

Contract for the sale and purchase of land 2014 edition

TERM	MEANING OF TERM
vendor's agent	Skyline Real Estate 3-7/14 Frenchs Forrest Road, FRENCHS FOREST, NSW 2086 Keiran Dempsey Phone: 9452 3444 Fax: 9452 4555 e. mail 1 - keiran@skylinerealestate.com.au
co-agent	
Vendor	Garry William Dickerson and David John Dickerson as trustees for The Estate of the Late Phyllis Ruth Dickerson 42 Prahran Avenue, FRENCHS FOREST, NSW 2086
vendor's solicitor	88 Longueville Rd, Lane Cove NSW 2066 DX 23303 Lane Cove Phone: 02 9429 0000 Fax: 02 9418 7597 Email: janet@pauldenny.com.au Ref: 1524593
date for completion	42nd day after the date of this contract (clause 15)
land(address, plan details and title reference)	10 Panorama Crescent , FRENCHS FOREST 2086 Lot 21 DP 25162 Folio 21/25162
Improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> pool <input type="checkbox"/> shed <input type="checkbox"/> none <input type="checkbox"/> other:
attached copies	documents in the List of Documents as marked or numbered: other documents:

PAUL DENNY

CONVEYANCING

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

inclusions	<input checked="" type="checkbox"/> blinds <input checked="" type="checkbox"/> curtains <input checked="" type="checkbox"/> insect screens <input checked="" type="checkbox"/> stove <input checked="" type="checkbox"/> built-in wardrobes <input type="checkbox"/> dishwasher <input checked="" type="checkbox"/> light fittings <input type="checkbox"/> pool equipment <input checked="" type="checkbox"/> clothes line <input checked="" type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input checked="" type="checkbox"/> TV antenna <input type="checkbox"/> air conditioner <input type="checkbox"/> clothes dryer <input type="checkbox"/> solar panels <input type="checkbox"/> other:
Exclusions	
Purchaser	
purchaser's solicitor	
price	\$
deposit	\$ (10% of the price, unless otherwise stated)
balance	\$
contract date	(if not stated, the date this contract was made)

buyer's agent

vendor

witness

GST AMOUNT (optional)

The price includes
GST of: \$

purchaser JOINT TENANTS tenants in common in unequal shares

witness

Choices

vendor agrees to accept a **deposit-bond** (clause 3)
proposed electronic transaction (clause 30)

NO yes
 NO yes

Tax information (the parties promise this is correct as far as each party is aware)

land tax is adjustable

NO yes

GST: Taxable supply

NO yes in full yes to an extent

margin scheme will be used in making the taxable supply

NO yes

this sale is not a taxable supply because (one or more of the following may apply) the sale is:

not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))

by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))

GST-free because the sale is the supply of a going concern under section 38-325

GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O

input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address and telephone number

List of Documents

General

- 1 property certificate for the land
 2 plan of the land
 3 unregistered plan of the land
 4 plan of land to be subdivided
 5 document that is to be lodged with a relevant plan
 6 section 149(2) certificate (Environmental Planning and Assessment Act 1979)
 7 section 149(5) information included in that certificate
 8 service location diagram (pipes)
 9 sewerage service diagram (property sewerage diagram)
 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract
 11 section 88G certificate (positive covenant)
 12 survey report
 13 building certificate given under *legislation*
 14 insurance certificate (Home Building Act 1989)
 15 brochure or warning (Home Building Act 1989)
 16 certificate of compliance (Swimming Pools Act 1992)
 17 evidence of registration (Swimming Pools Act 1992)
 18 relevant occupation certificate (Swimming Pools Act 1992)
 19 lease (with every relevant memorandum or variation)
 20 other document relevant to tenancies
 21 old system document
 22 Crown purchase statement of account
 23 building management statement
 24 form of requisitions

Strata or community title (clause 23 of the contract)

- 25 property certificate for strata common property
 26 plan creating strata common property
 27 strata by-laws not set out in *legislation*
 28 strata development contract or statement
 29 strata management statement
 30 leasehold strata - lease of lot and common property
 31 property certificate for neighbourhood property
 32 plan creating neighbourhood property
 33 neighbourhood development contract
 34 neighbourhood management statement
 35 property certificate for precinct property
 36 plan creating precinct property
 37 precinct development contract
 38 precinct management statement
 39 property certificate for community property
 40 plan creating community property
 41 community development contract
 42 community management statement
 43 document disclosing a change of by-laws
 44 document disclosing a change in a development or management contract or statement
 45 document disclosing a change in boundaries
 46 certificate under Management Act – section 109 (Strata Schemes)
 47 certificate under Management Act – section 26 (Community Land)
 48 other:

CERTIFICATE UNDER SECTION 66W CONVEYANCING ACT, 1919

I of certify as follows:

- (a) I am a Solicitor/Licensed Conveyancer currently licensed to practice in the State of New South Wales
- (b) This certificate is given in accordance with Section 66W of the Conveyancing Act 1919, with reference to an Agreement for Sale of property at **10 Panorama Crescent , FRENCHS FOREST** between **Garry William Dickerson and David John Dickerson** as vendor(s) and
.....
as purchaser(s) in order to waive the cooling off period in relation to that Agreement.
- (c) I do not act for the vendor(s) and am not employed in the practice of a conveyancer or solicitor acting for the vendor(s), nor am I a member or employee of a firm of which a conveyancer or solicitor acting for the vendor(s) is a member or employee.
- (d) I have explained to the purchaser(s):
 - (i) the effect of the Agreement for Sale of the property;
 - (ii) the nature of this certificate; and
 - (iii) the effect of giving this certificate to the vendor(s).

Dated this day of

SIGNED

WARNING— SWIMMING POOLS

An owner of a property on which a swimming pool is situated must ensure that the pool complies with the requirements of the *Swimming Pools Act 1992*. Penalties apply. Before purchasing a property on which a swimming pool is situated, a purchaser is strongly advised to ensure that the swimming pool complies with the requirements of that Act.

WARNING— SMOKE ALARMS

The owners of certain types of buildings and strata lots must have smoke alarms (or in certain cases heat alarms) installed in the building or lot in accordance with regulations under the *Environmental Planning and Assessment Act 1979*. It is an offence not to comply. It is also an offence to remove or interfere with a smoke alarm or heat alarm. Penalties apply.

IMPORTANT NOTICE TO VENDORS AND PURCHASERS

Before signing this contract you should ensure that you understand your rights and obligations, some of which are not written in this contract but are implied by law.

COOLING OFF PERIOD (PURCHASER'S RIGHTS)

1. This is the statement required by section 66X of the *Conveyancing Act 1919* and applies to a contract for the sale of residential property.
2. The purchaser may rescind the contract at any time before 5 p.m. on the fifth business day after the day on which the contract was made, **EXCEPT** in the circumstances listed in paragraph 3.
3. There is **NO COOLING OFF PERIOD**:
 - (a) if, at or before the time the contract is made, the purchaser gives to the vendor (or the vendor's solicitor or agent) a certificate that complies with section 66W of the Act, or
 - (b) if the property is sold by public auction, or
 - (c) if the contract is made on the same day as the property was offered for sale by public auction but passed in, or
 - (d) if the contract is made in consequence of the exercise of an option to purchase the property, other than an option that is void under section 66ZG of the Act.
4. A purchaser exercising the right to cool off by rescinding the contract will forfeit to the vendor 0.25% of the purchase price of the property. The vendor is entitled to recover the amount forfeited from any amount paid by the purchaser as a deposit under the contract and the purchaser is entitled to a refund of any balance.

WARNINGS

1. Various Acts of Parliament and other matters can affect the rights of the parties to this contract. Some important matters are actions, claims, decisions, licences, notices, orders, proposals or rights of way involving

Council	NSW Fair Trading
County Council	NSW Public Works
Department of Planning and Environment	Office of Environment and Heritage
Department of Primary Industries	Owner of adjoining land
East Australian Pipeline Limited	Privacy
Electricity and gas authority	Roads and Maritime Services
Local Land Services	Telecommunications authority
Land & Housing Corporation	Transport for NSW
Mine Subsidence Board	Water, sewerage or drainage authority
NSW Department of Education and Communities	NSW Department of Trade and Investment
Regional Infrastructure and Services	

If you think that any of these matters affects the property, tell your solicitor.

2. A lease may be affected by the Agricultural Tenancies Act 1990, the Residential Tenancies Act 2010 or the Retail Leases Act 1994.
3. If any purchase money is owing to the Crown, it may become payable when the transfer is registered.
4. If a consent to transfer is required under legislation, see clause 27 as to the obligations of the parties.
5. The vendor should continue the vendor's insurance until completion. If the vendor wants to give the purchaser possession before completion, the vendor should first ask the insurer to confirm this will not affect the insurance.
6. The purchaser will usually have to pay stamp duty on this contract. If duty is not paid on time, a purchaser may incur penalties.
7. If the purchaser agrees to the release of deposit, the purchaser's right to recover the deposit may stand behind the rights of others (for example the vendor's mortgagee).
8. The purchaser should arrange insurance as appropriate.
9. Some transactions involving personal property may be affected by the Personal Property Securities Act 2009.
10. A purchaser should be satisfied that finance will be available at the time of completing the purchase.

DISPUTES

If you get into a dispute with the other party, the Law Society and Real Estate Institute encourage you to use informal procedures such as negotiation, independent expert appraisal or mediation (for example mediation under the Law Society Mediation Model and Guidelines).

AUCTIONS

Regulations made under the Property, Stock and Business Agents Act 2002 prescribe a number of conditions applying to sales by auction.

The vendor sells and the purchaser buys the *property* for the price under these provisions instead of Schedule 3 Conveyancing Act 1919, subject to any *legislation* that cannot be excluded.

1 Definitions (a term in italics is a defined term)

In this contract, these terms (in any form) mean –

<i>adjustment date</i>	the earlier of the giving of possession to the purchaser or completion;
<i>bank</i>	the Reserve Bank of Australia or an authorised deposit-taking institution which is a bank, a building society or a credit union;
<i>business day</i>	any day except a bank or public holiday throughout NSW or a Saturday or Sunday;
<i>cheque</i>	a cheque that is not postdated or stale;
<i>deposit-bond</i>	a deposit bond or guarantee from an issuer, with an expiry date and for an amount each approved by the vendor;
<i>depositholder</i>	vendor's agent (or if no vendor's agent is named in this contract, the vendor's <i>solicitor</i> , or if no vendor's <i>solicitor</i> is named in this contract, the buyer's agent);
<i>document of title</i>	document relevant to the title or the passing of title;
<i>GST Act</i>	A New Tax System (Goods and Services Tax) Act 1999;
<i>GST rate</i>	the rate mentioned in s4 of A New Tax System (Goods and Services Tax Imposition - General) Act 1999 (10% as at 1 July 2000);
<i>legislation</i>	an Act or a by-law, ordinance, regulation or rule made under an Act;
<i>normally</i>	subject to any other provision of this contract;
<i>party</i>	each of the vendor and the purchaser;
<i>property</i>	the land, the improvements, all fixtures and the inclusions, but not the exclusions;
<i>requisition</i>	an objection, question or requisition (but the term does not include a claim);
<i>rescind</i>	rescind this contract from the beginning;
<i>serve</i>	serve in writing on the other <i>party</i> ;
<i>settlement cheque</i>	an unendorsed <i>cheque</i> made payable to the person to be paid and – <ul style="list-style-type: none"> • issued by a <i>bank</i> and drawn on itself; or • if authorised in writing by the vendor or the vendor's <i>solicitor</i>, some other <i>cheque</i>;
<i>solicitor</i>	in relation to a <i>party</i> , the <i>party's</i> solicitor or licensed conveyancer named in this contract or in a notice <i>served</i> by the <i>party</i> ;
<i>terminate</i>	terminate this contract for breach;
<i>within</i>	in relation to a period, at any time before or during the period; and
<i>work order</i>	a valid direction, notice or order that requires work to be done or money to be spent on or in relation to the <i>property</i> or any adjoining footpath or road.

