

Occupation Certificate

issued under the *Environmental Planning and Assessment Act 1979*

Type of Certificate	occupation certificate
Applicant	
Name	Stephen Higham
Address	20 Pembroke Parade Wilton NSW 2571
contact no (Phone/Fax)	
Owner of Building (if not applicant)	Stephen Higham 20 Pembroke Parade Wilton NSW 2571
Development Consent No.	DA-146/2019
Date of Determination	04/10/2018
Construction Certificate	
Construction Certificate No:	NSW20180028
Date of Issue:	07/11/2018
Subject Land	
Address:	Hereford Way, Forster
Lot, DP/MPS etc:	Lot: 301 DP: 1240775
Building Details	
Description:	Residential - four bedroom home with study clad home
Title Use:	use residential
Title Class:	BCA Class 1a
the building classification must be the same as that specified in the development consent certificate	BCA Class 10a
	New

Date of Receipt

Date Received (to be completed by certifying authority) 01/08/2018

Determination

Type of Certificate: Final Occupation Certificate Approved

approved/refused Approved

date of determination 5 July 2019

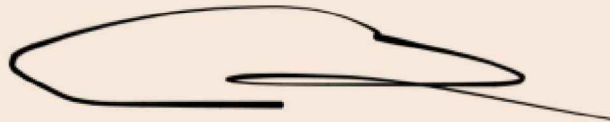
Attachments

- Structural Engineering Certificate
- Termite treatment certificate
- Waterproofing certificate (including balconies if applicable)
- Smoke detectors certificate
- Glazing Certificate
- Basix compliance certificate/ letter
- Final survey certificate including floor levels, ridge levels
- Completed occupation certificate form (download from website)

Certificate

- I Peter Burgess certify that:
- I have been/it has been appointed as the principal certifying authority under s 109E
- a development consent is in force with respect to the building
- the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia
- Where required a final fire safety certificate or an interim fire safety certificate has been issued for the relevant part of the building
- Where required a report from the Commissioner of Fire Brigades has been considered
- I have considered the health and safety of the occupants

Signature:



Certificate No:

NSW20180028

Principal Certifying Authority

Name of principal certifying authority:

Peter Burgess

Accreditation no:

B.P.B. 0052

Contact no:

BPB 0052
0403707124

address

PO Box 511, Thirroul, 2515

Mandatory Inspection Schedule

Application Number:	NSW20180028
Subject Land:	Lot: 301, DP: 1240775 Hereford Way Forster
Builder:	Hume Building Pty Ltd

Inspection Date	Inspection Type	Inspection Result
21/11/2018	Piers before pouring concrete	Approved Subject To
28/11/2018	Slab Steel	Approved Subject To
20/06/2019	Stormwater connection before backfilling	Approved
01/03/2019	Framework before lining with plasterboard	Approved
18/03/2019	Waterproofing membrane before tiling	Approved
20/06/2019	Final inspection	Approved Subject To

Our Ref: DA2018/0711

29 August 2018

Hume Building Pty Ltd
20 Pembroke Pde
WILTON NSW 2571

NOTICE OF DETERMINATION of APPLICATION No: DA2018/0711

Determination issues under Chapter 7 part 1 of the Local Government Act 1993; Section 94 and 99

MidCoast Water has assessed the application for the approval of:

PROPERTY ID: 52119
DEVELOPMENT PROPOSAL: Dwelling - Lot 301 Hereford PI Failford
PROPERTY DETAILS: Hereford PI FAILFORD NSW 2430
Lot 301 DP 1240775
OWNERS DETAILS: Hozcole Pty Ltd
4/2 Little St
FORSTER NSW 2428

and made the following Determination:

- **Approval has been granted subject to the attached conditions**

DETERMINATION DATE: 29/08/2018

DETERMINATION OFFICER: Kylie De Fina

Customer Service Officer



If you are dissatisfied with this decision, Section 100 of the Local Government Act 1993 confers upon the applicant a right to request a review of the determination by council. If you remain dissatisfied with the review of the determination, Section 176 of the Local Government Act confers upon the applicant a right to appeal the decision to the Land & Environment Court.

CONDITIONS OF APPROVAL OF APPLICATION NUMBER: DA2018/0711

Provision of Certificate of Compliance

A Certificate of Compliance is to be received from MidCoast Water prior to the release of this development for construction, stating that satisfactory arrangements have been made for the provision of MidCoast Water services to the development.

- This condition will ensure that the infrastructure may adequately service the development.

Provision of Certificate of Attainment

A Certificate of Attainment is to be received from MidCoast Water prior to the release of this development for occupation, stating that satisfactory arrangements have been made for the provision of MidCoast Water services to the development.

- This condition will ensure that the proposed development is adequately serviced with MidCoast Water services.

GENERAL DETAILS and TECHNICAL GUIDELINES

The proposed development is located within an existing MidCoast Water service area for water supply and sewerage services. The proposed development may be adequately serviced by an extension of MidCoast Water water supply and sewerage infrastructure. All infrastructure required to service the development will need to be constructed to MidCoast Water standards and requirements at the developer's cost.

Conditions to be met prior to issue of Certificate of Compliance for Construction

1. The payment of Plumbing Inspection Fees at the rate applicable at the time of payment.
2. The payment of Water Meter Application Fees at the rate applicable at the time of payment.

Conditions to be met prior to issue of Certificate of Attainment for Occupation

1. The submission of Certificate of Compliance from the licensed plumbing contractor together with a completed drainage diagram of the 'As-Built' condition.

Our Ref: DA2018/0711

App Ref:

29 August 2018

MidCoast Council Forster Branch
PO Box 450
FORSTER NSW 2428

NOTICE OF DETERMINATION of APPLICATION No: DA2018/0711

Determination issues under Chapter 7 part 1 of the Local Government Act 1993; Section 94 and 99

MidCoast Water has assessed the application for the approval of:

APPLICANT:	Hume Building Pty Ltd 20 Pembroke Pde WILTON NSW 2571
PROPERTY ID:	52119
DEVELOPMENT PROPOSAL:	Dwelling - Lot 301 Hereford PI Failford
PROPERTY DETAILS:	Hereford PI FAILFORD NSW 2430 Lot 301 DP 1240775
OWNERS DETAILS:	Hozcole Pty Ltd 4/2 Little St FORSTER NSW 2428

and made the following Determination:

- **Approval has been granted subject to the attached conditions**

Provision of Certificate of Compliance

A Certificate of Compliance is to be received from MidCoast Water prior to the release of this development for construction, stating that satisfactory arrangements have been made for the provision of MidCoast Water services to the development.

- This condition will ensure that the infrastructure may adequately service the development.

Provision of Certificate of Attainment

A Certificate of Attainment is to be received from MidCoast Water prior to the release of this development for occupation, stating that satisfactory arrangements have been made for the provision of MidCoast Water services to the development.

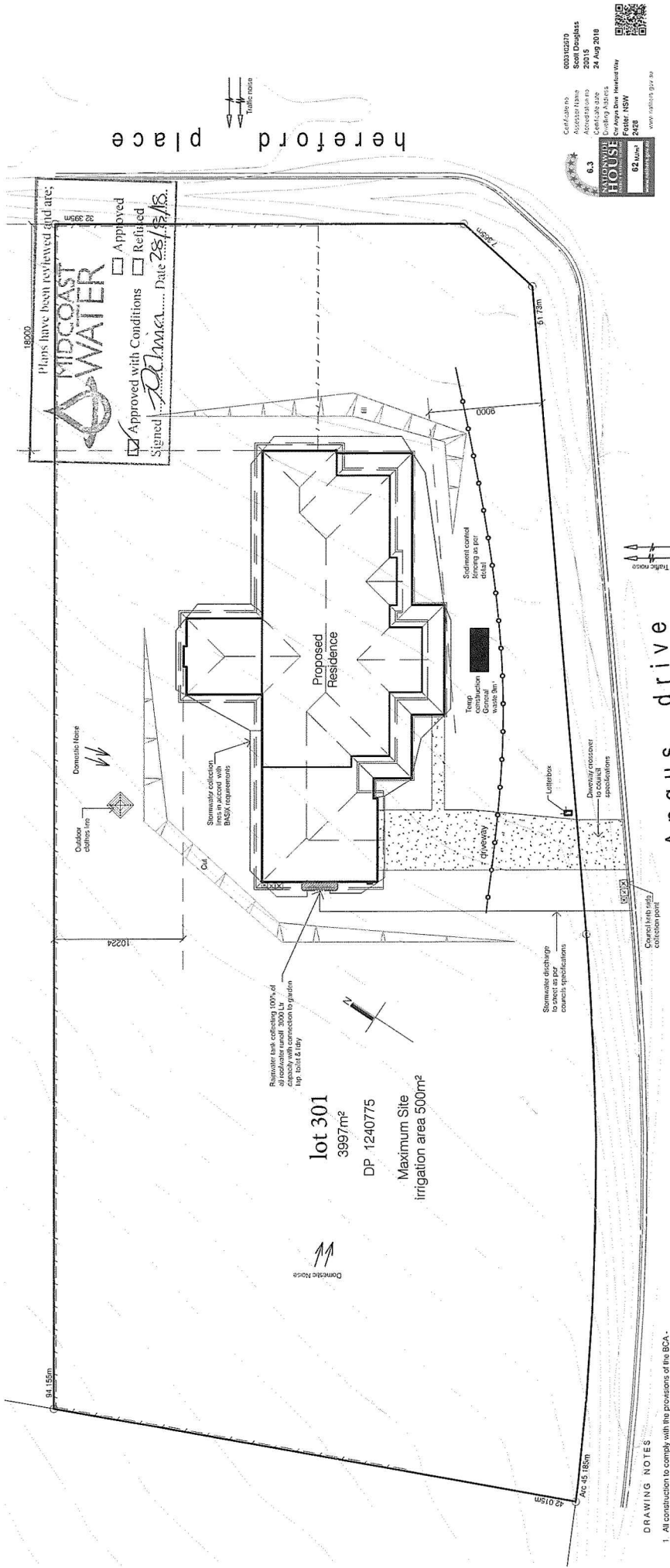
- This condition will ensure that the proposed development is adequately serviced with MidCoast Water services.

