot is any person or corporation other than Hozcole Pty Ltd unless the sign, advertisement, hoarding or structure has received the written consent of Hozcole Pty Ltd and Hozcole Pty Ltd shall have the right to enter upon the subject lot and remove any such advertisement, hoarding sign or signage without notice.
- (e) For the benefit of any adjoining land owned by Hozcole Pty Limited but only during the ownership thereof by Hozcole Pty Limited or its successors and assigns other than purchasers on sale, no fence shall be erected on the land to divide the same from such adjoining land without the consent of Hozcole Pty Limited but such consent shall not be withheld if such fence is erected without expense to Hozcole Pty Limited and in favour of any person dealing with the transferee, such consent shall be deemed to have been given in respect of every such fence for the time being erected.

**14. Terms of Easement, profit a prendre, restriction or positive covenant fifteenthly referred to in the plan.**

Easement for Drainage of Water 21 Wide the terms of which are set out in Part 8 of Schedule 8 of the Conveyancing Act 1919, and further that the Registered Proprietor agrees it will not:

- Place or permit to be placed any services or structures within the easement site, or
- alter the surface of the easement site, or
- do or permit to be done anything that restricts access to the easement site, or
- plant or allow to grow vegetation that would impede the passage of stormwater flows within the easement site, or
- construct any fence with an opening of less than 100mm that would impede the flow of stormwater within the easement site

without the written permission of Mid-Coast Council and in accordance with such conditions as the Council may reasonably impose.

*GAC*

**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.**

(Sheet 10 of 12 sheets)

**Plan: DP1236728**

Plan of Subdivision of  
Lot 1 in DP1177392 covered by  
Subdivision Certificate No SR5/2018  
Dated: 6-10-17

**Name of authority empowered to release, vary or modify easement or restriction thirdly, fourthly, fifthly, sixthly, seventhly, ninthly, tenthly, eleventhly, twelfthly, thirteenthly and fifteenthly referred to in the plan**

Mid-Coast Council

**Name of authority empowered to release, vary or modify easement or restriction firstly, secondly and eighthly referred to in the plan**

Essential Energy

**Name of persons empowered to release, vary or modify restriction or positive covenant fourteenthly referred to in the plan**

Hozcole Pty Ltd. PROVIDED that any release variation or modification shall, if approved, be effected in all respects at the cost and expense of the person or persons requesting the release, variation or modification.

GA

**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.**

11 12  
(Sheet ~~10~~ of ~~11~~ sheets)


**Plan: DP1236728**

Plan of Subdivision of  
Lot 1 in DP1177392 covered by  
Subdivision Certificate No **SR5 12018**  
Dated: **6-10-17**

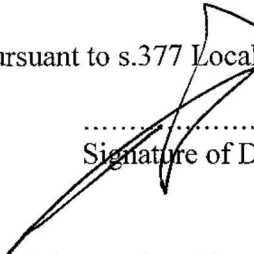
Executed by Hozcole Pty Limited ACN 161 842 066  
by its duly authorised Attorney, John Richard Hoswell  
Pursuant to Power of Attorney Registered Book 4730 No. 114.

Signature of Attorney:   
Name of Attorney: John Richard Hoswell

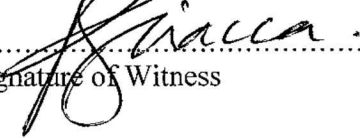
I certify that I am an eligible witness and that the  
delegate signed in my presence:

Signature of Witness:   
Name of Witness: **GREGORY ALAN CRISP**  
Address of Witness: **44 BAYVIEW CRES**  
**TAREE NSW 2430**

Mid-Coast Council by its authorised delegate pursuant to s.377 Local Government Act 1993

Name of Delegate **John Dougherty**  
Manager Property &  
Commercial Services  
MidCoast Council  
Signature of Delegate 

I certify that I am an eligible witness and that the delegate signed in my presence

**Paula Sciacca**  
Full Name of Witness  
**c/- Breese Pde, Forster**  
Address of Witness  
Signature of Witness 

 80

**Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released  
and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant  
to Section 88B of the Conveyancing Act, 1919.**

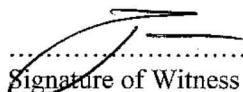
(Sheet **12** of **12** sheets)