2 Deposit and other payments before completion

- 2.1 The purchaser must pay the deposit to the *depositholder* as stakeholder.
- 2.2 *Normally*, the purchaser must pay the deposit on the making of this contract, and this time is essential.
- 2.3 If this contract requires the purchaser to pay any of the deposit by a later time, that time is also essential.
- 2.4 The purchaser can pay any of the deposit by giving cash (up to \$2,000) or by unconditionally giving a *cheque* to the *depositholder* or to the vendor, vendor's agent or vendor's *solicitor* for sending to the *depositholder*.
- 2.5 If any of the deposit is not paid on time or a *cheque* for any of the deposit is not honoured on presentation, the vendor can *terminate*. This right to *terminate* is lost as soon as the deposit is paid in full.
- 2.6 If the vendor accepts a bond or guarantee for the deposit, clauses 2.1 to 2.5 do not apply.
- 2.7 If the vendor accepts a bond or guarantee for part of the deposit, clauses 2.1 to 2.5 apply only to the balance.
- 2.8 If any of the deposit or of the balance of the price is paid before completion to the vendor or as the vendor directs, it is a charge on the land in favour of the purchaser until *termination* by the vendor or completion, subject to any existing right.
- 2.9 If each *party* tells the *depositholder* that the deposit is to be invested, the *depositholder* is to invest the deposit (at the risk of the *party* who becomes entitled to it) with a *bank*, in an interest-bearing account in NSW, payable at call, with interest to be reinvested, and pay the interest to the *parties* equally, after deduction of all proper government taxes and financial institution charges and other charges.

3 Deposit-bond

- 3.1 This clause applies only if this contract says the vendor has agreed to accept a *deposit-bond* for the deposit (or part of it).
- 3.2 The purchaser must provide the original *deposit-bond* to the vendor's *solicitor* (or if no solicitor the *depositholder*) at or before the making of this contract and this time is essential.
- 3.3 If the *deposit-bond* has an expiry date and completion does not occur by the date which is 14 days before the expiry date, the purchaser must *serve* a replacement *deposit-bond* at least 7 days before the expiry date. The time for service is essential.

- 3.4 The vendor must approve a replacement *deposit-bond* if –
- 3.4.1 it is from the same issuer and for the same amount as the earlier *deposit-bond*; and
- 3.4.2 it has an expiry date at least three months after its date of issue.
- 3.5 A breach of clauses 3.2 or 3.3 entitles the vendor to *terminate*. The right to *terminate* is lost as soon as –
- 3.5.1 the purchaser *serves* a replacement *deposit-bond*; or
- 3.5.2 the deposit is paid in full under clause 2.
- 3.6 Clauses 3.3 and 3.4 can operate more than once.
- 3.7 If the purchaser *serves* a replacement *deposit-bond*, the vendor must *serve* the earlier *deposit-bond*.
- 3.8 The amount of any *deposit-bond* does not form part of the price for the purposes of clause 16.7.
- 3.9 The vendor must give the purchaser the *deposit-bond* –
- 3.9.1 on completion; or
- 3.9.2 if this contract is *rescinded*.
- 3.10 If this contract is *terminated* by the vendor –
- 3.10.1 *normally*, the vendor can immediately demand payment from the issuer of the *deposit-bond*; or
- 3.10.2 if the purchaser *serves* prior to *termination* a notice disputing the vendor's right to *terminate*, the vendor must forward the *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.
- 3.11 If this contract is *terminated* by the purchaser –
- 3.11.1 *normally*, the vendor must give the purchaser the *deposit-bond*; or
- 3.11.2 if the vendor *serves* prior to *termination* a notice disputing the purchaser's right to *terminate*, the vendor must forward the *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.
- 4 Transfer**
- 4.1 *Normally*, the purchaser must *serve* at least 14 days before the date for completion –
- 4.1.1 the form of transfer; and
- 4.1.2 particulars required to register any mortgage or other dealing to be lodged with the transfer by the purchaser or the purchaser's mortgagee.
- 4.2 If any information needed for the form of transfer is not disclosed in this contract, the vendor must *serve* it.
- 4.3 If the purchaser *serves* a form of transfer and the transferee is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for this form of transfer.
- 4.4 The vendor can require the purchaser to include a form of covenant or easement in the transfer only if this contract contains the wording of the proposed covenant or easement, and a description of the land benefited.
- 5 Requisitions**
- 5.1 If a form of *requisitions* is attached to this contract, the purchaser is taken to have made those *requisitions*.
- 5.2 If the purchaser is or becomes entitled to make any other *requisition*, the purchaser can make it only by *serving* it –
- 5.2.1 if it arises out of this contract or it is a general question about the *property* or title - *within* 21 days after the contract date;
- 5.2.2 if it arises out of anything *served* by the vendor - *within* 21 days after the later of the contract date and that *service*; and
- 5.2.3 in any other case - *within* a reasonable time.
- 6 Error or misdescription**
- 6.1 The purchaser can (but only before completion) claim compensation for an error or misdescription in this contract (as to the *property*, the title or anything else and whether substantial or not).
- 6.2 This clause applies even if the purchaser did not take notice of or rely on anything in this contract containing or giving rise to the error or misdescription.
- 6.3 However, this clause does not apply to the extent the purchaser knows the true position.
- 7 Claims by purchaser**
- The purchaser can make a claim (including a claim under clause 6) before completion only by *serving* it with a statement of the amount claimed, and if the purchaser makes one or more claims before completion –
- 7.1 the vendor can *rescind* if in the case of claims that are not claims for delay –
- 7.1.1 the total amount claimed exceeds 5% of the price;
- 7.1.2 the vendor *serves* notice of intention to *rescind*; and
- 7.1.3 the purchaser does not *serve* notice waiving the claims *within* 14 days after that *service*; and

- 7.2 if the vendor does not *rescind*, the *parties* must complete and if this contract is completed –
- 7.2.1 the lesser of the total amount claimed and 10% of the price must be paid out of the price to and held by the *depositholder* until the claims are finalised or lapse;
- 7.2.2 the amount held is to be invested in accordance with clause 2.9;
- 7.2.3 the claims must be finalised by an arbitrator appointed by the *parties* or, if an appointment is not made *within* 1 month of completion, by an arbitrator appointed by the President of the Law Society at the request of a *party* (in the latter case the *parties* are bound by the terms of the Conveyancing Arbitration Rules approved by the Law Society as at the date of the appointment);
- 7.2.4 the purchaser is not entitled, in respect of the claims, to more than the total amount claimed and the costs of the purchaser;
- 7.2.5 net interest on the amount held must be paid to the *parties* in the same proportion as the amount held; and
- 7.2.6 if the *parties* do not appoint an arbitrator and neither *party* requests the President to appoint an arbitrator *within* 3 months after completion, the claims lapse.

8 Vendor's rights and obligations

- 8.1 The vendor can *rescind* if –
- 8.1.1 the vendor is, on reasonable grounds, unable or unwilling to comply with a *requisition*;
- 8.1.2 the vendor *serves* a notice of intention to *rescind* that specifies the *requisition* and those grounds; and
- 8.1.3 the purchaser does not *serve* a notice waiving the *requisition within* 14 days after that *service*.
- 8.2 If the vendor does not comply with this contract (or a notice under or relating to it) in an essential respect, the purchaser can *terminate* by *servicing* a notice. After the *termination* –
- 8.2.1 the purchaser can recover the deposit and any other money paid by the purchaser under this contract;
- 8.2.2 the purchaser can sue the vendor to recover damages for breach of contract; and
- 8.2.3 if the purchaser has been in possession a *party* can claim for a reasonable adjustment.

9 Purchaser's default

- If the purchaser does not comply with this contract (or a notice under or relating to it) in an essential respect, the vendor can *terminate* by *servicing* a notice. After the *termination* the vendor can –
- 9.1 keep or recover the deposit (to a maximum of 10% of the price);
- 9.2 hold any other money paid by the purchaser under this contract as security for anything recoverable under this clause –
- 9.2.1 for 12 months after the *termination*; or
- 9.2.2 if the vendor commences proceedings under this clause *within* 12 months, until those proceedings are concluded; and
- 9.3 sue the purchaser either –
- 9.3.1 where the vendor has resold the *property* under a contract made *within* 12 months after the *termination*, to recover –
- the deficiency on resale (with credit for any of the deposit kept or recovered and after allowance for any capital gains tax or goods and services tax payable on anything recovered under this clause); and
 - the reasonable costs and expenses arising out of the purchaser's non-compliance with this contract or the notice and of resale and any attempted resale; or
- 9.3.2 to recover damages for breach of contract.