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

Regards



Kylie De Fina
Customer Service Officer



site plan
scale 1:300

DRAWING NOTES

- 1. All construction to comply with the provisions of the BCA - and the relevant Aust. Standards (AS) take preference to drawing details. Each trade responsible for ensuring (AS) compliance
- 2. DO NOT SCALE from drawings to determine a dimension. Where a dimension is not shown or cannot be calculated - please contact the Author for verification.
- 3. All dimensions provided are to be checked & verified by the builder/owner prior to any construction commencing
- 4. Window sizes provided are nominal only - and from Slagbar Schedule. Final schedule shall be provided by builder / owner.
- 5. Where not indicated by these plans, it remains the responsibility of the builder / contractor to locate all site services prior to any excavation / construction. Services include but are not limited to Power, Gas, Phone, Water & Sewer
- 6. Weatherstrips to all external windows & doors
- 7. The builder/owner is responsible for checking each drawing as provided prior to issuing for approval / construction. The undersiding of any construction work shall deem that the builder / owner have verified the plans as correct and suitable for construction.
- 8. To be indicated on plans should be confirmed on site prior to construction. Levels & retaining wall levels (where indicated) have been calculated from survey plans provided by developer or Surveyor. Urban Simplicity takes no responsibility for any errors or omissions in the survey data. It is the responsibility of the builder to confirm ALL finished levels prior to ANY construction.

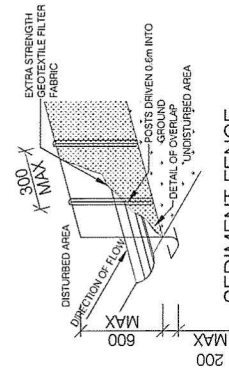


SEDIMENT FILTER FENCE NOTES

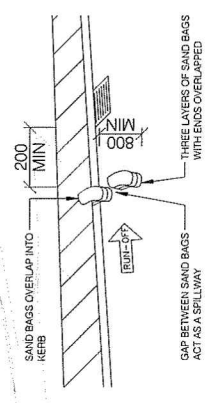
- 1. Sediment filter fence along the length of the proposed fence in the portions shown on the site plan. Sediment filter posts a minimum of 1.8m apart and connected by a continuous line of extra strength or self-supporting fabric is used without the wire support fence. Posts spacing must not exceed 1.8m. Posts for sediment filter fences can be either 0.1m diameter wood or equivalent 100kg/m steel with a minimum length of 1.2m. Steel posts must have projections to which the wire is fastened.
- 2. The fence must be approximately 1.0m wide and 0.2m deep along the line of the fence and to the upslope side of posts. Use heavy-duty wire staples at least 2.5cm long and tie wire. Extend the wire mesh 0.15m into the trench side of fence. Reinforcement for sediment filter fences must be a minimum of 1.4 gauge & have a maximum mesh spacing of 0.15m.
- 3. The fence must be installed on a firm, level surface. The fence should extend 0.2m into the trench. The height of the fence should not exceed 0.6m. Do not staple fabric onto trees. Cut the filter fabric from a continuous roll to avoid the use of joints. When joints are necessary, splice the filter cloth at a support post, with a minimum 0.15m overlap, & securely fasten both ends to the post.
- 4. All the trench over the top of the fabric & compact soil.
- 5. Inspect & repair fence after each rain event for undercutting, sagging and overtopping.

NOTES

- 1. All stockpiles to be clear away from drains, gutters, pedestrian & roadways
- 2. Minimise disturbance of areas on site & nearby
- 3. Connect all drainage to existing water stormwater system as soon as practical
- 4. Completion of project: prior to commencing of any form of site works



SEDIMENT FENCE-
TYPE 2

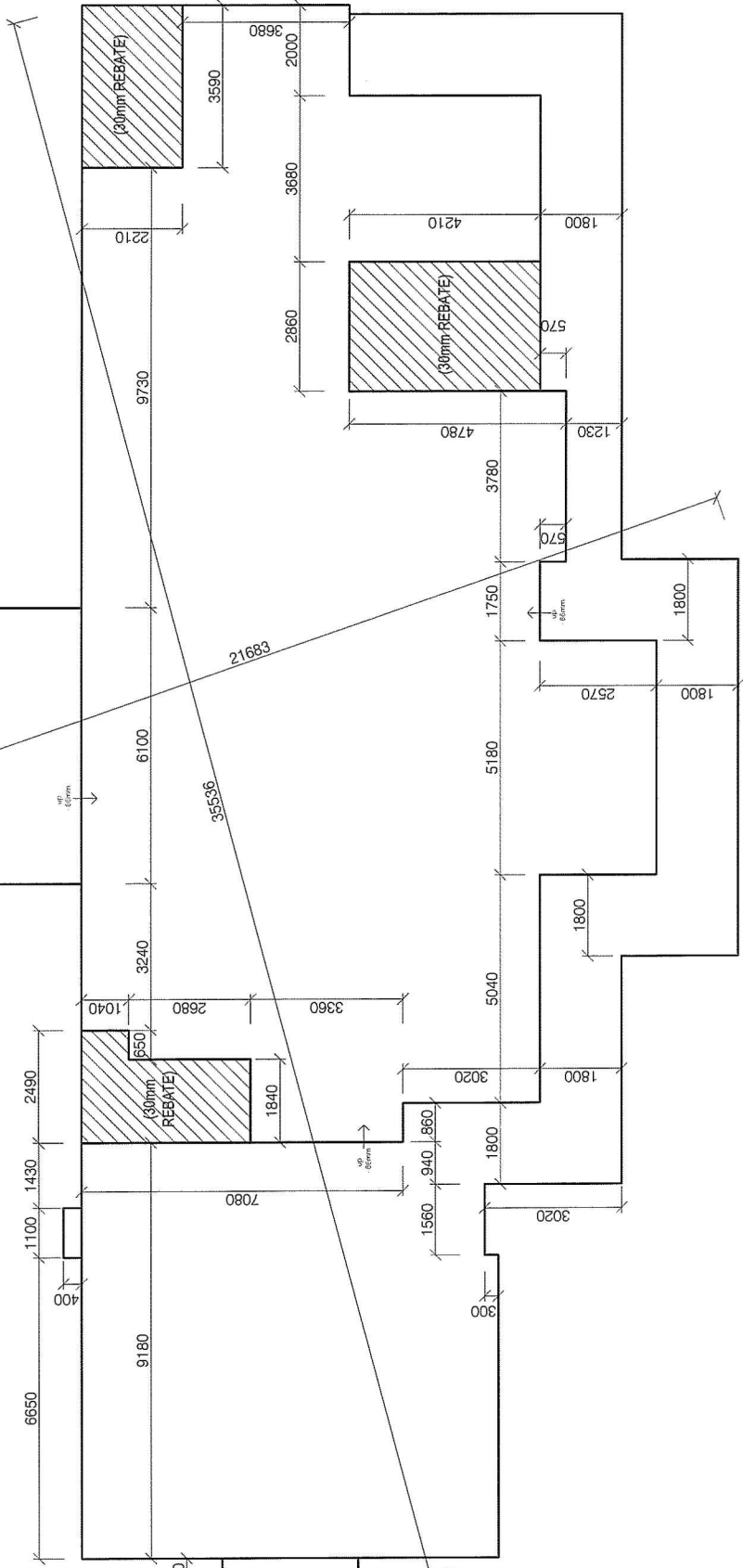


SANDBAG KERB INLET
SEDIMENT TRAP

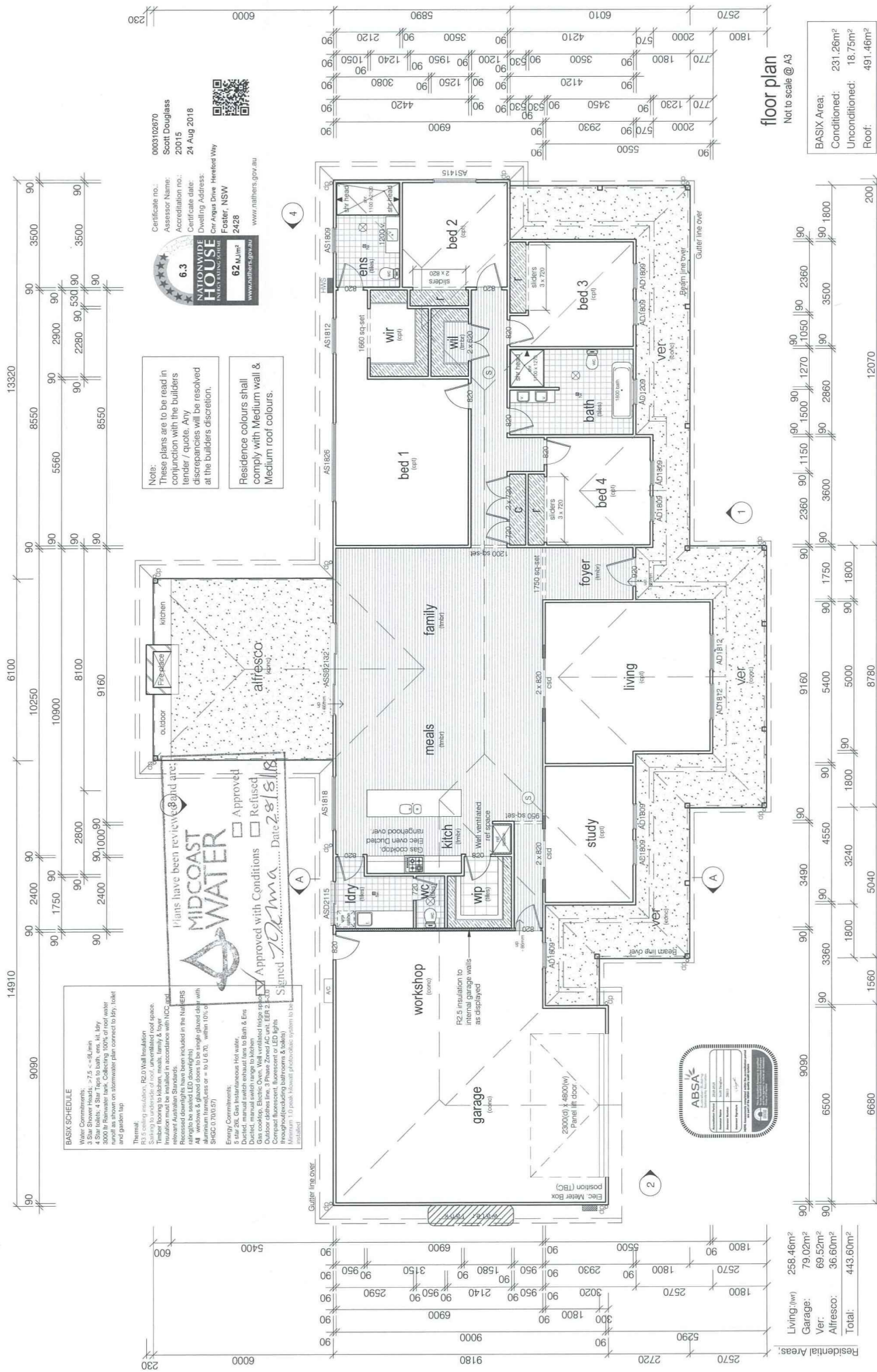
230 6000 230 6000 14910 2220 1660 2220 13320 230