**Plan: DP1236728**

Plan of Subdivision of  
Lot 1 in DP1177392 covered by  
Subdivision Certificate No **SR5/2018**  
Dated: **6-10-17**

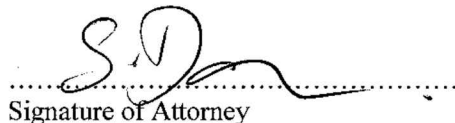
**EXECUTED BY ESSENTIAL ENERGY**

By its duly appointed attorney under  
power of attorney Book ~~4728~~ No. ~~768~~  
in the presence of:

  
.....  
Signature of Witness

*Martin English*  
.....  
Name of Witness

*8 Buller Street Port Macquarie*  
.....  
Address of Witness

  
.....  
Signature of Attorney

*Shannon Dawson*  
*Deputy General Counsel*  
.....  
Name of Attorney

*8 Buller Street Port Macquarie*  
.....  
Address of Attorney

REGISTERED



16.11.2017

*WAL*



DP1240775

eflan

SHEET 1 OF 4 SHEETS

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 2

(A) BENEFITED BY EASEMENT FOR FIRE TRAIL AND LINK ACCESS  
(6 & 9 WIDE DENOTED (7) & (9) - (DP1286728 NO.3 & 4)

MGA

SCHEDULE OF CURVED BOUNDARIES

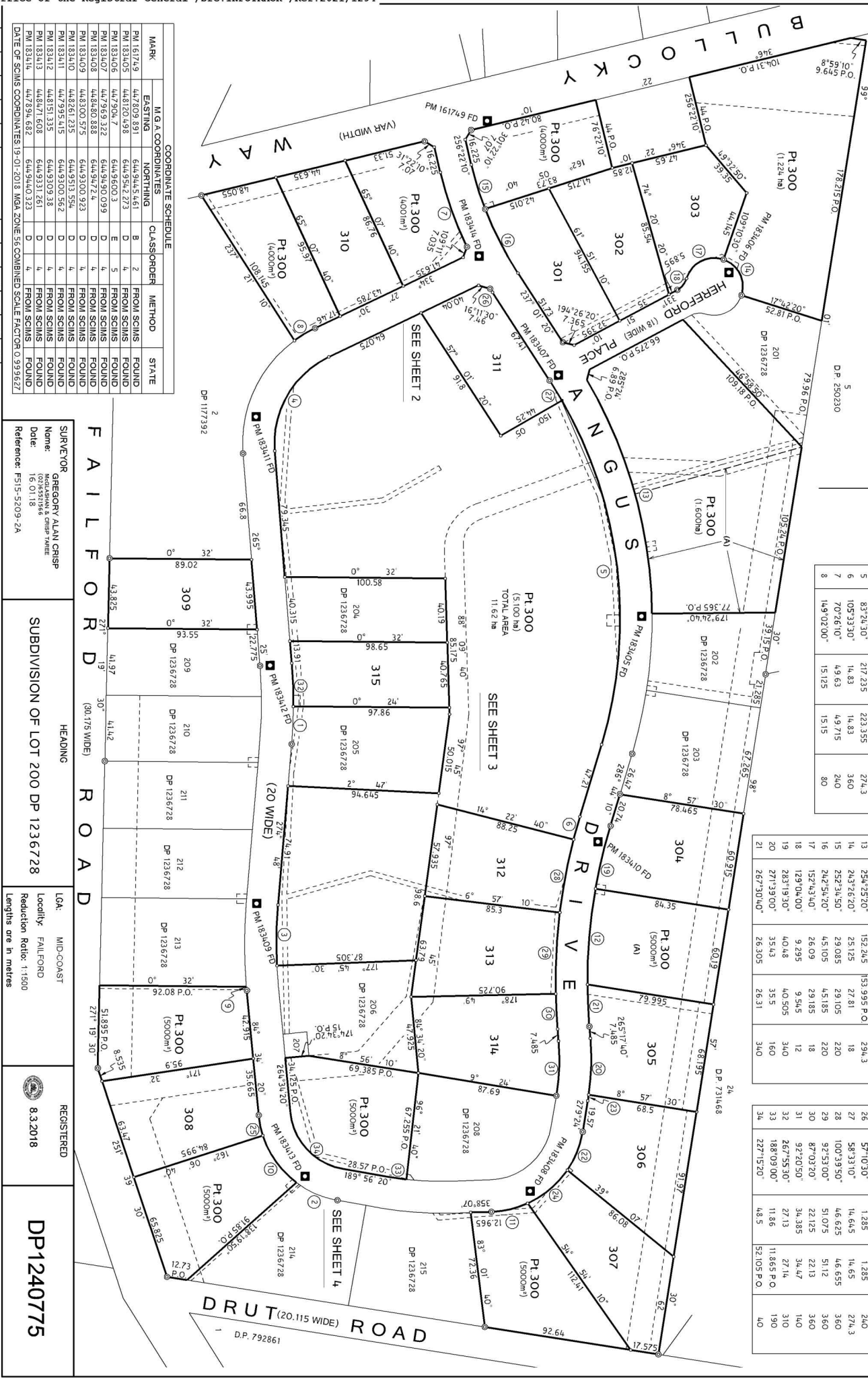
No	BEARING	CHORD	ARC	RADIUS
1	272°37'00"	23.63	23.635	310
2	23°27'10"	28.045	28.31	60
3	271°02'00"	38.115	38.14	290
4	299°56'10"	68.005	72.3	60
5	83°24'30"	217.235	223.355	274.3
6	105°33'30"	14.83	14.83	360
7	70°26'10"	49.63	49.715	80
8	149°02'00"	15.125	15.15	240