10 Restrictions on rights of purchaser

- 10.1 The purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
- 10.1.1 the ownership or location of any fence as defined in the Dividing Fences Act 1991;
- 10.1.2 a service for the *property* being a joint service or passing through another property, or any service for another property passing through the *property* ('service' includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television or water service);
- 10.1.3 a wall being or not being a party wall in any sense of that term or the *property* being affected by an easement for support or not having the benefit of an easement for support;
- 10.1.4 any change in the *property* due to fair wear and tear before completion;
- 10.1.5 a promise, representation or statement about this contract, the *property* or the title, not set out or referred to in this contract;
- 10.1.6 a condition, exception, reservation or restriction in a Crown grant;
- 10.1.7 the existence of any authority or licence to explore or prospect for gas, minerals or petroleum;
- 10.1.8 any easement or restriction on use the substance of either of which is disclosed in this contract or any non-compliance with the easement or restriction on use; or

- 10.1.9 anything the substance of which is disclosed in this contract (except a caveat, charge, mortgage or writ).
- 10.2 The purchaser cannot *rescind* or *terminate* only because of a defect in title to or quality of the inclusions.
- 10.3 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* or require the vendor to change the nature of the title disclosed in this contract (for example, to remove a caution evidencing qualified title, or to lodge a plan of survey as regards limited title).
- 11 Compliance with work orders**
- 11.1 *Normally*, the vendor must by completion comply with a *work order* made on or before the contract date and if this contract is completed the purchaser must comply with any other *work order*.
- 11.2 If the purchaser complies with a *work order*, and this contract is *rescinded* or *terminated*, the vendor must pay the expense of compliance to the purchaser.
- 12 Certificates and inspections**
- The vendor must do everything reasonable to enable the purchaser, subject to the rights of any tenant –
- 12.1 to have the *property* inspected to obtain any certificate or report reasonably required;
- 12.2 to apply (if necessary in the name of the vendor) for –
- 12.2.1 any certificate that can be given in respect of the *property* under *legislation*; or
- 12.2.2 a copy of any approval, certificate, consent, direction, notice or order in respect of the *property* given under *legislation*, even if given after the contract date; and
- 12.3 to make 1 inspection of the *property* in the 3 days before a time appointed for completion.
- 13 Goods and services tax (GST)**
- 13.1 In this clause, enterprise, input tax credit, margin scheme, supply of a going concern, tax invoice and taxable supply have the same meanings as in the *GST Act*.
- 13.2 *Normally*, if a *party* must pay the price or any other amount to the other *party* under this contract, GST is not to be added to the price or amount.
- 13.3 If under this contract a *party* must make an adjustment, pay an expense of another party or pay an amount payable by or to a third party (for example, under clauses 14 or 20.7) –
- 13.3.1 the *party* must adjust or pay on completion any GST added to or included in the amount; but
- 13.3.2 if this contract says this sale is a taxable supply, and payment would entitle the *party* to an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment is or was entitled and adding the *GST rate*.
- 13.4 If this contract says this sale is the supply of a going concern –
- 13.4.1 the *parties* agree the supply of the *property* is a supply of a going concern;
- 13.4.2 the vendor must, between the contract date and completion, carry on the enterprise conducted on the land in a proper and business-like way;
- 13.4.3 if the purchaser is not registered by the date for completion, the *parties* must complete and the purchaser must pay on completion, in addition to the price, an amount being the price multiplied by the *GST rate* ("the retention sum"). The retention sum is to be held by the *depositholder* and dealt with as follows –
- if *within* 3 months of completion the purchaser *serves* a letter from the Australian Taxation Office stating the purchaser is registered, the *depositholder* is to pay the retention sum to the purchaser; but
 - if the purchaser does not *serve* that letter *within* 3 months of completion, the *depositholder* is to pay the retention sum to the vendor; and
- 13.4.4 if the vendor, despite clause 13.4.1, *serves* a letter from the Australian Taxation Office stating the vendor has to pay GST on the supply, the purchaser must pay to the vendor on demand the amount of GST assessed.
- 13.5 *Normally*, the vendor promises the margin scheme will not apply to the supply of the *property*.
- 13.6 If this contract says the margin scheme is to apply in making the taxable supply, the *parties* agree that the margin scheme is to apply to the sale of the *property*.
- 13.7 If this contract says the sale is not a taxable supply –
- 13.7.1 the purchaser promises that the *property* will not be used and represents that the purchaser does not intend the *property* (or any part of the *property*) to be used in a way that could make the sale a taxable supply to any extent; and

- 13.7.2 the purchaser must pay the vendor on completion in addition to the price an amount calculated by multiplying the price by the *GST rate* if this sale is a taxable supply to any extent because of –
- a breach of clause 13.7.1; or
 - something else known to the purchaser but not the vendor.
- 13.8 If this contract says this sale is a taxable supply in full and does not say the margin scheme applies to the *property*, the vendor must pay the purchaser on completion an amount of one-eleventh of the price if –
- 13.8.1 this sale is not a taxable supply in full; or
- 13.8.2 the margin scheme applies to the *property* (or any part of the *property*).
- 13.9 If this contract says this sale is a taxable supply to an extent –
- 13.9.1 clause 13.7.1 does not apply to any part of the *property* which is identified as being a taxable supply; and
- 13.9.2 the payments mentioned in clauses 13.7 and 13.8 are to be recalculated by multiplying the relevant payment by the proportion of the price which represents the value of that part of the *property* to which the clause applies (the proportion to be expressed as a number between 0 and 1). Any evidence of value must be obtained at the expense of the vendor.
- 13.10 *Normally*, on completion the vendor must give the recipient of the supply a tax invoice for any taxable supply by the vendor by or under this contract.
- 13.11 The vendor does not have to give the purchaser a tax invoice if the margin scheme applies to a taxable supply.

14 Adjustments

- 14.1 *Normally*, the vendor is entitled to the rents and profits and will be liable for all rates, water, sewerage and drainage service and usage charges, land tax and all other periodic outgoings up to and including the *adjustment date* after which the purchaser will be entitled and liable.
- 14.2 The *parties* must make any necessary adjustment on completion.
- 14.3 If an amount that is adjustable under this contract has been reduced under *legislation*, the *parties* must on completion adjust the reduced amount.
- 14.4 The *parties* must adjust land tax for the year current at the *adjustment date* –
- 14.4.1 only if land tax has been paid or is payable for the year (whether by the vendor or by a predecessor in title) and this contract says that land tax is adjustable;
- 14.4.2 by adjusting the amount that would have been payable if at the start of the year –
- the person who owned the land owned no other land;
 - the land was not subject to a special trust or owned by a non-concessional company; and
 - if the land (or part of it) had no separate taxable value, by calculating its separate taxable value on a proportional area basis.
- 14.5 If any other amount that is adjustable under this contract relates partly to the land and partly to other land, the *parties* must adjust it on a proportional area basis.
- 14.6 *Normally*, the vendor can direct the purchaser to produce a *settlement cheque* on completion to pay an amount adjustable under this contract and if so –
- 14.6.1 the amount is to be treated as if it were paid; and
- 14.6.2 the *cheque* must be forwarded to the payee immediately after completion (by the purchaser if the *cheque* relates only to the *property* or by the vendor in any other case).
- 14.7 If on completion the last bill for a water, sewerage or drainage usage charge is for a period ending before the *adjustment date*, the vendor is liable for an amount calculated by dividing the bill by the number of days in the period then multiplying by the number of unbilled days up to and including the *adjustment date*.
- 14.8 The vendor is liable for any amount recoverable for work started on or before the contract date on the *property* or any adjoining footpath or road.

15 Date for completion

The *parties* must complete by the date for completion and, if they do not, a *party* can *serve* a notice to complete if that *party* is otherwise entitled to do so.

16 Completion

• Vendor

- 16.1 On completion the vendor must give the purchaser any *document of title* that relates only to the *property*.
- 16.2 If on completion the vendor has possession or control of a *document of title* that relates also to other property, the vendor must produce it as and where necessary.

16.3 *Normally*, on completion the vendor must cause the legal title to the *property* (being an estate in fee simple) to pass to the purchaser free of any mortgage or other interest, subject to any necessary registration.

16.4 The legal title to the *property* does not pass before completion.

16.5 If the vendor gives the purchaser a document (other than the transfer) that needs to be lodged for registration, the vendor must pay the lodgment fee to the purchaser, plus another 20% of that fee.

16.6 If the purchaser *serves* a land tax certificate showing a charge on any of the land, on completion the vendor must give the purchaser a land tax certificate showing the charge is no longer effective against the land.

• **Purchaser**

16.7 On completion the purchaser must pay to the vendor, by cash (up to \$2,000) or *settlement cheque*, the price (less any deposit paid) and any other amount payable by the purchaser under this contract (less any amount payable by the vendor to the purchaser under this contract).

16.8 If the vendor requires more than 5 *settlement cheques*, the vendor must pay \$10 for each extra *cheque*.

16.9 If any of the deposit is not covered by a bond or guarantee, on completion the purchaser must give the vendor an order signed by the purchaser authorising the *depositholder* to account to the vendor for the deposit.

16.10 On completion the deposit belongs to the vendor.

• **Place for completion**

16.11 *Normally*, the *parties* must complete at the completion address, which is –

16.11.1 if a special completion address is stated in this contract - that address; or

16.11.2 if none is stated, but a first mortgagee is disclosed in this contract and the mortgagee would usually discharge the mortgage at a particular place - that place; or

16.11.3 in any other case - the vendor's *solicitor's* address stated in this contract.

16.12 The vendor by reasonable notice can require completion at another place, if it is in NSW, but the vendor must pay the purchaser's additional expenses, including any agency or mortgagee fee.

16.13 If the purchaser requests completion at a place that is not the completion address, and the vendor agrees, the purchaser must pay the vendor's additional expenses, including any agency or mortgagee fee.

17 Possession

17.1 *Normally*, the vendor must give the purchaser vacant possession of the *property* on completion.

17.2 The vendor does not have to give vacant possession if –

17.2.1 this contract says that the sale is subject to existing tenancies; and

17.2.2 the contract discloses the provisions of the tenancy (for example, by attaching a copy of the lease and any relevant memorandum or variation).

17.3 *Normally*, the purchaser can claim compensation (before or after completion) or *rescind* if any of the land is affected by a protected tenancy (a tenancy affected by Part 2, 3, 4 or 5 Landlord and Tenant (Amendment) Act 1948).

18 Possession before completion

18.1 This clause applies only if the vendor gives the purchaser possession of the *property* before completion.

18.2 The purchaser must not before completion –

18.2.1 let or part with possession of any of the *property*;

18.2.2 make any change or structural alteration or addition to the *property*; or

18.2.3 contravene any agreement between the *parties* or any direction, document, *legislation*, notice or order affecting the *property*.

18.3 The purchaser must until completion –

18.3.1 keep the *property* in good condition and repair having regard to its condition at the giving of possession; and

18.3.2 allow the vendor or the vendor's authorised representative to enter and inspect it at all reasonable times.

18.4 The risk as to damage to the *property* passes to the purchaser immediately after the purchaser enters into possession.

18.5 If the purchaser does not comply with this clause, then without affecting any other right of the vendor –

18.5.1 the vendor can before completion, without notice, remedy the non-compliance; and

18.5.2 if the vendor pays the expense of doing this, the purchaser must pay it to the vendor with interest at the rate prescribed under s101 Civil Procedure Act 2005.

18.6 If this contract is *rescinded* or *terminated* the purchaser must immediately vacate the *property*.

18.7 If the *parties* or their *solicitors* on their behalf do not agree in writing to a fee or rent, none is payable.

19 Rescission of contract

- 19.1 If this contract expressly gives a *party* a right to *rescind*, the *party* can exercise the right –
- 19.1.1 only by *-serving* a notice before completion; and
 - 19.1.2 in spite of any making of a claim or *requisition*, any attempt to satisfy a claim or *requisition*, any arbitration, litigation, mediation or negotiation or any giving or taking of possession.
- 19.2 *Normally*, if a *party* exercises a right to *rescind* expressly given by this contract or any *legislation* –
- 19.2.1 the deposit and any other money paid by the purchaser under this contract must be refunded;
 - 19.2.2 a *party* can claim for a reasonable adjustment if the purchaser has been in possession;
 - 19.2.3 a *party* can claim for damages, costs or expenses arising out of a breach of this contract; and
 - 19.2.4 a *party* will not otherwise be liable to pay the other *party* any damages, costs or expenses.