Certificate no: 0003102870
 Assessor Name: Scott Douglass
 Accreditation no: 20015
 Certificate date: 24 Aug 2018
 Dwelling Address: 301 cnr Angus Drive Hereford Way
 2426
 NSW
 www.naturs.gov.au

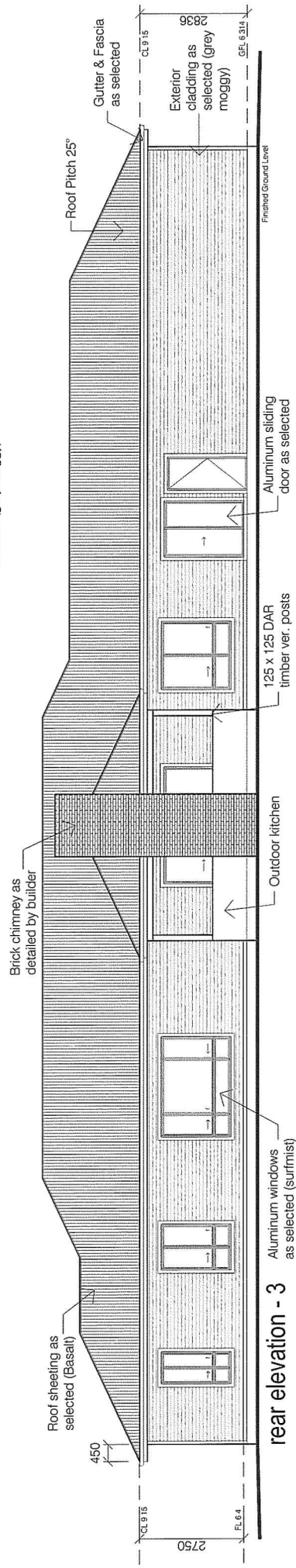
6.3
 WILTON HOUSE
 62 MUM
 www.naturs.gov.au



slab plan
scale 1:100



© Copyright: 2017 - ABN: 93 121 190 789 - Lic No: BL192907C
 Client: Higham Details: j: 17-001 d: May 31-18
 Address: Lot 301 cnr Angus Dr & Hereford Way Foster s: 1:100
 Web: www.humebuilding.com.au - Address: 20 Pembroke Pde WILTON NSW 2571 - Phone: 0400 067 443



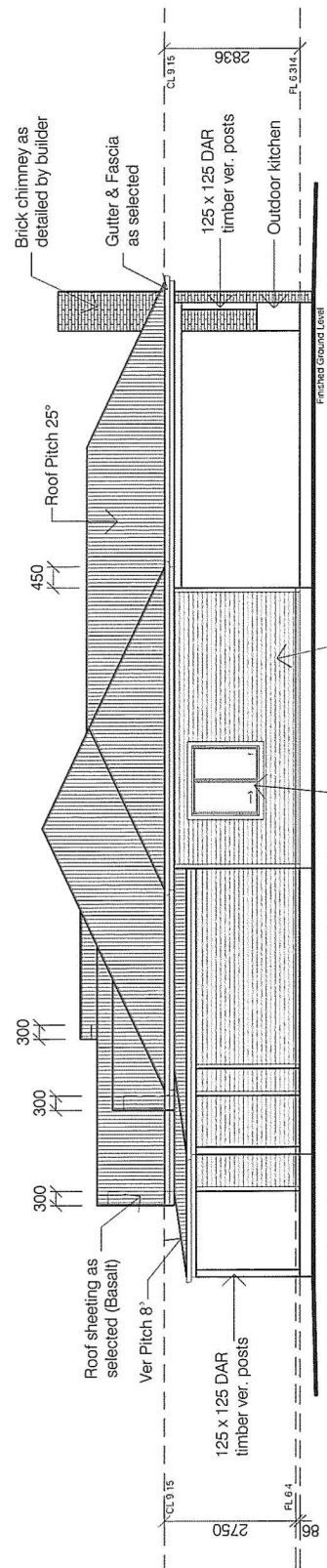
1. All construction to comply with the provisions of the BCA - and the relevant AS/NZ Standards; (AS), (AS) take preference to drawing details. Each trade responsible for ensuring (AS) compliance.
2. DO NOT SCALE from drawings to determine a dimension or measurement. If dimensions are not indicated - please contact the Author for verification.
3. All measurements provided are to be checked & verified by the builder/painter prior to any construction commencing.
4. Window sills provided shall be as per attached Schedule. Final schedule shall be provided by builder / owner.
5. Where not indicated by these plans, I warrant the services prior to any limitation / construction. Services include but are not limited to Power, Gas, Phone, Water & Sewer.
6. Weathertags to all external windows & doors.
7. The builder/power is responsible for checking each drawing as provided prior to issuing for approval / construction. The undertaking of any construction work shall depend on the builder / owner have verified the plans as correct and suitable for construction.
8. Levels indicated on plans should be confirmed on site prior to excavation / construction.
FFL's, Levels & retaining wall levels where indicated; have been taken from survey plans provided by owner or contractor. Urban Survey Ltd has been engaged to provide discrepancy in levels due to errors in survey plan. It remains the builders responsibility to confirm ALL finished levels prior to ANY construction.



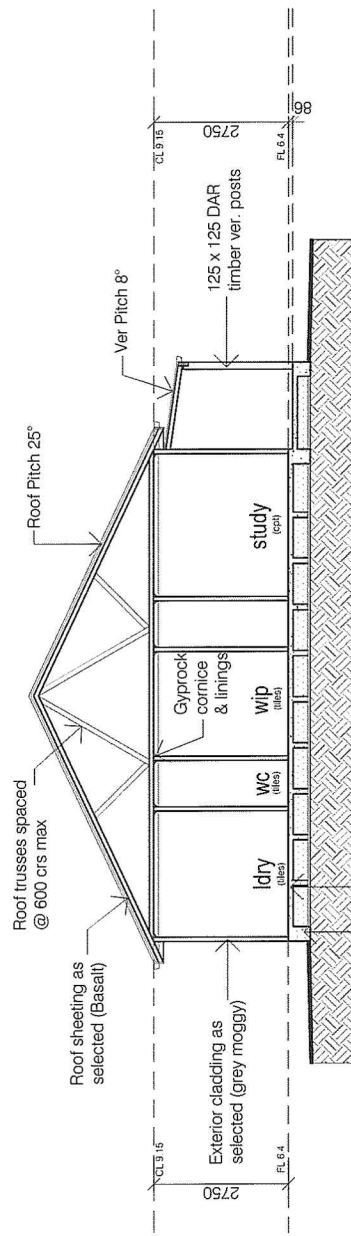
Certificate no. 0003102070
Assessor Name Scott Douglas
Assessment no. 2475
Assessment date 24 Aug 2018
Dwelling Address 301 Angus Drive Hereford Way
Foster, NSW 2428
www.nature.gov.au



- 8 Levels indicated on plans should be confirmed on site prior to ANY construction.
- 9 to excavation / construction.
- 10 discrepancy in levels due to errors in survey plan. It remains the Builders responsibility to confirm ALL finished levels prior to ANY construction.
- 11 Surveyor Urban Simplicity takes no responsibility for any discrepancy in levels due to errors in survey plan. It remains the Builders responsibility to confirm ALL finished levels prior to ANY construction.
- 12 F.F.L. Levels & retaining wall levels (where indicated), have been calculated from survey plans provided by developer or to excavation / construction.
- 13 Where not indicated by these plans, it remains the responsibility of the builder / contractor to locate all site services prior to any excavation / construction services include but are not limited to Power, Gas, Phone, Water & Sewer.
- 14 Weatherstrips to all external windows & doors.
- 15 The builder/owner is responsible for checking each drawing as provided prior to issuing for approval / construction. The builder / owner have verified the plans as correct and suitable for construction.
- 16 Schedule: Final schedule shall be provided by builder / owner.
- 17 Window sizes provided are normal only - and from Stegbar.
- 18 All dimensions provided are to be checked & verified by the builder/owner prior to any construction commencing.
- 19 All dimensions provided are to be checked & verified by the builder/owner prior to any construction commencing.
- 20 Where a dimension is not shown or cannot be calculated - please contact the Author for verification.
- 21 DO NOT SCALE from drawings to determine a dimension and the relevant Aust. Standards (AS) take preference to drawing details. Each trade responsible for ensuring (AS) compliance.
- 22 All construction to comply with the provisions of the BCA - and the relevant Aust. Standards (AS) take preference to drawing details. Each trade responsible for ensuring (AS) compliance.
- 23 Window sizes provided are normal only - and from Stegbar.
- 24 Schedule: Final schedule shall be provided by builder / owner.
- 25 All dimensions provided are to be checked & verified by the builder/owner prior to any construction commencing.
- 26 Where a dimension is not shown or cannot be calculated - please contact the Author for verification.
- 27 DO NOT SCALE from drawings to determine a dimension and the relevant Aust. Standards (AS) take preference to drawing details. Each trade responsible for ensuring (AS) compliance.
- 28 All construction to comply with the provisions of the BCA - and the relevant Aust. Standards (AS) take preference to drawing details. Each trade responsible for ensuring (AS) compliance.