SCHEDULE OF CURVED BOUNDARIES

No	BEARING	CHORD	ARC	RADIUS
9	84°47'10"	2.295	2.295 P.O.	310
10	54°32'30"	36.225	36.8	60
11	34°55'30"	23.31	23.46	60
12	274°49'10"	60.345	60.425	340
13	254°25'20"	152.245	153.995 P.O.	294.3
14	243°26'20"	25.125	27.81	18
15	252°34'50"	29.085	29.105	220
16	242°54'20"	45.105	45.185	18
17	152°43'40"	26.09	29.185	12
18	129°04'00"	9.295	9.545	12
19	283°19'30"	40.48	40.505	340
20	271°39'00"	35.43	35.5	160
21	267°30'40"	26.305	26.31	340

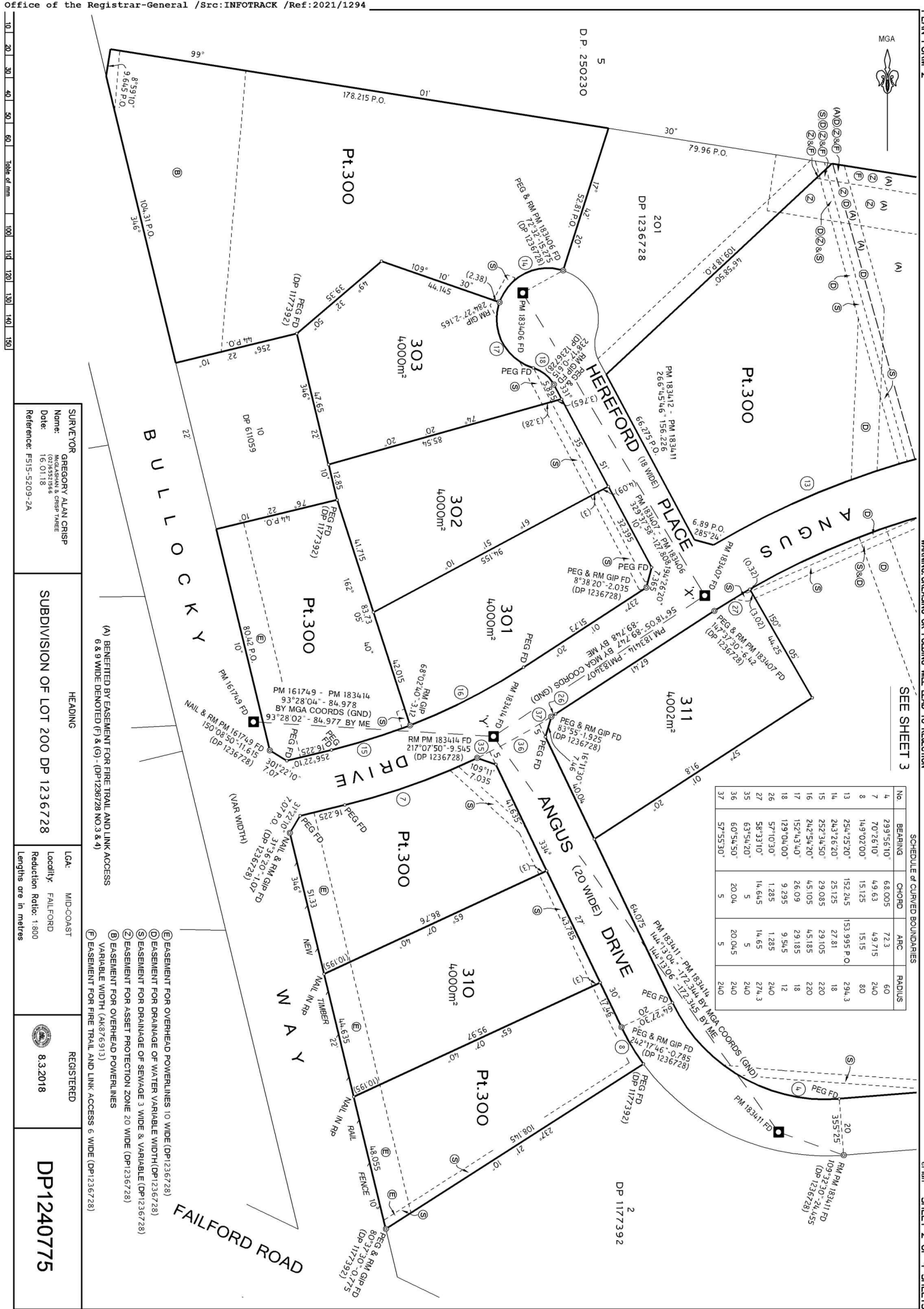
SCHEDULE OF CURVED BOUNDARIES

No	BEARING	CHORD	ARC	RADIUS
22	291°52'30"	25.92	26.13	60
23	278°42'10"	3.895	3.895	160
24	320°02'00"	32.845	32.845	60
25	78°20'30"	13.025	13.05	60
26	57°10'30"	1.285	1.285	240
27	58°33'10"	14.645	14.65	274.3
28	100°39'50"	46.625	46.635	360
29	92°53'00"	51.075	51.12	360
30	92°02'50"	22.13	22.13	360
31	92°20'50"	34.385	34.47	140
32	267°55'30"	27.13	27.14	310
33	188°09'00"	11.865	11.865 P.O.	190
34	227°15'20"	48.5	52.105 P.O.	40



COORDINATE SCHEDULE

MARK	M G A COORDINATES		CLASSORDER	METHOD	STATE