20 Miscellaneous

- 20.1 The *parties* acknowledge that anything stated in this contract to be attached was attached to this contract by the vendor before the purchaser signed it and is part of this contract.
- 20.2 Anything attached to this contract is part of this contract.
- 20.3 An area, bearing or dimension in this contract is only approximate.
- 20.4 If a *party* consists of 2 or more persons, this contract benefits and binds them separately and together.
- 20.5 A *party's solicitor* can receive any amount payable to the *party* under this contract or direct in writing that it is to be paid to another person.
- 20.6 A document under or relating to this contract is –
- 20.6.1 signed by a *party* if it is signed by the *party* or the *party's solicitor* (apart from a direction under clause 4.3);
 - 20.6.2 *served* if it is *served* by the *party* or the *party's solicitor*;
 - 20.6.3 *served* if it is *served* on the *party's solicitor*, even if the *party* has died or any of them has died;
 - 20.6.4 *served* if it is *served* in any manner provided in s170 of the Conveyancing Act 1919;
 - 20.6.5 *served* if it is sent by fax to the *party's solicitor*, unless it is not received;
 - 20.6.6 *served* on a person if it (or a copy of it) comes into the possession of the person; and
 - 20.6.7 *served* at the earliest time it is *served*, if it is *served* more than once.
- 20.7 An obligation to pay an expense of another *party* of doing something is an obligation to pay –
- 20.7.1 if the *party* does the thing personally - the reasonable cost of getting someone else to do it; or
 - 20.7.2 if the *party* pays someone else to do the thing - the amount paid, to the extent it is reasonable.
- 20.8 Rights under clauses 11, 13, 14, 17, 24 and 30 continue after completion, whether or not other rights continue.
- 20.9 The vendor does not promise, represent or state that the purchaser has any cooling off rights.
- 20.10 The vendor does not promise, represent or state that any attached survey report is accurate or current.
- 20.11 A reference to any *legislation* includes a reference to any corresponding later *legislation*.
- 20.12 Each *party* must do whatever is necessary after completion to carry out the *party's* obligations under this contract.
- 20.13 Neither taking possession nor *-serving* a transfer of itself implies acceptance of the *property* or the title.
- 20.14 The details and information provided in this contract (for example, on pages 1 and 2) are, to the extent of each *party's* knowledge, true, and are part of this contract.
- 20.15 Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked.

21 Time limits in these provisions

- 21.1 If the time for something to be done or to happen is not stated in these provisions, it is a reasonable time.
- 21.2 If there are conflicting times for something to be done or to happen, the latest of those times applies.
- 21.3 The time for one thing to be done or to happen does not extend the time for another thing to be done or to happen.
- 21.4 If the time for something to be done or to happen is the 29th, 30th or 31st day of a month, and the day does not exist, the time is instead the last day of the month.
- 21.5 If the time for something to be done or to happen is a day that is not a *business day*, the time is extended to the next *business day*, except in the case of clauses 2 and 3.2.
- 21.6 *Normally*, the time by which something must be done is fixed but not essential.

22 Foreign Acquisitions and Takeovers Act 1975

- 22.1 The purchaser promises that the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer under the Foreign Acquisitions and Takeovers Act 1975.
- 22.2 This promise is essential and a breach of it entitles the vendor to *terminate*.

23 Strata or community title

- 23.1 This clause applies only if the land (or part of it) is a lot in a strata, neighbourhood, precinct or community scheme (or on completion is to be a lot in a scheme of that kind).
- 23.2 In this contract –
'change', in relation to a scheme, means –
- a registered or registrable change from by-laws set out in this contract or set out in *legislation* and specified in this contract;
 - a change from a development or management contract or statement set out in this contract; or
 - a change in the boundaries of common property;
- 'common property' includes association property for the scheme or any higher scheme;
'contribution' includes an amount payable under a by-law;
'normal expenses', in relation to an owners corporation for a scheme, means normal operating expenses usually payable from the administrative fund of an owners corporation for a scheme of the same kind;
'owners corporation' means the owners corporation or the association for the scheme or any higher scheme;
'the *property*' includes any interest in common property for the scheme associated with the lot;
'special expenses', in relation to an owners corporation, means its actual, contingent or expected expenses, except to the extent they are normal expenses, due to fair wear and tear, disclosed in this contract or covered by moneys held in the sinking fund.
- 23.3 Clauses 11, 14.8 and 18.4 do not apply to an obligation of the owners corporation, or to property insurable by it.
- 23.4 Clauses 14.4.2 and 14.5 apply but on a unit entitlement basis instead of an area basis.
- 23.5 The *parties* must adjust under clause 14.1 –
- 23.5.1 a regular periodic contribution;
- 23.5.2 a contribution which is not a regular periodic contribution but is disclosed in this contract; and
- 23.5.3 on a unit entitlement basis, any amount paid by the vendor for a normal expense of the owners corporation to the extent the owners corporation has not paid the amount to the vendor.
- 23.6 If a contribution is not a regular periodic contribution and is not disclosed in this contract –
- 23.6.1 the vendor is liable for it if it was levied before the contract date (unless it relates to work not started by that date), even if it is payable by instalments;
- 23.6.2 the vendor is also liable for it to the extent it relates to work started by the owners corporation before the contract date; and
- 23.6.3 the purchaser is liable for all other contributions levied after the contract date.
- 23.7 The vendor must pay or allow to the purchaser on completion the amount of any unpaid contributions for which the vendor is liable under clause 23.6.
- 23.8 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
- 23.8.1 an existing or future actual, contingent or expected expense of the owners corporation;
- 23.8.2 a proportional unit entitlement of the lot or a relevant lot or former lot, apart from a claim under clause 6; or
- 23.8.3 a past or future change in the scheme or a higher scheme.
- 23.9 However, the purchaser can *rescind* if –
- 23.9.1 the special expenses of the owners corporation at the later of the contract date and the creation of the owners corporation when calculated on a unit entitlement basis (and, if more than one lot or a higher scheme is involved, added together), less any contribution paid by the vendor, are more than 1% of the price;
- 23.9.2 in the case of the lot or a relevant lot or former lot in a higher scheme –
- a proportional unit entitlement for the lot is not disclosed in this contract; or
 - a proportional unit entitlement for the lot is disclosed in this contract but the lot has a different proportional unit entitlement at the contract date or at any time before completion; or
- 23.9.3 a change before the contract date or before completion in the scheme or a higher scheme substantially disadvantages the purchaser and is not disclosed in this contract.
- 23.10 The purchaser must give the vendor 2 copies of a proper form of notice of the transfer of the lot addressed to the owners corporation and signed by the purchaser.
- 23.11 The vendor must complete and sign 1 copy of the notice and give it to the purchaser on completion.
- 23.12 Each *party* can sign and give the notice as agent for the other.
- 23.13 The vendor must *serve* a certificate under s109 Strata Schemes Management Act 1996 or s26 Community Land Management Act 1989 in relation to the lot, the scheme or any higher scheme at least 7 days before the date for completion.
- 23.14 The purchaser does not have to complete earlier than 7 days after *service* of the certificate and clause 21.3 does not apply to this provision.

- 23.15 On completion the purchaser must pay the vendor the prescribed fee for the certificate.
- 23.16 The vendor authorises the purchaser to apply for the purchaser's own certificate.
- 23.17 The vendor authorises the purchaser to apply for and make an inspection of any record or other document in the custody or control of the owners corporation or relating to the scheme or any higher scheme.
- 23.18 If a general meeting of the owners corporation is convened before completion –
- 23.18.1 if the vendor receives notice of it, the vendor must immediately notify the purchaser of it; and
- 23.18.2 after the expiry of any cooling off period, the purchaser can require the vendor to appoint the purchaser (or the purchaser's nominee) to exercise any voting rights of the vendor in respect of the lot at the meeting.

24 Tenancies

- 24.1 If a tenant has not made a payment for a period preceding or current at the *adjustment date* –
- 24.1.1 for the purposes of clause 14.2, the amount is to be treated as if it were paid; and
- 24.1.2 the purchaser assigns the debt to the vendor on completion and will if required give a further assignment at the vendor's expense.
- 24.2 If a tenant has paid in advance of the *adjustment date* any periodic payment in addition to rent, it must be adjusted as if it were rent for the period to which it relates.
- 24.3 If the *property* is to be subject to a tenancy on completion or is subject to a tenancy on completion –
- 24.3.1 the vendor authorises the purchaser to have any accounting records relating to the tenancy inspected and audited and to have any other document relating to the tenancy inspected;
- 24.3.2 the vendor must *serve* any information about the tenancy reasonably requested by the purchaser before or after completion; and
- 24.3.3 *normally*, the purchaser can claim compensation (before or after completion) if –
- a disclosure statement required by the Retail Leases Act 1994 was not given when required;
 - such a statement contained information that was materially false or misleading;
 - a provision of the lease is not enforceable because of a non-disclosure in such a statement; or
 - the lease was entered into in contravention of the Retail Leases Act 1994.
- 24.4 If the *property* is subject to a tenancy on completion –
- 24.4.1 the vendor must allow or transfer –
- any remaining bond money or any other security against the tenant's default (to the extent the security is transferable);
 - any money in a fund established under the lease for a purpose and compensation for any money in the fund or interest earned by the fund that has been applied for any other purpose; and
 - any money paid by the tenant for a purpose that has not been applied for that purpose and compensation for any of the money that has been applied for any other purpose;
- 24.4.2 if the security is not transferable, each *party* must do everything reasonable to cause a replacement security to issue for the benefit of the purchaser and the vendor must hold the original security on trust for the benefit of the purchaser until the replacement security issues;
- 24.4.3 the vendor must give to the purchaser –
- a proper notice of the transfer (an attornment notice) addressed to the tenant;
 - any certificate given under the Retail Leases Act 1994 in relation to the tenancy;
 - a copy of any disclosure statement given under the Retail Leases Act 1994;
 - a copy of any document served on the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion; and
 - any document served by the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion;
- 24.4.4 the vendor must comply with any obligation to the tenant under the lease, to the extent it is to be complied with by completion; and
- 24.4.5 the purchaser must comply with any obligation to the tenant under the lease, to the extent that the obligation is disclosed in this contract and is to be complied with after completion.

25 Qualified title, limited title and old system title

- 25.1 This clause applies only if the land (or part of it) –
- 25.1.1 is under qualified, limited or old system title; or
- 25.1.2 on completion is to be under one of those titles.
- 25.2 The vendor must *serve* a proper abstract of title *within 7 days* after the contract date.
- 25.3 If an abstract of title or part of an abstract of title is attached to this contract or has been lent by the vendor to the purchaser before the contract date, the abstract or part is *served* on the contract date.