side elevation - 4




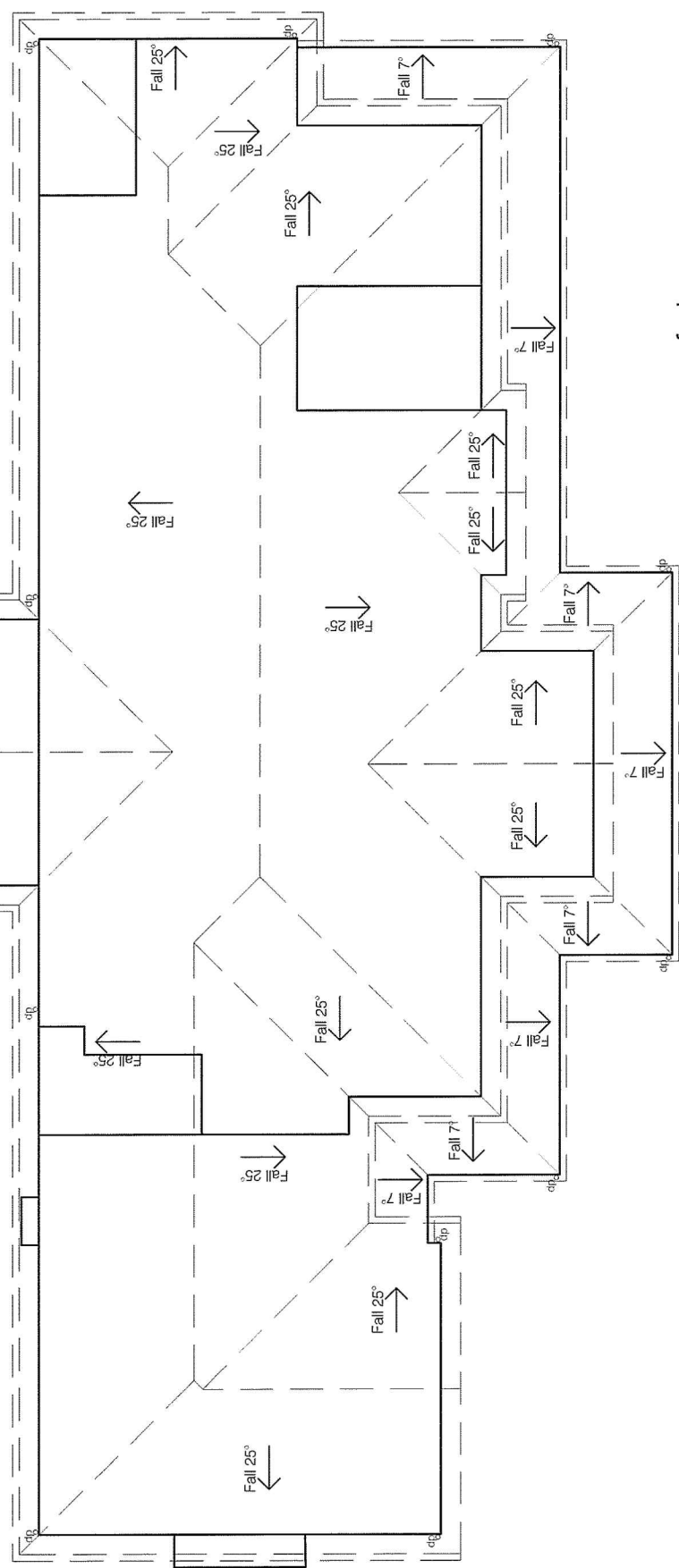
section a - a
scale 1:100



6.3
NATIONWIDE
HOUSE
BUILT TO LAST

Certificate no: 6033102670
Assessor name: Scott Douglas
Assessment date: 2015
Certificate date: 24 Aug 2018

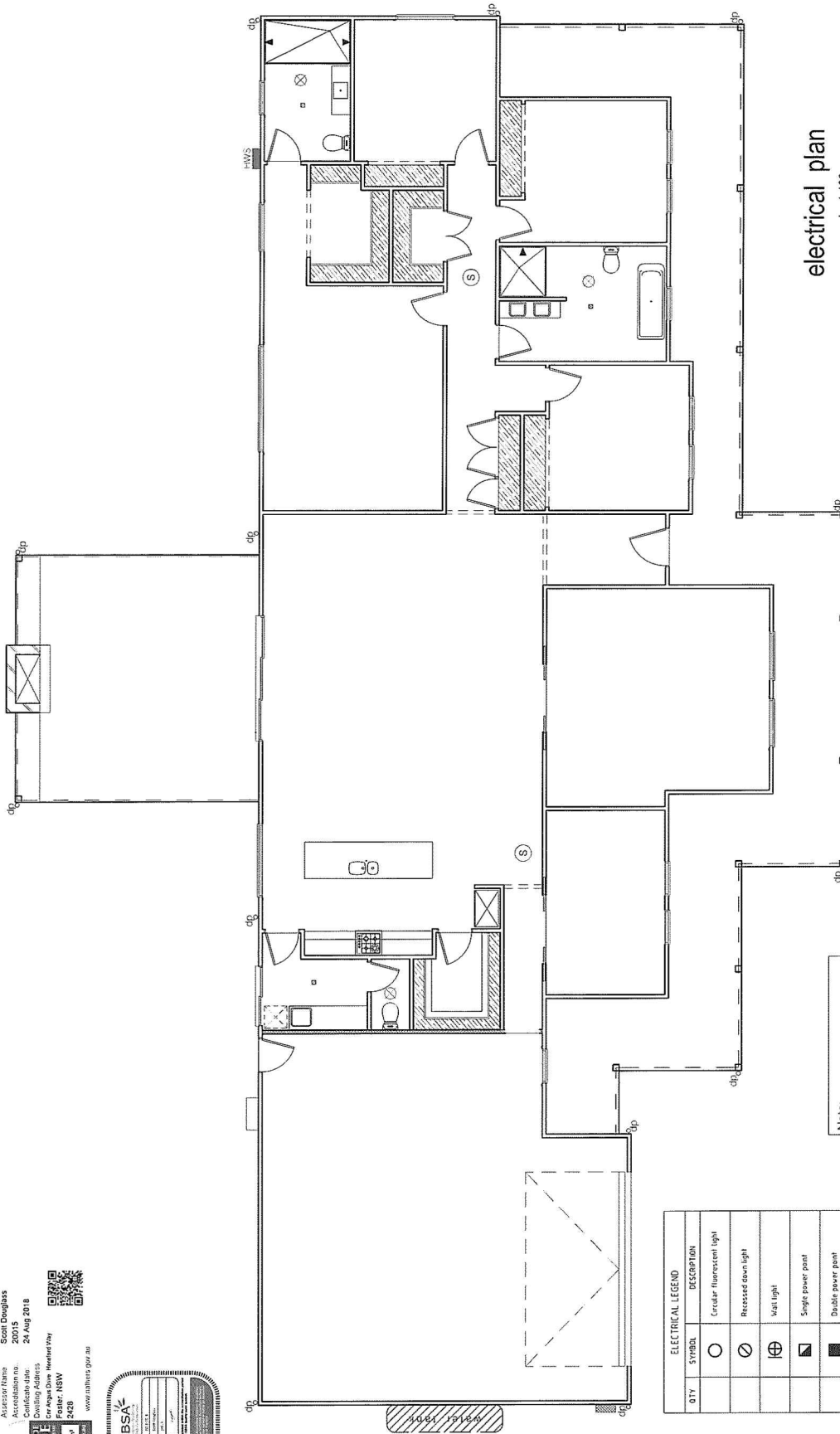
Dwelling Address: On Angus Drive Hereford Way
Foster, NSW
62 Munit
2428
www.nathura.gov.au

roof plan
scale 1:100

DRAWING NOTES

1. All construction to comply with the provisions of the BCA, and the relevant Aust. Standards (AS), (AS) take preference to drawing details. Each trade responsible for ensuring (AS) compliance.
2. DO NOT SCALE from drawings to determine a dimension. Where a dimension is not shown or cannot be calculated - please contact the Author for verification.
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5. Where not indicated by these plans, it remains the responsibility of the builder / contractor to locate all site services prior to any excavation / construction. Services include but are not limited to Power, Gas, Phone, Water & Sewer.
6. Weatherstrips to all external windows & doors.
7. The builder/owner is responsible for checking each drawing as provided prior to issuing for approval / construction. The builder/owner is responsible for ensuring that the drawings are correct and that the builder / owner have verified the plans as correct and suitable for construction.
8. Levels indicated on plans should be confirmed on site prior to excavation / construction. FFL's, Levels & retaining wall levels (where indicated), have been calculated from survey plans provided by developer or as indicated on drawings. It is the responsibility of the builder to confirm the accuracy of levels due to errors in survey plan. It remains the builders responsibility to confirm ALL finished levels prior to ANY construction.



electrical plan

scale 1:100

DRAWING NOTES

1. All construction to comply with the provisions of the BCA - and the relevant Australian Standards (AS). (AS) take preference to drawing details. Each trade responsible for ensuring (AS) compliance.
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Note:
These plans are to be read in conjunction with the builders tender / quote. Any discrepancies will be resolved at the builders discretion.