	EASTING	NORTHING			
PM 161749	447809.891	644944.5461	B	2	FROM SCIMS
PM 183405	448120.498	644954.273	D	5	FROM SCIMS
PM 183406	447904.7	644960.3	E	5	FROM SCIMS
PM 183407	447969.322	644990.039	D	4	FROM SCIMS
PM 183408	448480.888	644947.4	D	4	FROM SCIMS
PM 183409	448260.575	644950.923	D	4	FROM SCIMS
PM 183410	448261.235	644951.354	D	4	FROM SCIMS
PM 183411	447955.415	644930.562	D	4	FROM SCIMS
PM 183412	448151.335	644930.38	D	4	FROM SCIMS
PM 183413	448151.608	644933.119	D	4	FROM SCIMS
PM 183414	447889.482	644940.323	D	4	FROM SCIMS
DATE FOR SCIMS COORDINATES 19-01-2018, MAG. ZONE 56 COMBINED SCALE FACTOR 0.993627					



PLAN FORM 2  
DP1240775

WARNING:CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN SHEET 3 OF 4 SHEETS



SEE SHEET 4

SCHEDULE OF CURVED BOUNDARIES				
No.	BEARING	CHORD	ARC	RADIUS
1	272°37'00"	23.63	23.635	310
5	83°24'30"	217.235	223.355	274.3
6	105°33'30"	14.83	14.83	360
13	254°25'20"	152.245	153.995 P.O.	294.3
19	283°19'30"	40.48	40.505	340
28	100°39'50"	46.625	46.655	360
32	267°55'30"	27.13	27.14	310