- 25.4 An abstract of title can be or include a list of documents, events and facts arranged (apart from a will or codicil) in date order, if the list in respect of each document –
- 25.4.1 shows its date, general nature, names of parties and any registration number; and
 - 25.4.2 has attached a legible photocopy of it or of an official or registration copy of it.
- 25.5 An abstract of title –
- 25.5.1 must start with a good root of title (if the good root of title must be at least 30 years old, this means 30 years old at the contract date);
 - 25.5.2 in the case of a leasehold interest, must include an abstract of the lease and any higher lease;
 - 25.5.3 *normally*, need not include a Crown grant; and
 - 25.5.4 need not include anything evidenced by the Register kept under the Real Property Act 1900.
- 25.6 In the case of land under old system title –
- 25.6.1 in this contract 'transfer' means conveyance;
 - 25.6.2 the purchaser does not have to *serve* the form of transfer until after the vendor has *served* a proper abstract of title; and
 - 25.6.3 each vendor must give proper covenants for title as regards that vendor's interest.
- 25.7 In the case of land under limited title but not under qualified title –
- 25.7.1 *normally*, the abstract of title need not include any document which does not show the location, area or dimensions of the land (for example, by including a metes and bounds description or a plan of the land);
 - 25.7.2 clause 25.7.1 does not apply to a document which is the good root of title; and
 - 25.7.3 the vendor does not have to provide an abstract if this contract contains a delimitation plan (whether in registrable form or not).
- 25.8 The vendor must give a proper covenant to produce where relevant.
- 25.9 The vendor does not have to produce or covenant to produce a document that is not in the possession of the vendor or a mortgagee.
- 25.10 If the vendor is unable to produce an original document in the chain of title, the purchaser will accept a photocopy from the Registrar-General of the registration copy of that document.
- 26 Crown purchase money**
- 26.1 This clause applies only if purchase money is payable to the Crown, whether or not due for payment.
 - 26.2 The vendor is liable for the money, except to the extent this contract says the purchaser is liable for it.
 - 26.3 To the extent the vendor is liable for it, the vendor is liable for any interest until completion.
 - 26.4 To the extent the purchaser is liable for it, the *parties* must adjust any interest under clause 14.1.
- 27 Consent to transfer**
- 27.1 This clause applies only if the land (or part of it) is restricted title land (land that cannot be transferred without consent under *legislation*).
 - 27.2 The purchaser must properly complete and then *serve* the purchaser's part of an application for consent to transfer of the land (or part of it) *within 7 days* after the contract date.
 - 27.3 The vendor must apply for consent *within 7 days* after *service* of the purchaser's part.
 - 27.4 If consent is refused, either *party* can *rescind*.
 - 27.5 If consent is given subject to one or more conditions that will substantially disadvantage a *party*, then that *party* can *rescind within 7 days* after receipt by or *service* upon the *party* of written notice of the conditions.
 - 27.6 If consent is not given or refused –
 - 27.6.1 *within 42 days* after the purchaser *serves* the purchaser's part of the application, the purchaser can *rescind*; or
 - 27.6.2 *within 30 days* after the application is made, either *party* can *rescind*.
 - 27.7 If the *legislation* is the Western Lands Act 1901 each period in clause 27.6 becomes 90 days.
 - 27.8 If the land or part is described as a lot in an unregistered plan, each time in clause 27.6 becomes the later of the time and 35 days after creation of a separate folio for the lot.
 - 27.9 The date for completion becomes the later of the date for completion and 14 days after *service* of the notice granting consent to transfer.
- 28 Unregistered plan**
- 28.1 This clause applies only if some of the land is described as a lot in an unregistered plan.
 - 28.2 The vendor must do everything reasonable to have the plan registered *within 6 months* after the contract date, with or without any minor alteration to the plan or any document to be lodged with the plan validly required or made under *legislation*.
 - 28.3 If the plan is not registered *within* that time and in that manner –
 - 28.3.1 the purchaser can *rescind*; and
 - 28.3.2 the vendor can *rescind*, but only if the vendor has complied with clause 28.2.
 - 28.4 Either *party* can *serve* notice of the registration of the plan and every relevant lot and plan number.

- 28.5 The date for completion becomes the later of the date for completion and 21 days after *service* of the notice.
 28.6 Clauses 28.2 and 28.3 apply to another plan that is to be registered before the plan is registered.

29 Conditional contract

- 29.1 This clause applies only if a provision says this contract or completion is conditional on an event.
 29.2 If the time for the event to happen is not stated, the time is 42 days after the contract date.
 29.3 If this contract says the provision is for the benefit of a *party*, then it benefits only that *party*.
 29.4 if anything is necessary to make the event happen, each *party* must do whatever is reasonably necessary to cause the event to happen.
 29.5 A *party* can *rescind* under this clause only if the *party* has substantially complied with clause 29.4.
 29.6 If the event involves an approval and the approval is given subject to a condition that will substantially disadvantage a *party* who has the benefit of the provision, the *party* can *rescind* within 7 days after either *party* serves notice of the condition.
 29.7 If the *parties* can lawfully complete without the event happening –
 29.7.1 if the event does not happen *within* the time for it to happen, a *party* who has the benefit of the provision can *rescind* within 7 days after the end of that time;
 29.7.2 if the event involves an approval and an application for the approval is refused, a *party* who has the benefit of the provision can *rescind* within 7 days after either *party* serves notice of the refusal; and
 29.7.3 the date for completion becomes the later of the date for completion and 21 days after the earliest of –
 • either *party* serving notice of the event happening;
 • every *party* who has the benefit of the provision serving notice waiving the provision; or
 • the end of the time for the event to happen.
 29.8 If the *parties* cannot lawfully complete without the event happening –
 29.8.1 if the event does not happen *within* the time for it to happen, either *party* can *rescind*;
 29.8.2 if the event involves an approval and an application for the approval is refused, either *party* can *rescind*;
 29.8.3 the date for completion becomes the later of the date for completion and 21 days after either *party* serves notice of the event happening.
 29.9 A *party* cannot *rescind* under clauses 29.7 or 29.8 after the event happens.

30 Electronic transaction

- 30.1 This *Conveyancing Transaction* is to be conducted as an *electronic transaction* if –
 30.1.1 this contract says that it is a proposed *electronic transaction*; and
 30.1.2 the purchaser serves a notice that it is an *electronic transaction* within 14 days of the contract date.
 30.2 However, this *Conveyancing Transaction* is not to be conducted as an *electronic transaction* if, at any time after it has been agreed that it will be conducted as an *electronic transaction*, a *party* serves a notice that it will not be conducted as an *electronic transaction*.
 30.3 If, because of clause 30.2, this *Conveyancing Transaction* is not to be conducted as an *electronic transaction* –
 30.3.1 each *party* must –
 • bear equally any disbursements or fees; and
 • otherwise bear that *party's* own costs;
 30.3.2 associated with the agreement under clause 30.1; and
 30.3.3 if a *party* has paid all of a disbursement or fee which, by reason of this clause, is to be borne equally by the *parties*, that amount must be adjusted under clause 14.2.
 30.4 If this *Conveyancing Transaction* is to be conducted as an *electronic transaction* –
 30.4.1 to the extent, but only to the extent, that any other provision of this contract is inconsistent with this clause, the provisions of this clause prevail;
 30.4.2 normally, words and phrases used in this clause 30 (italicised and in Title Case, such as *Electronic Workspace* and *Lodgment Case*) have the same meaning which they have in the *participation rules*;
 30.4.3 the *parties* must conduct the *electronic transaction* in accordance with the *participation rules* and the *ECNL*;
 30.4.4 a *party* must pay the fees and charges payable by that *party* to the *ELNO* and the *Land Registry* as a result of this transaction being an *electronic transaction*;

- 30.4.5 any communication from one *party* to another *party* in the *Electronic Workspace* made –
- after receipt of the purchaser's notice under clause 30.1.2; and
 - before the receipt of a notice given under clause 30.2;
- is taken to have been received by that *party* at the time determined by s13A of the Electronic Transactions Act 2000; and
- 30.4.6 a document which is an *electronic document* is served as soon as it is first *Digitally Signed* in the *Electronic Workspace* on behalf of the *party* required to serve it.
- 30.5 *Normally*, the vendor must *within 7 days* of receipt of the notice under clause 30.1.2 –
- 30.5.1 create an *Electronic Workspace*;
- 30.5.2 *populate* the *Electronic Workspace* with *title data*, the date for completion and, if applicable, *mortgagee details*; and
- 30.5.3 invite the purchaser and any *discharging mortgagee* to the *Electronic Workspace*.
- 30.6 If the vendor has not created an *Electronic Workspace* in accordance with clause 30.5, the purchaser may create an *Electronic Workspace*. If the purchaser creates the *Electronic Workspace* the purchaser must –
- 30.6.1 *populate* the *Electronic Workspace* with *title data*;
- 30.6.2 create and *populate* an *electronic transfer*;
- 30.6.3 *populate* the *Electronic Workspace* with the date for completion and a nominated *completion time*; and
- 30.6.4 invite the vendor and any *incoming mortgagee* to join the *Electronic Workspace*.
- 30.7 *Normally*, *within 7 days* of receiving an invitation from the vendor to join the *Electronic Workspace*, the purchaser must –
- 30.7.1 join the *Electronic Workspace*;
- 30.7.2 create and *populate* an *electronic transfer*;
- 30.7.3 invite any *incoming mortgagee* to join the *Electronic Workspace*; and
- 30.7.4 *populate* the *Electronic Workspace* with a nominated *completion time*.
- 30.8 If the purchaser has created the *Electronic Workspace* the vendor must *within 7 days* of being invited to the *Electronic Workspace* –
- 30.8.1 join the *Electronic Workspace*;
- 30.8.2 *populate* the *Electronic Workspace* with *mortgagee details*, if applicable; and
- 30.8.3 invite any *discharging mortgagee* to join the *Electronic Workspace*.
- 30.9 To complete the financial settlement schedule in the *Electronic Workspace* –
- 30.9.1 the purchaser must provide the vendor with *adjustment figures* at least *2 business days* before the date for completion; and
- 30.9.2 the vendor must *populate* the *Electronic Workspace* with payment details at least *1 business day* before the date for completion.
- 30.10 At least *1 business day* before the date for completion, the *parties* must ensure that –
- 30.10.1 all *electronic documents* which a *party* must *Digitally Sign* to complete the *electronic transaction* are *populated* and *Digitally Signed*;
- 30.10.2 all certifications required by the *ECNL* are properly given; and
- 30.10.3 they do everything else in the *Electronic Workspace* which that *party* must do to enable the *electronic transaction* to proceed to completion.
- 30.11 If completion takes place in the *Electronic Workspace* –
- 30.11.1 payment electronically on completion of the price in accordance with clause 16.7 is taken to be payment by a single *settlement cheque*;
- 30.11.2 the completion address in clause 16.11 is the *Electronic Workspace*; and
- 30.11.3 clauses 16.8, 16.12 and 16.13 do not apply.
- 30.12 If the computer systems of any of the *Land Registry*, the *ELNO* or the Reserve Bank of Australia are inoperative for any reason at the *completion time* agreed by the *parties*, a failure to complete this contract for that reason is not a default under this contract on the part of either *party*.
- 30.13 If the *Electronic Workspace* allows the *parties* to choose whether financial settlement is to occur despite the computer systems of the *Land Registry* being inoperative for any reason at the *completion time* agreed by the *parties* –
- 30.13.1 *normally*, the *parties* must choose that financial settlement not occur; however