1. Insulation must be installed in accordance with NCC and relevant Australian Standards.
2. Any insulation removed to allow for clearance around down lights, exhaust fans and the like must not exceed 0.5% of the insulated ceiling area

ELECTRICAL LEGEND	
QTY	SYMBOL DESCRIPTION
	Circular fluorescent light
	Recessed down light
	Wall light
	Single power point
	Double power point
	Exhaust Fan
	Ceiling Fan
	Ceiling Fan Light
	Smoke detectors
	Telephone point
	Television point
	Fluorescent light

MidCoast Water Services
A Division of MidCoast Council
2 Pulteney Street, Taree NSW 2430
4 Breese Parade, Forster NSW 2428

Tax Invoice

Official Receipt

ABN: 44 961 208 161 / 009

28/08/2018 Receipt No: 2046843

Hume Building Pty Ltd
20 Pembroke Pde
WILTON NSW 2571

Reference	Amount
da2018/0711 PN 52119	\$116.00
DA Fee	
To Rams: Hereford Pl FAILFORD NSW 2430	
Transaction Total:	\$116.00
Includes GST of:	\$0.00

Amounts Tendered

Cash	\$0.00
Cheque	\$0.00
Db/Cr Card	\$116.00
Money Order	\$0.00
Agency	\$0.00
Total	\$116.00
Rounding	\$0.00
Change	\$0.00
Nett	\$116.00

Printed 28/08/2018 2:05:12PM

Cashier: COUNTER

EFTPOS FROM WESTPAC
MIDCOAST WATER
BRESEE PARADE
FORSTER 2428
Australia

TIME 28AUG18 14:04
MID 21788005
TSP 100381926276
RRN 180328010646
TRAN 010646 CREDIT
Vasa M
CARD 7983
AUTH 713650

MOTO AUD116.00

TOTAL AUD116.00

(000) APPROVED

CUSTOMER COPY

12 October 2018

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

CERTIFICATE OF COMPLIANCE for CONSTRUCTION

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
OWNERS DETAILS: Hozcole Pty Ltd
ISSUE DATE: 12/10/2018

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



Kylie De Fina
Customer Service Officer

PLANNING CERTIFICATE

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

APPLICANT: Palmer Legal
2 Stanley Terrace
MOSS VALE NSW 2577

Certificate No: PC2021/6694

Certificate Date: 02/12/2021

Property: Hereford Place FAILFORD NSW 2430

Title: Lot 301 DP 1240775

Land No: 640045

Applicant's Ref: MJP:2021/1294

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 R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To enable development that has minimal environmental and visual impact and is compatible with residential land uses within the zone.

2 Permitted without consent

Home occupations

3 Permitted with consent

Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Cellar door premises; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Farm buildings; Farm stay accommodation; Flood mitigation works; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Landscaping material supplies; Moorings; Oyster aquaculture; Places of public worship; Plant nurseries; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Roadside stalls; Secondary dwellings; Sewerage systems; Tank-based aquaculture; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Any 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?

Yes, Council has been advised that a Property Vegetation Plan under Part 4 of the Native Vegetation Act 2003, applies to this land and is in force.

Detailed information on the Native Vegetation Act 2003 is available at <https://www.legislation.nsw.gov.au/view/html/repealed/current/act-2003-103#pt.4> <https://www.legislation.nsw.gov.au/view/html/inforce/current/act-2016-063> on the NSW legislation website.

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 | PO Box 482
Taree NSW 2430

01 December 2021

Palmer Legal
2 Stanley Terrace
MOSS VALE NSW 2577

Your Ref: MJP:2021/1294

Our Ref: ENG2021/2848

Owner Details
S Higham

Property Details
Lot 301 DP 1240775

Property Address
Hereford Place FAILFORD NSW 2430

SEWERED AREAS

As requested a Sewer Service Diagram (if available) and a Sewer Location Diagram 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/s. Please note the following important points:-

1. MidCoast Council's policy "Building Over or Near Council Water and Sewer Mains Policy" may allow approval of structures to be built over a gravity sewer or adjacent to a sewer rising main or a water main, providing structural engineers details with the design of the footings/pilings adequate to cater for zone of influence requirements.
2. Residents, builders, developers etc. should note that the existence of a sewer, watermain or sewerage rising main may 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.

3. 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.
4. 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.
5. 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 the Sewer Service Diagram and Sewer Location Diagram are as accurate as practical when issued.

6. The attached Plan indicates the approximate location of Council's sewers only in relation to the abovementioned land.
7. It is an offence under the Local Government Act to discharge any rain water or surface water into Council's sewers.
8. 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).
9. 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.
10. 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 Sewer Service Diagram or Sewer Location Diagram without these notes should not be considered as a true copy.

If you have any enquiries regarding this letter please telephone 7955 7777.