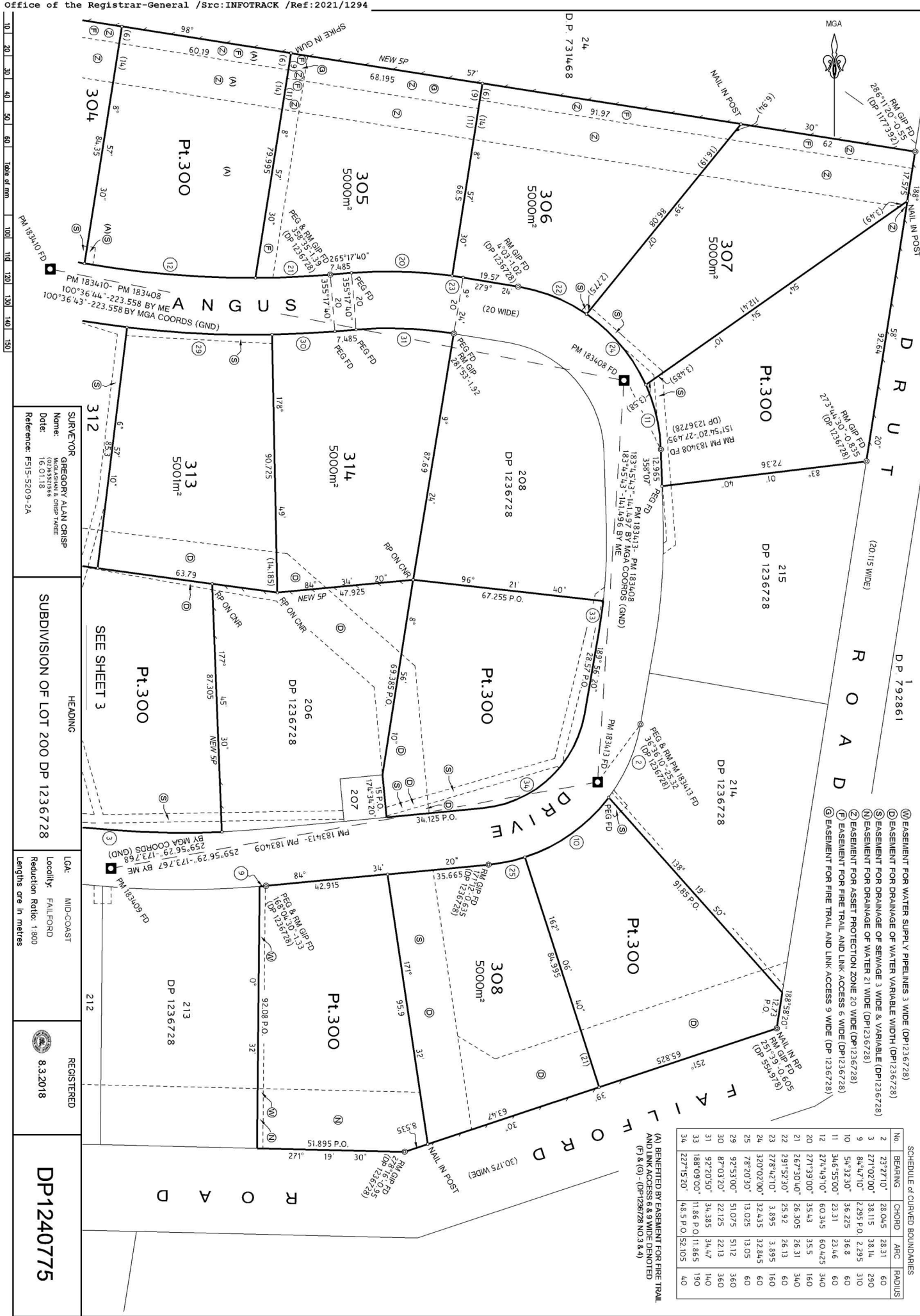
- ① EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (DP1236728)
- ② EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE & VARIABLE (DP1236728)
- ③ EASEMENT FOR ASSET PROTECTION ZONE 20 WIDE (DP1236728)
- ④ EASEMENT FOR FULTT PURPOSE
- ⑤ ELECTRICAL INSTALLATION 7 WIDE (DP1236728)
- ⑥ EASEMENT FOR FIRE TRAIL AND LINK ACCESS 6 WIDE (DP1236728)