- 30.13.2 if both *parties* choose that financial settlement is to occur despite such failure and financial settlement occurs –
- all *electronic documents Digitally Signed* by the vendor, the *certificate of title* and any discharge of mortgage, withdrawal of caveat or other *electronic document* forming part of the *Lodgment Case* for the *electronic transaction* shall be taken to have been unconditionally and irrevocably delivered to the purchaser or the purchaser's mortgagee at the time of financial settlement together with the right to deal with the land comprised in the *certificate of title*; and
 - the vendor shall be taken to have no legal or equitable interest in the *property*.
- 30.14 A *party* who holds a *certificate of title* must act in accordance with any *Prescribed Requirement* in relation to the *certificate of title* but if there is no *Prescribed Requirement*, the vendor must *serve* the *certificate of title* after completion.
- 30.15 If the *parties* do not agree about the delivery before completion of one or more documents or things that cannot be delivered through the *Electronic Workspace*, the *party* required to deliver the documents or things –
- 30.15.1 holds them on completion in escrow for the benefit of; and
- 30.15.2 must immediately after completion deliver the documents or things to, or as directed by; the *party* entitled to them.
- 30.16 In this clause 30, these terms (in any form) mean –
- | | |
|-------------------------------|---|
| <i>adjustment figures</i> | details of the adjustments to be made to the price under clause 14; |
| <i>certificate of title</i> | the paper duplicate of the folio of the register for the land which exists immediately prior to completion and, if more than one, refers to each such paper duplicate; |
| <i>completion time</i> | the time of day on the date for completion when the <i>electronic transaction</i> is to be settled; |
| <i>discharging mortgagee</i> | any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a <i>Digitally Signed</i> discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the <i>property</i> to be transferred to the purchaser; |
| <i>ECNL</i> | the Electronic Conveyancing National Law (NSW); |
| <i>electronic document</i> | a dealing as defined in the Real Property Act 1900 which may be created and <i>Digitally Signed</i> in an <i>Electronic Workspace</i> ; |
| <i>electronic transfer</i> | a transfer of land under the Real Property Act 1900 for the <i>property</i> to be prepared and <i>Digitally Signed</i> in the <i>Electronic Workspace</i> established for the purposes of the <i>parties' Conveyancing Transaction</i> ; |
| <i>electronic transaction</i> | a <i>Conveyancing Transaction</i> to be conducted for the <i>parties</i> by their legal representatives as <i>Subscribers</i> using an <i>ELN</i> and in accordance with the <i>ECNL</i> and the <i>participation rules</i> ; |
| <i>incoming mortgagee</i> | any mortgagee who is to provide finance to the purchaser on the security of the <i>property</i> and to enable the purchaser to pay the whole or part of the price; |
| <i>mortgagee details</i> | the details which a <i>party</i> to the <i>electronic transaction</i> must provide about any <i>discharging mortgagee</i> of the <i>property</i> as at completion; |
| <i>participation rules</i> | the participation rules as determined by the <i>ENCL</i> ; |
| <i>populate</i> | to complete data fields in the <i>Electronic Workspace</i> ; and |
| <i>title data</i> | the details of the title to the <i>property</i> made available to the <i>Electronic Workspace</i> by the <i>Land Registry</i> . |

AMENDMENT TO STANDARD CONDITIONS

The contract is amended as follows:

- 31.1 Condition 16.5 is AMENDED by deleting "plus another 20% of that fee".
- 31.2 Deletion of "NSW" and the rest of that sentence in condition 16.12 and insertion of "the Central Business District of Sydney" in their place.
- 31.3 Addition of the words "provided that if the vendor's Licensed Conveyancer is in possession of the Certificate of Title for the land (and the discharge of any mortgages on that title) then the Completion address is the Vendor's Licensed Conveyancer's office stated in this contract" after the words "that place" in condition 16.11.2.

PURCHASER'S WARRANTY IN RESPECT OF THE AGENT

- 32 The Purchaser warrants to the Vendor that he has not been introduced to the Property by any Real Estate Agent other than the Vendor's Agent named herein.

DELAYED COMPLETION

- 33.1 If the purchase is not completed on the date appointed herein for settlement or the purchase price or any part thereof is not paid on its due date, the Purchaser shall on completion, in addition to the balance of the purchase money:
 - 33.1.1 pay interest on the balance of the purchase price from the said date to either the date of completion or payment or the date of termination (whichever first occurs) at the rate of eight per centum (8%) per annum PROVIDED THAT such interest shall not be payable during any period in which the Vendor is in default of its obligations under this contract; and
 - 33.1.2 pay to the vendor an amount of \$300.00 (plus GST) as re-imbusement of the Vendor's additional conveyancing expenses occasioned by the delay of the Purchaser PROVIDED THAT such re-imbusement shall not be payable if such delay is occasioned solely by the Vendor
- 33.2 Any payment provided for in this condition is without prejudice and in addition to any other legal remedy the Vendor may have by reason of default of the Purchaser.

TRANSFER NOT SUBMITTED

- 34 Without limiting the generality of clause 4.1, if the Transfer is not received by the Vendor's Conveyancer as provided herein, then the Vendor's Conveyancer may prepare the same with the Transferee being described in accordance with description of the Purchaser named herein. The Purchaser will pay the Vendor's Conveyancer's costs of preparing such Transfer in the sum of \$200.00 at settlement.

REQUISITIONS ON TITLE

- 35 The purchaser agrees that the only form of Requisitions on Title the purchaser shall be entitled to raise pursuant to Clause 5.1 are those in the form of Requisitions on Title annexed to this contract. The Purchaser further acknowledges the replies provided in the form of Requisitions on Title annexed to this contract.

REQUISITIONS ON TITLE

REQUISITIONS	REPLIES
1 In these requisitions PROPERTY means land together with improvements and fixtures, LAND means land without improvements and fixtures, IMPROVEMENTS means improvements and fixtures and includes common property (if any).	NOTED
2 Is the Vendor (or if there is more than one Vendor, any of them) under any incapacity when entering into this transaction or subsequently which would affect completion of this transaction?	NO
3 Is the Vendor aware of any contemplated or current legal proceedings which might or will affect the property?	NO
4 Is the Vendor aware of any unsatisfied judgments orders or writs of execution which may affect the property or bind the Vendor?	NO
5 Has an order been made or has the Vendor received notice of an application for an order under any relevant family law legislation which would impact on this sale?	NO
6 Are any improvements or chattels included in the transaction and passing to the Purchaser on completion subject to any credit contract, hire purchase agreement, bill of sale, charge or encumbrance or are any of them not fully owned by the Vendor?	NO
7 The Vendor should establish that the whole of the property will be conveyed to the Purchaser on completion and that there are no encroachments by or upon the property.	NOTED
8 Is the Vendor aware of any latent defects in title to any part of the property, including pipes or structures beneath the surface of the land?	NO
9 Is the Vendor aware of any restrictive covenants which affect or benefit the land and have not been disclosed to the Purchaser?	NO
10 Is the Vendor aware of a building certificate under Section 149D of the Environmental Planning and Assessment Act 1979 in respect of the property which is not disclosed in the contract?	NO
11 Is the Vendor aware of any notice, order, or intended or threatened action under Section 124 of the Local Government Act 1993 which is not disclosed in the contract?	NO
12 Is there any currently applicable development approval or consent to the use of the property which is not disclosed in this contract?	NO

REQUISITIONS**REPLIES**

13	Are there any restrictions on the use of, or development of the property by reason of the likelihood of land slip, bush fire, flooding, tidal inundation, noise exposure, subsidence or any other risk?	VENDOR RELIES ON CONTRACT
14	Is the Vendor aware of any conservation instrument or any order, notice or intention to take action in respect of the property under the Heritage Act 1977 which is not disclosed in the contract?	NO
15	Is there a requirement under the Home Building Act 1989 for the vendor to provide a Certificate of Insurance which is not annexed to the contract?	NO
16	Is the Vendor aware of any drain, sewer, water main or stormwater channel which intersects or runs through or under the land which is not disclosed in the contract?	NO
17	Is the Vendor aware of any of the following affecting the whole or any part of the property:	
(a)	Any easement, licence or other entitlement which benefits or affects the land and has not been disclosed to the Purchaser?	NO
(b)	Any easement, licence, agreement or right in respect of water, sewerage, drainage, electricity, gas or other connections, pipes or services which benefit or affect the property?	NO
(c)	Any notice or resumption or intended resumption?	NO
(d)	Any proposal to re-align or widen any road which is adjacent to the property?	NO
(e)	Any proposal by any public or statutory authority?	NO
(f)	Any notice from a public or local authority requiring the doing of work or the expenditure of money on the property?	NO
(g)	Any work which has been done or is intended to be done on the land or adjoining or adjacent to the land (including road work, pavement, guttering, sewerage or drainage) which has created or will create a charge on the land and which may be recoverable from the Purchaser?	NO
(h)	Any claim or conduct to close, obstruct or limit access to or from the land or to an easement over the land?	NO
18	<u>If the property is sold subject to tenancy</u> , is the tenancy as disclosed in the contract or as has been indicated in writing to the Purchaser?	YES
19	Has the Vendor (or any mortgagee of the land) a survey report in respect of the property which has not been disclosed to the Purchaser?	NO

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 21/25162

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
5/8/2015	10:31 AM	2	25/6/2014

LAND

LOT 21 IN DEPOSITED PLAN 25162
LOCAL GOVERNMENT AREA WARRINGAH
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP25162

FIRST SCHEDULE

DAVID JOHN DICKERSON
GARRY WILLIAM DICKERSON
AS JOINT TENANTS

(AE AI684620)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F689872 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN VOL
6520 FOL 26

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.
InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