Dated: 01/12/2021

Adrian Panuccio

General Manager

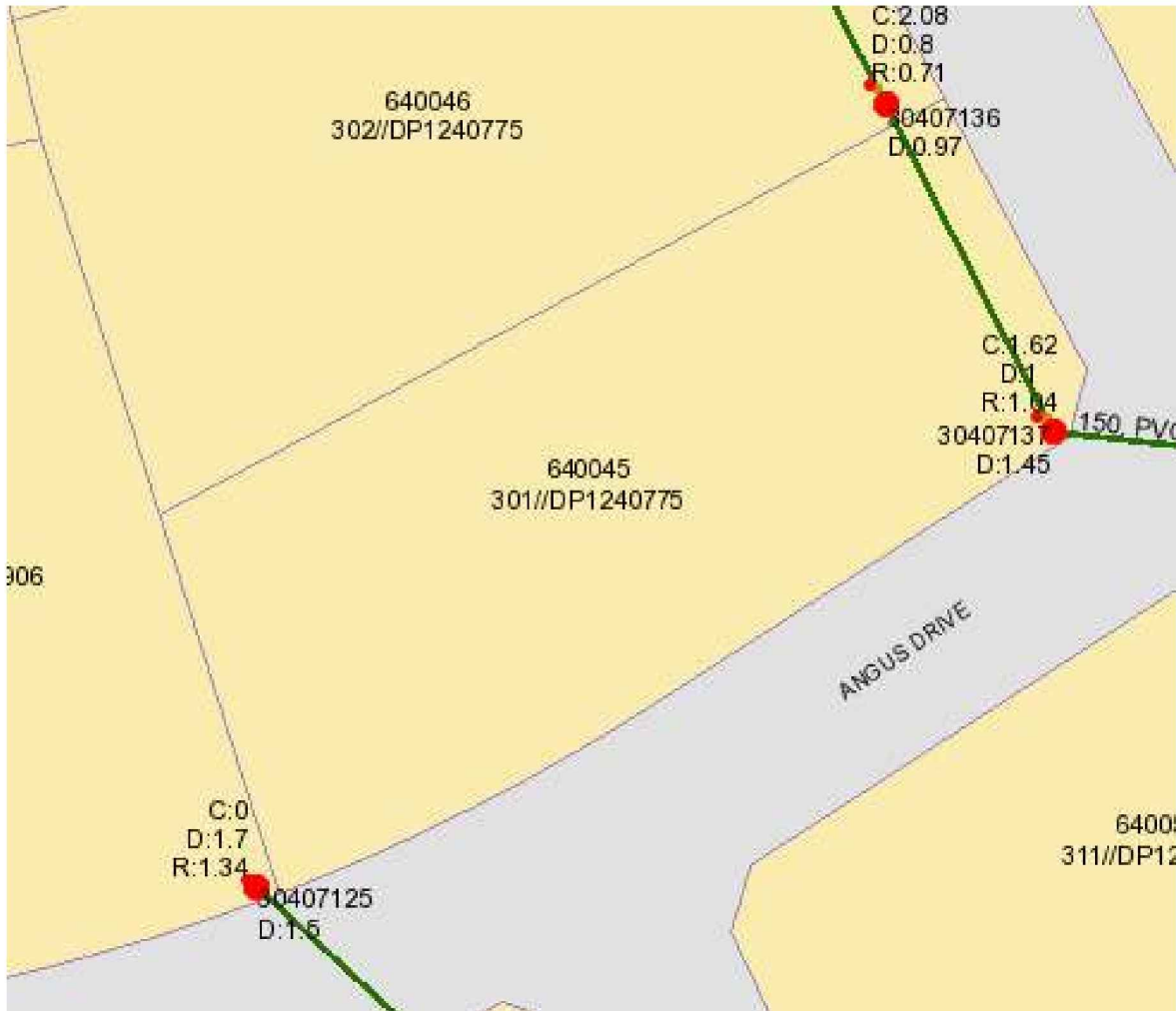


MIDCOAST
council

SEWER DRAINAGE DIAGRAM

Lot 301 Sec..... D.P. 1240775

Address..... Hereford Place Town..... FAILFORD



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

LEGEND

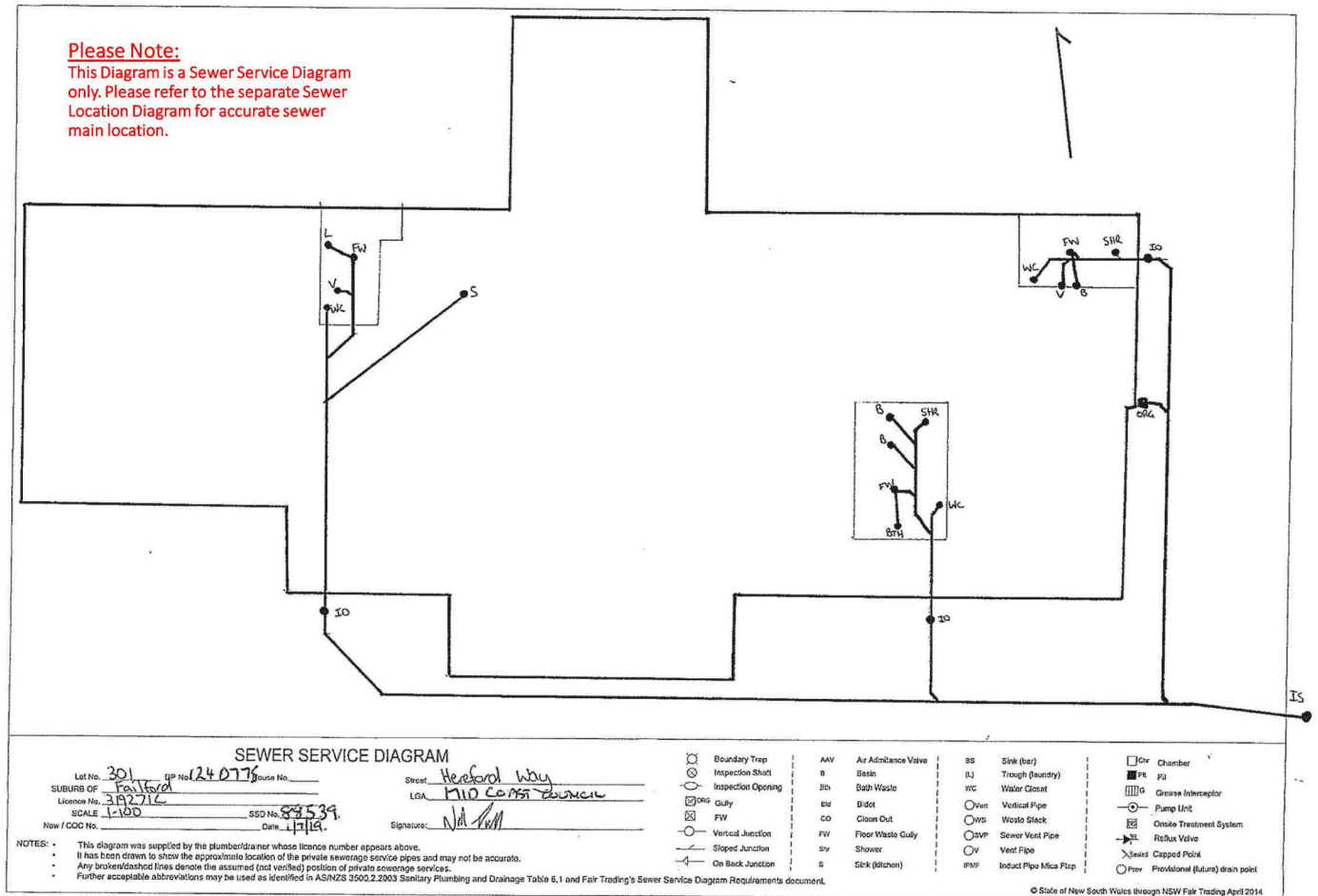
NOT TO SCALE

JUNCTION LOCATION

W.C..... 1	Soil Vent Pipe.... SVP	●Manhole
Bath..... 2	Waste Stack..... WS	○ Inspection opening
Basin..... 3	Inspect. Shaft.... IS	— Assumed location of existing sewer
Shower..... 4	Reflux Valve..... RV	☒ Surcharge Gully
K.Sink..... 5	Tap Over..... TO	
Tubs..... 6	Grease Arrestor.. GA	
Gully..... 7	Urinal..... UR	
Vent..... 8	Low Level Vent... LLV	
Floor Waste..... 9		

Sewer Junction.....
existing at.....metres
from D.S.M.H.....(d=.....m)
Depth of Junction approx.....m
Depth of Riser approx.....m

Please Note:
This Diagram is a Sewer Service Diagram only. Please refer to the separate Sewer Location Diagram for accurate sewer main location.



DP1236728

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

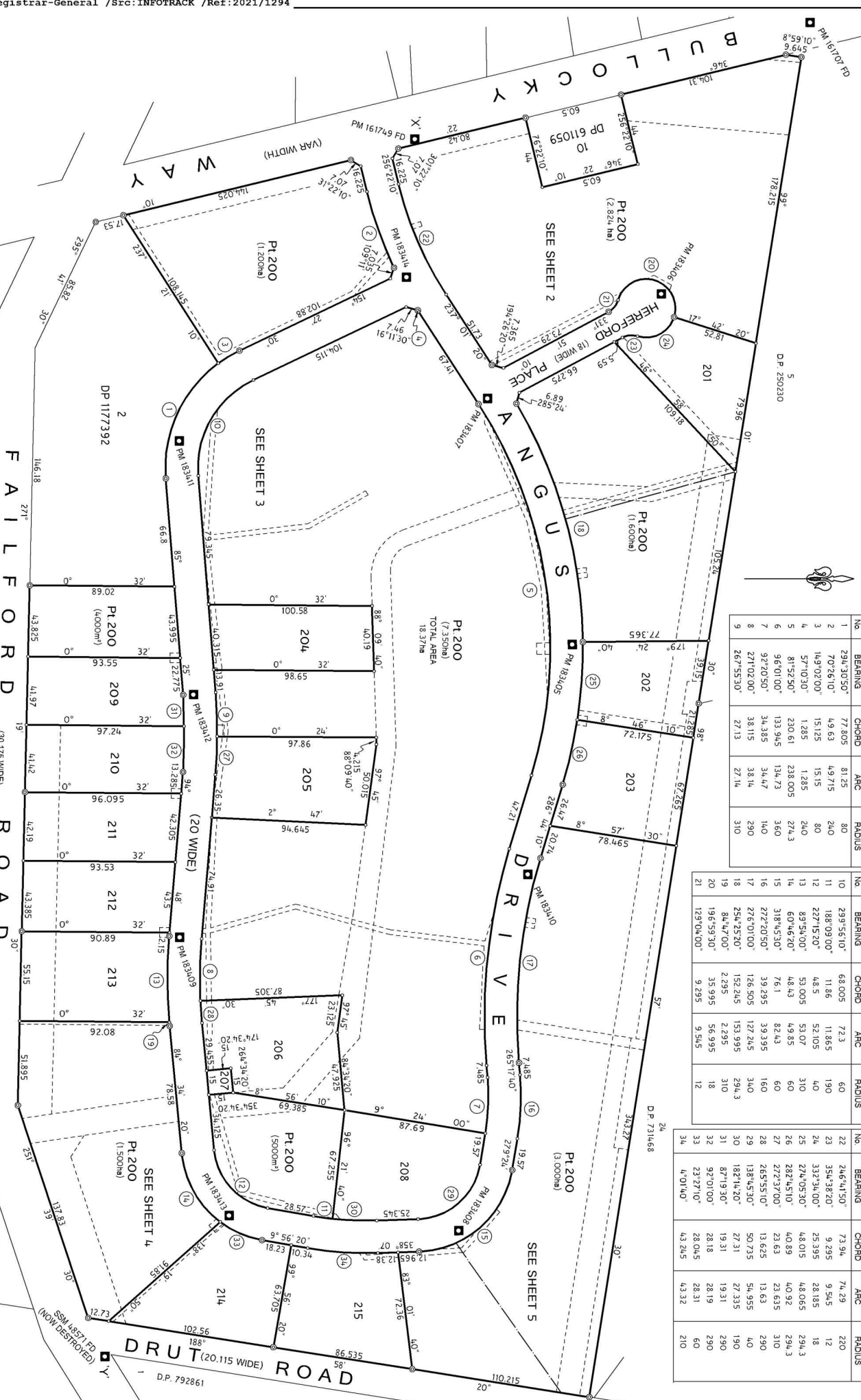
Sheet 1 of 5 sheets

MGA

No	BEARING	CHORD	ARC	RADIUS
1	294°30'50"	77.805	81.25	80
2	70°26'10"	4.963	4.975	240
3	149°02'00"	15.125	15.15	80
4	57°10'30"	1.285	1.285	240
5	81°52'50"	230.61	238.005	274.3
6	96°01'00"	133.945	134.73	360
7	92°20'50"	34.385	34.47	140
8	271°02'00"	38.115	38.14	290
9	267°55'30"	27.13	27.14	310

No	BEARING	CHORD	ARC	RADIUS
10	299°56'10"	68.005	72.3	60
11	188°09'00"	11.86	11.865	190
12	227°15'20"	4.85	5.2105	40
13	89°54'00"	53.005	53.07	310
14	60°46'20"	4.843	4.985	60
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
18	254°25'20"	152.245	153.995	294.3
19	84°47'00"	2.295	2.295	310
20	196°59'30"	35.995	56.995	18
21	129°04'00"	9.295	9.545	12

No	BEARING	CHORD	ARC	RADIUS
22	246°41'50"	73.94	74.29	220
23	354°38'20"	9.295	9.545	12
24	332°34'00"	25.395	28.185	18
25	274°05'30"	4.8015	4.8065	294.3
26	282°45'10"	4.089	4.092	294.3
27	272°37'00"	23.63	23.635	310
28	265°55'10"	13.625	13.63	290
29	138°45'30"	50.735	54.955	40
30	182°14'20"	27.31	27.335	190
31	87°19'30"	19.31	19.31	290
32	92°01'00"	28.18	28.19	290
33	23°27'10"	28.045	28.31	60
34	4°01'40"	43.245	43.32	210



X-Y
PM 161749-SSM 48571
104°17'09"-772 534 MGA COORDS (GND)
-772 529 BY ME

Surveyor: GREGORY ALAN CRISP
PO BOX 139 TAREE
Date of Survey: 29.6.17
Surveyor's Ref: FS15/5209/2
2017/M7/100 (1375) ADDITIONAL SHEETS

PLAN OF
SUBDIVISION OF LOT 1 DP 1177392

LGA: MID-COAST
Locality: FAILFORD
Subdivision No: SR 52018
Lengths are in metres. Reduction Ratio 1:1500