SURVEYOR  
Name: GREGORY ALAN CRISP  
Date: 16/01/18  
Reference: F515-5209-2A

SEE SHEET 2  
(A) BENEFITED BY EASEMENT FOR FIRE TRAIL AND LINK ACCESS  
6 & 9 WIDE DENOTED (F) & (G) - (DP1236728 NO 3 & 4)


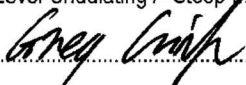
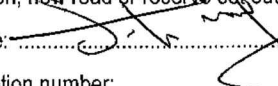
LGA: MID-COAST  
Locality: FAIRFORD  
Reduction Ratio: 1:800  
Lengths are in metres

REGISTERED  
8.3.2018  
DP1240775



No.	BEARING	CHORD	ARC	RADIUS
2	23°27'10"	26.045	28.31	60
3	27°12'00"	38.115	38.14	290
4	54°47'10"	2.295 P.O.	2.295	310
10	54°32'30"	3.6.225	3.6.8	60
11	27°45'00"	23.31	23.46	60
12	32°6'49'10"	60.345	60.425	340
20	27°139'00"	35.53	35.5	160
21	26°30'40"	26.305	26.31	340
22	29°15'20"	25.92	26.13	60
23	27°42'10"	3.8.95	3.8.85	160
24	320°02'00"	32.435	32.885	60
25	78°20'30"	13.025	13.05	60
29	92°53'00"	51.075	51.13	360
30	87°03'20"	22.125	22.13	360
31	92°20'50"	3.4.385	3.4.47	140
33	188°09'20"	11.86 P.O.	11.865	190
34	227°15'20"	14.5 P.O.	52.105	40

(A) BENEFITED BY EASEMENT FOR FIRE TRAIL  
AND LINK ACCESS 6 & 9 WIDE DENOTED  
(F) & (G) - (DP1236728 NO.3 & 4)

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p>Registered:  8.3.2018</p> <p>Title System: TORRENS</p> </div> <div style="width: 60%; text-align: center;"> <p>Office Use Only</p> <h1 style="margin: 0;">DP1240775</h1> </div> </div>		<p>Office Use Only</p>
<p><b>PLAN OF SUBDIVISION OF LOT 200 DP1236728</b></p>		<p>LGA: MID-COAST</p> <p>Locality: FAILFORD</p> <p>Parish: TUNCURRY</p> <p>County: GLOUCESTER</p>
<p style="text-align: center;">Survey Certificate</p> <p>I, GREGORY ALAN CRISP                  of McGLASHAN AND CRISP PTY LTD, PO BOX 139, TAREE                  a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><del>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on .....</del></p> <p>*(b) The part of the land shown in the plan (being Part Lot 300 and Lots 301 to 315 inclusive) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on, 16 January 2018. The part not surveyed was compiled in accordance with that Regulation, or</p> <p><del>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.</del></p> <p>Datum Line: 'X'-'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep Mountainous.</p> <p>Signature:  Dated: 16/1/18</p> <p>Surveyor Identification No: 882                  Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p><small>*Strike out inappropriate words.                  **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></p>		<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p> <hr/> <p style="text-align: center;">Subdivision Certificate</p> <p>I, <u>Steve Embry</u>                  *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, <del>new road or reserve set out herein.</del></p> <p>Signature:  .....</p> <p>Accreditation number: .....</p> <p>Consent Authority: <u>Mid-Coast Council</u></p> <p>Date of endorsement: <u>23 February 2018</u></p> <p>Subdivision Certificate number: <u>20/2018</u></p> <p>File number: <u>DA 40/2011</u></p> <p><small>*Strike through if inapplicable.</small></p>
<p>Plans used in the preparation of survey/compilation.</p> <p>DP1236728</p> <p>DP1177392</p> <p>DP250230</p> <p>DP554978</p>		<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p>
<p>Surveyor's Reference: F515-5209-2A</p>		<p>Signatures, Seals and Section 88B Statements should appear on                  PLAN FORM 6A</p>

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

Office Use Only

Office Use Only

Registered:



8.3.2018

PLAN OF SUBDIVISION OF LOT 200  
DP1236728

DP1240775

Subdivision Certificate number: 20/2018

Date of Endorsement: 23 February 2018

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

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED AND IN TERMS OF THE ACCOMPANYING INSTRUMENT IT IS INTENDED TO CREATE:

1. Restriction on the Use of Land
2. Positive Covenant
3. Restriction on the Use of Land

Lot No.	Street number	Street name	Street type	Locality
300	N/A	Angus/Hereford	Place/Drive	Failford
301	N/A	Hereford	Place	Failford
302	N/A	Hereford	Place	Failford
303	N/A	Hereford	Place	Failford
304	N/A	Angus	Drive	Failford
305	N/A	Angus	Drive	Failford
306	N/A	Angus	Drive	Failford
307	N/A	Angus	Drive	Failford
308	N/A	Angus	Drive	Failford
309	N/A	Angus	Drive	Failford
310	N/A	Angus	Drive	Failford
311	N/A	Angus	Drive	Failford
312	N/A	Angus	Drive	Failford
313	N/A	Angus	Drive	Failford
314	N/A	Angus	Drive	Failford
315	N/A	Angus	Drive	Failford

If space is insufficient use additional annexure sheet

Surveyor's Reference: F515-5209-2A

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Office Use Only

Office Use Only

Registered:



8.3.2018

PLAN OF SUBDIVISION OF LOT 200  
DP1236728

DP1240775

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

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 2012018

Date of Endorsement: 23 February 2018

Executed by HOZCOLE PTY LIMITED ACN 161 842 066 by:

Director

JOHN R. HOSWELL

Name JOHN RICHARD HOSWELL

Secretary

S. COLEMAN

Name STEPHEN FRANCIS COLEMAN

If space is insufficient use additional annexure sheet

Surveyor's Reference: F515-5209-2A



Form: 13VP  
Release: 1.2  
www.lpma.nsw.gov.au

**PROPERTY  
VEGETATION  
PLAN**

New South Wales  
Section 31  
Native Vegetation Act 2003



**AG696247A**

**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	11//611059, 2//1156874,		
(B) LODGED BY	Document Collection Box lw	Hunter-Central Rivers Catchment Management Authority Private Bag 2010 Paterson NSW 2421 Reference:	CODE <b>VP</b>
(C) REGISTERED PROPRIETOR	TELPOJ PTY LTD		
(D) APPLICANT	Hunter-Central Rivers Catchment Management Authority		
(E) AGREEMENT	Property Vegetation Plan dated 30/11/2011	Abstract annexed hereto and marked ANNEXURE A	

The Hunter-Central Rivers Catchment Management Authority or delegate hereby notifies the Registrar General that:

- the Minister administering the Native Vegetation Act 2003 has approved a Property Vegetation Plan affecting the above land,
  - the parties to the plan have consented to the registration of the plan, and
  - the relevant agreement is referred to above and an abstract of the agreement is annexed hereto,
- and requests the Registrar General to record the plan on the relevant folio of the Register.

DATE 30/11/2011

I certify that the authorised officer of the applicant, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this application in my presence.

(F) Signature of witness:

Name of witness:

Glenn Lyons

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer of the applicant named below.

Signature of authorised officer:

Name of authorised officer:

FIONA MARSHALL

Position of authorised officer:

GENERAL MANAGER



**Catchment Management Authorities  
New South Wales**

**Annexure A**  
**Notice of existence of a Property Vegetation Plan**  
***Under the Native Vegetation Act 2003***

The Hunter-Central Rivers Catchment Management Authority has granted Property Vegetation Plan 198P 00145 over the following property;

**Bullocks Run  
Drut And Failford Road**

**FAILFORD NSW 2430**

Described as

Lot	DP	LGA	Parish	County
11	611059	GREAT LAKES	TUNCURRY	GLOUCESTER
2	1156874	GREAT LAKES	TUNCURRY	GLOUCESTER

The Property Vegetation Plan:

- Authorises the clearing of native vegetation and;
- Provides for the restoration/conservation of native vegetation as an offset for clearing;

The Property Vegetation Plan commences on:

The Property Vegetation Plan ends on: **"IN PERPETUITY"**

The following persons/organisations are parties consenting to the registration of the Property in accordance with section 31 of the Native Vegetation Act 2003:

**Stephen Coleman, Director**

**Telpoj Pty Ltd**

Signature

Date

*25-11-2011*

**Ethel Alice Coleman, Director/Secretary**

**Telpoj Pty Ltd**

Signature

Date

*25/11-2011*

**Fiona Marshall**

General Manager of the Hunter-Central Rivers Catchment Management

Authority

Delegate of the Minister for Climate Change and the Environment

Signature

Date

*30/11/2011*

Notice of the Property Vegetation Plan registration has  
been sent to registered mortgagees.