FEET INCHES	METRES
1 1	0.152
1 1 1/2	0.330
1 2	0.457
1 2 1/2	0.660
1 3	0.914
1 3 1/2	1.101
1 4	1.192
1 4 1/2	1.292
1 5	1.371
1 5 1/2	1.450
1 6	1.524
1 6 1/2	1.603
1 7	1.678
1 7 1/2	1.757
1 8	1.829
1 8 1/2	1.904
1 9	1.975
1 9 1/2	2.050
2 0	2.130
2 0 1/2	2.205
2 1	2.280
2 1 1/2	2.355
2 2	2.430
2 2 1/2	2.505
2 3	2.580
2 3 1/2	2.655
2 4	2.730
2 4 1/2	2.805
2 5	2.880
2 5 1/2	2.955
2 6	3.030
2 6 1/2	3.105
2 7	3.180
2 7 1/2	3.255
2 8	3.330
2 8 1/2	3.405
2 9	3.480
2 9 1/2	3.555
3 0	3.630
3 0 1/2	3.705
3 1	3.780
3 1 1/2	3.855
3 2	3.930
3 2 1/2	4.005
3 3	4.080
3 3 1/2	4.155
3 4	4.230
3 4 1/2	4.305
3 5	4.380
3 5 1/2	4.455
3 6	4.530
3 6 1/2	4.605
3 7	4.680
3 7 1/2	4.755
3 8	4.830
3 8 1/2	4.905
3 9	4.980
3 9 1/2	5.055
4 0	5.130
4 0 1/2	5.205
4 1	5.280
4 1 1/2	5.355
4 2	5.430
4 2 1/2	5.505
4 3	5.580
4 3 1/2	5.655
4 4	5.730
4 4 1/2	5.805
4 5	5.880
4 5 1/2	5.955
4 6	6.030
4 6 1/2	6.105
4 7	6.180
4 7 1/2	6.255
4 8	6.330
4 8 1/2	6.405
4 9	6.480
4 9 1/2	6.555
5 0	6.630
5 0 1/2	6.705
5 1	6.780
5 1 1/2	6.855
5 2	6.930
5 2 1/2	7.005
5 3	7.080
5 3 1/2	7.155
5 4	7.230
5 4 1/2	7.305
5 5	7.380
5 5 1/2	7.455
5 6	7.530
5 6 1/2	7.605
5 7	7.680
5 7 1/2	7.755
5 8	7.830
5 8 1/2	7.905
5 9	7.980
5 9 1/2	8.055
6 0	8.130
6 0 1/2	8.205
6 1	8.280
6 1 1/2	8.355
6 2	8.430
6 2 1/2	8.505
6 3	8.580
6 3 1/2	8.655
6 4	8.730
6 4 1/2	8.805
6 5	8.880
6 5 1/2	8.955
6 6	9.030
6 6 1/2	9.105
6 7	9.180
6 7 1/2	9.255
6 8	9.330
6 8 1/2	9.405
6 9	9.480
6 9 1/2	9.555
7 0	9.630
7 0 1/2	9.705
7 1	9.780
7 1 1/2	9.855
7 2	9.930
7 2 1/2	10.005
7 3	10.080
7 3 1/2	10.155
7 4	10.230
7 4 1/2	10.305
7 5	10.380
7 5 1/2	10.455
7 6	10.530
7 6 1/2	10.605
7 7	10.680
7 7 1/2	10.755
7 8	10.830
7 8 1/2	10.905
7 9	10.980
7 9 1/2	11.055
8 0	11.130
8 0 1/2	11.205
8 1	11.280
8 1 1/2	11.355
8 2	11.430
8 2 1/2	11.505
8 3	11.580
8 3 1/2	11.655
8 4	11.730
8 4 1/2	11.805
8 5	11.880
8 5 1/2	11.955
8 6	12.030
8 6 1/2	12.105
8 7	12.180
8 7 1/2	12.255
8 8	12.330
8 8 1/2	12.405
8 9	12.480
8 9 1/2	12.555
9 0	12.630
9 0 1/2	12.705
9 1	12.780
9 1 1/2	12.855
9 2	12.930
9 2 1/2	13.005
9 3	13.080
9 3 1/2	13.155
9 4	13.230
9 4 1/2	13.305
9 5	13.380
9 5 1/2	13.455
9 6	13.530
9 6 1/2	13.605
9 7	13.680
9 7 1/2	13.755
9 8	13.830
9 8 1/2	13.905
9 9	13.980
9 9 1/2	14.055
10 0	14.130
10 0 1/2	14.205
10 1	14.280
10 1 1/2	14.355
10 2	14.430
10 2 1/2	14.505
10 3	14.580
10 3 1/2	14.655
10 4	14.730
10 4 1/2	14.805
10 5	14.880
10 5 1/2	14.955
10 6	15.030
10 6 1/2	15.105
10 7	15.180
10 7 1/2	15.255
10 8	15.330
10 8 1/2	15.405
10 9	15.480
10 9 1/2	15.555
11 0	15.630
11 0 1/2	15.705
11 1	15.780
11 1 1/2	15.855
11 2	15.930
11 2 1/2	16.005
11 3	16.080
11 3 1/2	16.155
11 4	16.230
11 4 1/2	16.305
11 5	16.380
11 5 1/2	16.455
11 6	16.530
11 6 1/2	16.605
11 7	16.680
11 7 1/2	16.755
11 8	16.830
11 8 1/2	16.905
11 9	16.980
11 9 1/2	17.055
12 0	17.130
12 0 1/2	17.205
12 1	17.280
12 1 1/2	17.355
12 2	17.430
12 2 1/2	17.505
12 3	17.580
12 3 1/2	17.655
12 4	17.730
12 4 1/2	17.805
12 5	17.880
12 5 1/2	17.955
12 6	18.030
12 6 1/2	18.105
12 7	18.180
12 7 1/2	18.255
12 8	18.330
12 8 1/2	18.405
12 9	18.480
12 9 1/2	18.555
13 0	18.630
13 0 1/2	18.705
13 1	18.780
13 1 1/2	18.855
13 2	18.930
13 2 1/2	19.005
13 3	19.080
13 3 1/2	19.155
13 4	19.230
13 4 1/2	19.305
13 5	19.380
13 5 1/2	19.455
13 6	19.530
13 6 1/2	19.605
13 7	19.680
13 7 1/2	19.755
13 8	19.830
13 8 1/2	19.905
13 9	19.980
13 9 1/2	20.055
14 0	20.130
14 0 1/2	20.205
14 1	20.280
14 1 1/2	20.355
14 2	20.430
14 2 1/2	20.505
14 3	20.580
14 3 1/2	20.655
14 4	20.730
14 4 1/2	20.805
14 5	20.880
14 5 1/2	20.955
14 6	21.030
14 6 1/2	21.105
14 7	21.180
14 7 1/2	21.255
14 8	21.330
14 8 1/2	21.405
14 9	21.480
14 9 1/2	21.555
15 0	21.630
15 0 1/2	21.705
15 1	21.780
15 1 1/2	21.855
15 2	21.930
15 2 1/2	22.005
15 3	22.080
15 3 1/2	22.155
15 4	22.230
15 4 1/2	22.305
15 5	22.380
15 5 1/2	22.455
15 6	22.530
15 6 1/2	22.605
15 7	22.680
15 7 1/2	22.755
15 8	22.830
15 8 1/2	22.905
15 9	22.980
15 9 1/2	23.055
16 0	23.130
16 0 1/2	23.205
16 1	23.280
16 1 1/2	23.355
16 2	23.430
16 2 1/2	23.505
16 3	23.580
16 3 1/2	23.655
16 4	23.730
16 4 1/2	23.805
16 5	23.880
16 5 1/2	23.955
16 6	24.030
16 6 1/2	24.105
16 7	24.180
16 7 1/2	24.255
16 8	24.330
16 8 1/2	24.405
16 9	24.480
16 9 1/2	24.555
17 0	24.630
17 0 1/2	24.705
17 1	24.780
17 1 1/2	24.855
17 2	24.930
17 2 1/2	25.005
17 3	25.080
17 3 1/2	25.155
17 4	25.230
17 4 1/2	25.305
17 5	25.380
17 5 1/2	25.455
17 6	25.530
17 6 1/2	25.605
17 7	25.680
17 7 1/2	25.755
17 8	25.830
17 8 1/2	25.905
17 9	25.980
17 9 1/2	26.055
18 0	26.130
18 0 1/2	26.205
18 1	26.280
18 1 1/2	26.355
18 2	26.430
18 2 1/2	26.505
18 3	26.580
18 3 1/2	26.655
18 4	26.730
18 4 1/2	26.805
18 5	26.880
18 5 1/2	26.955
18 6	27.030
18 6 1/2	27.105
18 7	27.180
18 7 1/2	27.255
18 8	27.330
18 8 1/2	27.405
18 9	27.480
18 9 1/2	27.555
19 0	27.630
19 0 1/2	27.705
19 1	27.780
19 1 1/2	27.855
19 2	27.930
19 2 1/2	28.005
19 3	28.080
19 3 1/2	28.155
19 4	28.230
19 4 1/2	28.305
19 5	28.380
19 5 1/2	28.455
19 6	28.530
19 6 1/2	28.605
19 7	28.680
19 7 1/2	28.755
19 8	28.830
19 8 1/2	28.905
19 9	28.980
19 9 1/2	29.055
20 0	29.130
20 0 1/2	29.205
20 1	29.280
20 1 1/2	29.355
20 2	29.430
20 2 1/2	29.505
20 3	29.580
20 3 1/2	29.655
20 4	29.730
20 4 1/2	29.805
20 5	29.880
20 5 1/2	29.955
20 6	30.030
20 6 1/2	30.105
20 7	30.180
20 7 1/2	30.255
20 8	30.330
20 8 1/2	30.405
20 9	30.480
20 9 1/2	30.555
21 0	30.630
21 0 1/2	30.705
21 1	30.780
21 1 1/2	30.855
21 2	30.930
21 2 1/2	31.005
21 3	31.080
21 3 1/2	31.155
21 4	31.230
21 4 1/2	31.305
21 5	31.380
21 5 1/2	31.455
21 6	31.530
21 6 1/2	31.605
21 7	31.680
21 7 1/2	31.755
21 8	31.830
21 8 1/2	31.905
21 9	31.980
21 9 1/2	32.055
22 0	32.130
22 0 1/2	32.205
22 1	32.280
22 1 1/2	32.355
22 2	32.430
22 2 1/2	32.505
22 3	32.580
22 3 1/2	32.655
22 4	32.730
22 4 1/2	32.805
22 5	32.880
22 5 1/2	32.955
22 6	33.030
22 6 1/2	33.105
22 7	33.180
22 7 1/2	33.255
22 8	33.330
22 8 1/2	33.405
22 9	33.480
22 9 1/2	33.555
23 0	33.630
23 0 1/2	33.705
23 1	33.780
23 1 1/2	33.855
23 2	33.930
23 2 1/2	34.005
23 3	34.080
23 3 1/2	34.155
23 4	34.230
23 4 1/2	34.305
23 5	34.380
23 5 1/2	34.455
23 6	34.530
23 6 1/2	34.605
23 7	34.680
23 7 1/2	34.755
23 8	34.830
23 8 1/2	34.905
23 9	34.980
23 9 1/2	35.055
24 0	35.130
24 0 1/2	35.205
24 1	



F 689872 ~~F 687778~~
 R.P. No. *Remember*
 New South Wales
MEMORANDUM OF TRANSFER
 (REAL PROPERTY ACT, 1900.)

FEEs:—
 Lodgment ... 100
 Endorsement...
 Certificate ...