Registered:
16.11.2017

DP1236728

PLAN FORM 2
DP1236728

WARNING:CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 2 of 5 sheets

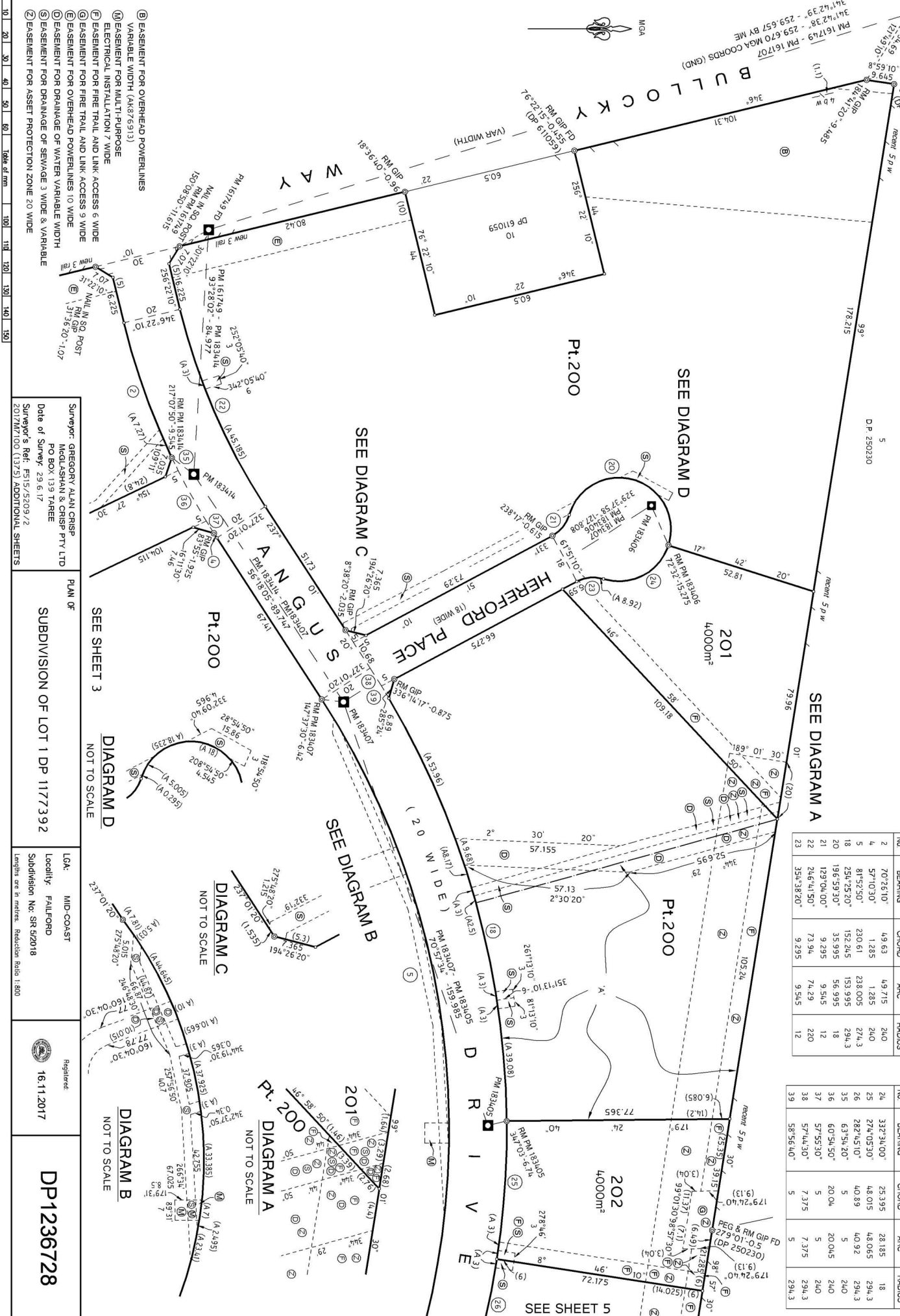
A. DENOTES PART OF LOT 200 BENEFITTED BY EASEMENT FOR FIRE TRAIL AND LINK ACCESS DENOTED (F) (S)

SCHEDULE OF CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
2	70°26'10"	4.9 6.3	4.9 7.15	24.0
4	57°10'30"	1.285	1.285	24.0
5	81°52'50"	230.61	238.005	274.3
18	254°25'20"	152.245	153.995	294.3
20	196°59'30"	3.5 995	56.995	18
21	123°04'00"	9.295	9.545	12
22	246°44'50"	73.94	74.29	220
23	354°38'20"	9.295	9.545	12

SCHEDULE OF CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
24	332°34'00"	25.395	28.185	18
25	274°05'30"	4.8 015	4.8 065	294.3
26	282°45'10"	4.0 89	5	294.3
35	63°54'20"	20.04	20.045	24.0
36	60°54'50"	5	5	24.0
37	57°55'30"	7.375	7.375	294.3
38	57°44'30"	5	5	294.3
39	58°56'40"	5	5	294.3



Office of the Registrar-General /Src:INFOTRACK /Ref:2021/1294

DP1236728

Subdivision of Lot 1 DP 1177392

Surveyor: GREGORY ALAN CRISP
FID 133 1748E
Date of Survey: 29.6.17
Surveyor's Ref: F515/5209/2
2017M7100 (1375) ADDITIONAL SHEETS

PLAN OF
SUBDIVISION OF LOT 1 DP 1177392

LGA: MID-COAST
Locality: FAIRFORD
Subdivision No: SR 52018

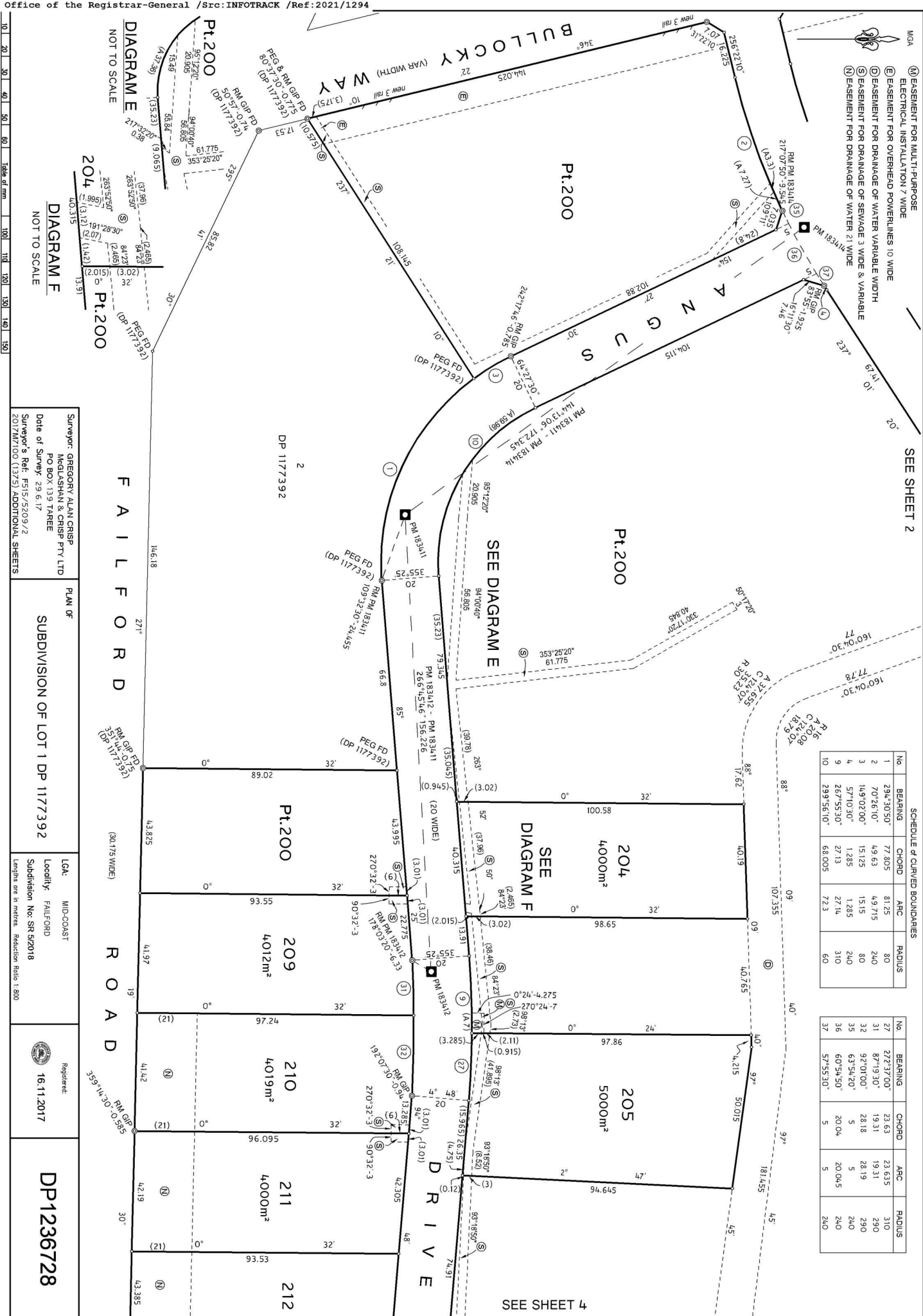
Registered
16.11.2017

DP1236728

MGA

- SEE SHEET 2

No.	BEARING	CHORD	ARC	RADIUS
27	72°2'37.00"	23.63	23.635	310
31	92°19'30"	19.31	19.31	290
32	92°01'00"	28.18	28.19	290
35	63°54'20"	5	5	240
36	60°54'50"	20.04	20.045	240
37	57°55'30"	5	5	240