N/A

For any enquiries please contact Hunter-Central Rivers Catchment Management Authority Tocal Office on 49301030.

# Certificate in respect of insurance for residential building work

**Policy No:** HBCF18060636

**Policy Date:** 31/10/2018

A contract of insurance complying with sections 92 and 96 of the *Home Building Act 1989* (the Act) has been issued by Insurance and Care NSW (icare) for the insurer, the NSW Self Insurance Corporation (Home Building Compensation Fund). icare provides services to the NSW Self Insurance Corporation under section 10 of the *State Insurance and Care Governance Act 2015*.

<b>Period of Insurance</b>	The contract of insurance provides cover for both the construction period and the warranty period.
<b>In respect of</b>	New Single Dwelling Construction
<b>Description of construction as advised by builder^</b>	Four bedroom clad home
<b>At</b>	Lot 301 Hereford Place Failford New South Wales 2430
<b>Site plan number^</b>	1240775
<b>Site plan type^</b>	Deposited Plan
<b>Homeowner</b>	Stephen and Louise Higham
<b>Carried out by</b>	HUME BUILDING PTY LTD
<b>Licence number</b>	192907C
<b>Builder job number^</b>	18-091
<b>Contract amount^</b>	\$220,000.00
<b>Contract date^</b>	25/10/2018
<b>Premium paid</b>	\$1,906.08
<b>Cost of additional products or services under contract</b>	Nil - no additional services.
<b>Price (including GST and Stamp Duty)</b> <small>Note: The total price does not include any brokerage or other costs to arrange the insurance contract</small>	\$2,285.39

## ^Additional information

Subject to the Act, the Home Building Regulation 2014 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in title to the beneficiary. This Certificate is to be read in conjunction with the policy wording current as at the policy date and available at the icare website at [www.icare.nsw.gov.au](http://www.icare.nsw.gov.au)

**Certificate No:** HBCF18060636

**Issued on:** 31/10/2018



**Signed on behalf of the insurer**

This certificate may only be cancelled within two (2) years of the policy date and only where no work has commenced and no monies have been paid under the building contract.

**IMPORTANT NOTE** Your contractor must give you either: (a) a certificate of combined cover OR (b) 2 certificates, one covering construction period cover and a second certificate covering the warranty period for the work.

**icare**™ HBCF



**MIDCOAST**  
council

PO Box 482  
Taree NSW 2430

3 July 2019

**Ref: DA2018/0711**  
Property ID: 52119  
Enquiries: Kylie De Fina

Hume Building Pty Ltd  
20 Pembroke Pde  
WILTON NSW 2571

Dear Sir/Madam

**Certificate of Attainment for Occupancy**

Please find attached a copy of the Certificate of Attainment for Occupancy released today by MidCoast Council for application No DA2018/0711.

Please contact Kylie De Fina on (02) 6591 7541 should you have any questions or require further information.

Yours sincerely

**Kylie De Fina**  
Customer Service Officer



**MIDCOAST**  
council

PO Box 482  
Taree NSW 2430

3 July 2019

**Ref: DA2018/0711**  
Property ID: 52119  
Enquiries: Kylie De Fina

## CERTIFICATE OF ATTAINMENT for OCCUPATION

Issued in accordance with Section 64 & 68 of the Local Government Act 1993 and Division 5, Part 2, Chapter 6 of the Water Management Act 2000.

**APPLICATION NO:** DA2018/0711  
**PROPERTY ID:** 52119  
**APPLICANT:** Hume Building Pty Ltd  
**DEVELOPMENT PROPOSAL:** Dwelling  
**PROPERTY DETAILS:** Hereford PI FAILFORD NSW 2430  
Lot 301 DP 1240775  
**OWNER DETAILS:** S D Higham  
**ISSUE DATE:** 03/07/2019

The provision of all water and sewer services associated with MidCoast Council has been completed and all outstanding issues have been cleared. MidCoast Council authorises the release of the Certificate of Attainment for the development.

**Kylie De Fina**  
Customer Service Officer