SEE SHEET 4

DIAGRAM F
NOT TO SCALE

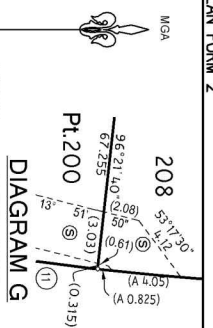
Surveyor: GREGORY ALAN CRISP
McGLASHAN & CRISP PTY LTD
PO BOX 139 TAREE
Date of Survey: 29.6.17

SUBDIVISION OF LOT 1 DP 1177392

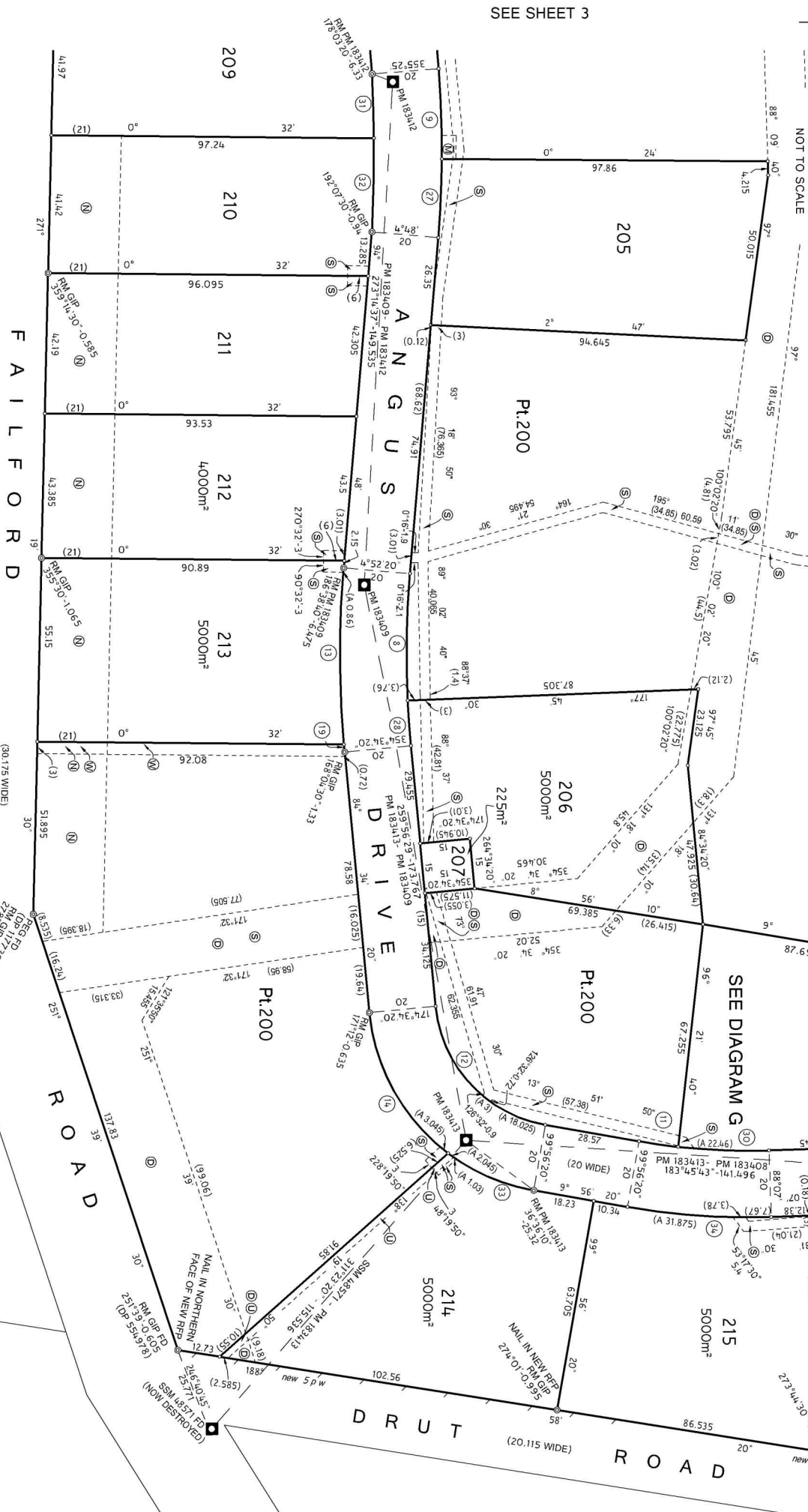
LGA:	MID-COAST
Locality:	FAIRFORD


16.11.2017

DP1236728



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

DP1236728

WARNING:CREASING OR FOLDING WILL LEAD TO REFLECTION

Sheet 5 of 5 sheets

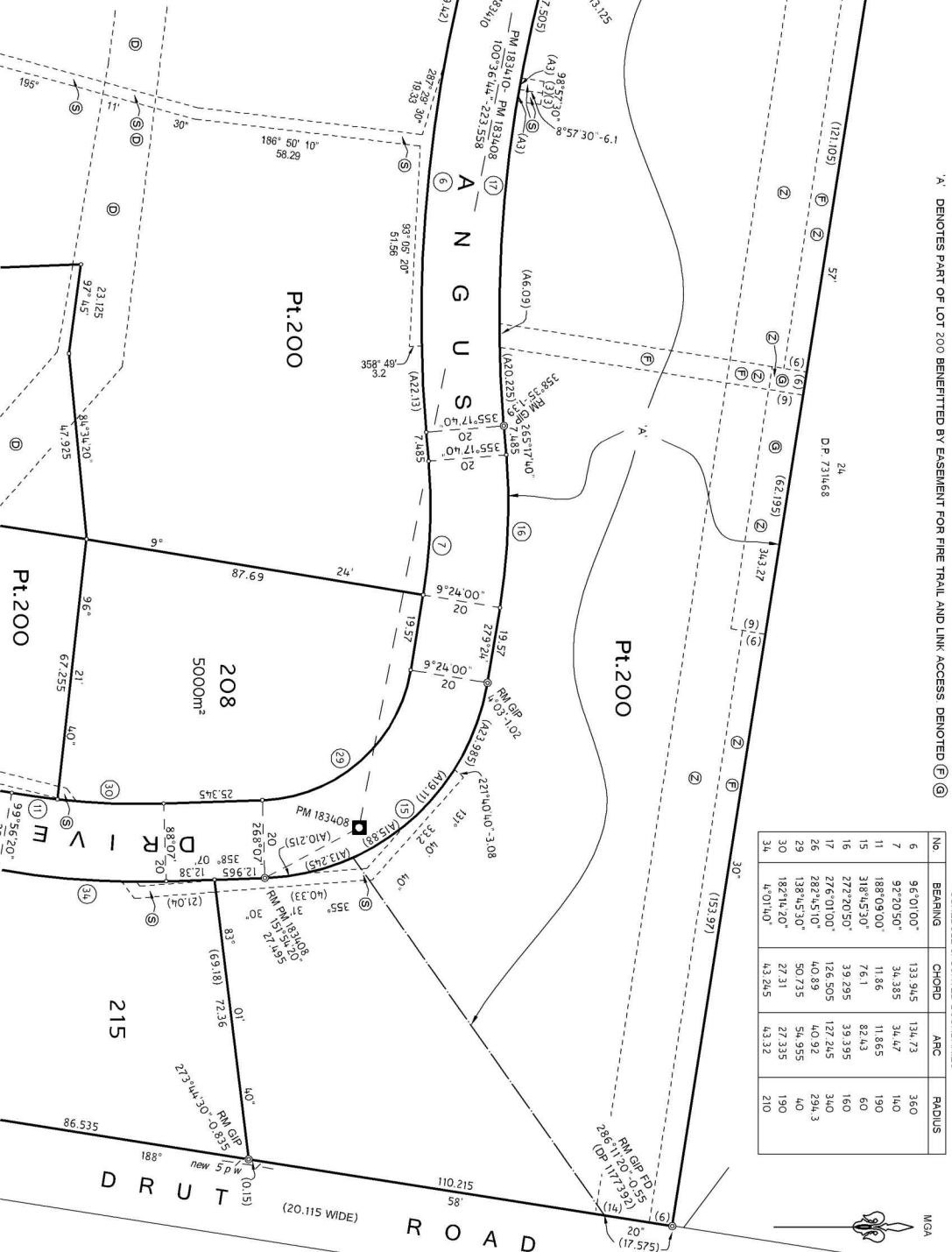
PLAN FORM 2

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

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
S.S.M.48571	448 558.257	6 449 254.902	A	1
P.M.16107	447 728.432	6 449 891.921	B	2
P.M.18305	448 120.485	6 449 542.273	B	2
P.M.18306	447 904.732	6 449 800.331	B	2
P.M.18307	447 969.32	6 449 460.099	B	2
P.M.18308	448 480.884	6 449 472.388	B	2
P.M.18309	448 300.571	6 449 300.922	B	2
P.M.18310	448 261.232	6 449 513.554	B	2
P.M.18311	447 999.413	6 449 300.561	B	2
P.M.18312	448 151.332	6 449 309.38	B	2
P.M.18313	448 471.604	6 449 331.259	B	2
P.M.18314	447 894.68	6 449 440.324	B	2
COMBINED SCALE FACTOR 0.995628 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: 23.6.17
Surveyor's Ref: F515/5209/2
2017M7100 (1375) ADDITIONAL SHEETS

PLAN OF
SUBDIVISION OF LOT 1 DP 1177392

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)

Office Use Only

Registered:  16.11.2017

Title System: TORRENS

Purpose: SUBDIVISION

Office Use Only

DP1236728

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:

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.

John Dougherty
Manager Property &
Commercial Services
MidCoast Council

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

Plans used in the preparation of survey/compilation.

DP11773692

If space is insufficient continue on PLAN FORM 6A

Surveyor's Reference: F515/5209/2

PLAN FORM 6A (2012)

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 4 sheet(s)

Registered:



16.11.2017

Office Use Only

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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.

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

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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

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- 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: SR5/2018Date of Endorsement: 6-10-17

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