I, WE IVOR THOMAS WYBORN STOKES, Indent Agent, and THOMAS CHARLES NICKSON, Electrical Contractor, both of Sydney, (herein called transferors) being registered as the proprietors of an estate in fee simple in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of FIFTY POUNDS (£50:0:0) (the receipt whereof is hereby acknowledged) paid to us by CECILY CARROLL wife of Stanislaus John Carroll of Sydney, Solicitor, and IVOR THOMAS WYBORN STOKES of Sydney, Indent Agent,

and grant do hereby transfer to the said transferees out of ALL our Estate and Interest in ALL THE land mentioned in the schedule following:—

County	Parish	Reference to Title (c)			Description of Land (if part only) (d)
		Whole or Part	Vol.	Fol.	
CUMBERLAND	MANLY COVE	PART	4796 6106	172 7/8	AND being the land shown on Plan annexed hereto.

and the transferees covenants with the transferors full and free right of Carriageway as appurtenant to the land comprised in Conveyance Registered Book 2076, No. 230. OVER all that piece of land Ten (10) feet wide as shown in the Plan hereunto annexed,

PLAN REFILED IN
 PLAN ROOM AS P.P.
436720

X Now being part of land comprised in Cert of Title Vol 6226 Fol 39.

ENCUMBRANCES, &c., REFERRED TO!

Subject to reservations of minerals in the original Crown Grant,

Signed at *Sydney*
 Signed in my presence by the transferors
 WHO ARE PERSONALLY KNOWN TO ME
 Signed *[Signature]*

the *Twenty-fifth* day of *September* 1950.
[Signature]
 Transferor.

Signed in my presence by the transferees
 WHO ARE PERSONALLY KNOWN TO ME
[Signature]

b. Carroll
[Signature]
 Transferee(s).

THIS SPACE TO BE LEFT FREE FROM NOTATIONS

NOT TO BE ALTERED BY MEASURE - See Footnote

Part of land comprised in Cert of Title Vol 6510 Fol 46

Transferees must be disclosed in the transfer.

If a lease estate strikes out in the instrument and interline the required alteration.

If to two or more states (either as joint tenants or tenants in common).

If all the references cannot be conveniently inserted, a form of annexure (obtainable at L.T.O.) may be used.

If part only of the land comprised in a Certificate or Certificates of Title is to be transferred add "and being lot sec. D.P. ..."

Where the consent of the local council is required to a subdivision of the certificate and plan mentioned in the L.G. Act, 1919, should accompany the transfer.

Strikes out if unnecessary. Covenants should comply with Section 38 of the Conveyancing Acts, 1919-1933.

Here also should be set forth any right-of-way or easement or exception.

Any provision in addition to or modification of the covenants implied by the Act may also be inserted.

If the space provided is insufficient a form of annexure of the same size and quality of paper as this instrument should be used.

A very short note will suffice.

If executed within the State this instrument should be signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries who having questioned the witness should sign the certificate on the back of this form.

Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing and the memorandum of non-variation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and render any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written near them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

Carroll
 No. *678*
R 151

689872

LODGED BY J. J. CARROLL, DEPUTY O'DEA & CO

No. *678* CONSENT OF MORTGAGEE
 (N.B.—Before execution read marginal note.)

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

This consent is appropriate only to a transfer of part of the land in the Certificate of Title or Crown Grant. The mortgagee should execute a formal discharge where the land transferred is the whole or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at _____ this _____ day of _____ 19 _____
 Signed in my presence by _____

who is personally known to me. _____ Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.
 (To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. _____ Miscellaneous Register under the authority of which he has just executed the within transfer.

Strikes out unnecessary words. Add any other matter necessary to show that the power is effective.

Signed at _____ the _____ day of _____ 19 _____
 Signed in the presence of— _____

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS.

Appeared before me at _____ the _____ day of _____, one thousand _____ nine hundred and _____ and declared that he personally knew signing the same, and whose signature thereto he has attested, and that the name purporting to be such signature of the said _____ is _____ own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

INDEXED	MEMORANDUM OF TRANSFER	DOCUMENTS LODGED HEREWITH	
	<i>George Benjamin</i>	To be filled in by person lodging dealing.	
Checked by <i>[Signature]</i>	Particulars entered in Register Book, Volume <i>6526</i> Folio <i>39</i> " <i>6520</i> " <i>26</i>	<i>[Signature]</i>	Received Docs. Nos.
Passed (in S.D.B.) by <i>[Signature]</i>			
Signed by <i>[Signature]</i>	the <i>18th</i> day of <i>August</i> 19 <i>52</i> at _____ minutes past _____ o'clock in the _____		Receiving Clerk.
	<i>J. H. Pells</i> Registrar-General		

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

PROGRESS RECORD.

	Initials	Date
Sent to Survey Branch...		
Received from Records...		
Draft written ...		
Draft examined...		
Diagram prepared ...		
Diagram examined ...		
Draft forwarded ...		
Supt. of Engravers ...		
Cancellation Clerk ...		
Vol.		FOL.

EXECUTION OUTSIDE NEW SOUTH WALES.
 If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.
 If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.
 If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister, Charge d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting Consul, Pro-Consul, or Consul, a person who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the Chief Justice may appoint.
 The fees are—Upon lodgment (a) 1/6, if accompanied by the relevant title or evidence of production thereof; (b) 1/6 otherwise. The fees for each additional Certificate included in the instrument are the following fees are payable: (a) 1/6 for each additional Certificate included in the Transfer; (b) 1/6 to 0 for each new Certificate; (c) 1/6 for each additional Certificate included in the Transfer, (b) 1/6 to 0 for each new Certificate; (d) 1/6 when the Transfer is expressed to be made together with an easement or extension or reserves an easement or in any way creating an easement; (e) 1/6 when the partial discharge of a mortgage is endorsed on the Transfer; (f) 1/6 for each additional title where the Certificate exceeds the folios; (g) as approved, in cases where there more than one blank diagram or any diagram other than a simple diagram.
 Tenants in common must receive separate Certificates.
 If part only of the land is transferred a new Certificate must issue for that part. Also the old Certificate will be retained in the Office. A new Certificate may be taken out for the whole.

New South Wales.

[CERTIFICATE OF TITLE.]



JOINT TENANCY

CANCELLED
REGISTER BOOK

Vol. 6520 Fol. 26

*Returns for D.P. 5250241
under 13 of 37239*

CECILY CARROLL wife of Stanislaus John Carroll of Sydney, Solicitor, and IVOR THOMAS WYBORN STOKES of Mosman, Indent Agent, Applicants in Primary Application No. 37239 are now the proprietors of an Estate in Fee Simple as Joint Tenants, subject nevertheless to the reservations and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances liens and interests as are notified hereon in Those pieces of land situated in the Shire of Warringah Parish of Manly Cove and County of Cumberland containing Nineteen acres three roods thirty eight perches or thereabouts as shown in the plan hereon and therein edged red and also shown in the plan lodged with the said Application No. 37239 being parts of 41 acres 12 perches (Portion 55 of Parish) originally granted to Jane Beard by Crown Grant dated the 19th day of November 1856.

In witness whereof I have hereunto signed my name and affixed my Seal, this

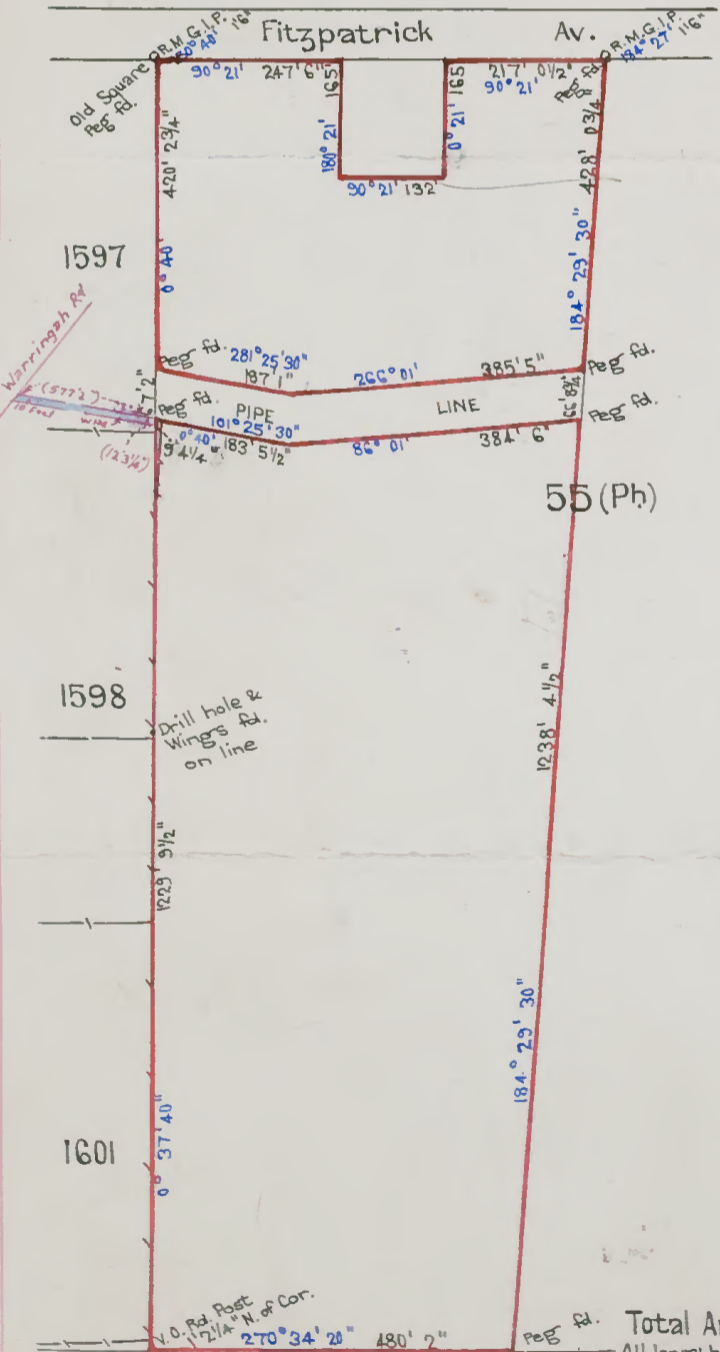
eleventh day of *June*, 19*52*.

Signed in the presence of

R. H. Fitzgerald

J. W. Pells

Registrar General.



Total Area: 19a. 3r. 38p.

All lengths shown hereon are in feet & inches

Scale: 200 feet to one inch.

P.A. 37239.

No. *F612020* CAVEAT dated *23rd June 1952*
by the Registrar General.
Produced *and line* 19*52* and entered *15th August* 19*52*
at *12* o'clock in the *noon*.
J. W. Pells
REGISTRAR GENERAL.

No. *F689872* Grant of Right of Carriage Way as appurtenant to the land within described over the land shown by line colour in the plan hereon.
Dated *18th August 1952*.
J. W. Pells
Registrar General.

No. *F680588* TRANSFER dated *10th February 1952*
from the said *Cecily Carroll and Ivor Thomas Wyborn Stokes* to *Bertram James Brooker of Coogee, Electrical Engineer* of Lot 1 *D.P. 2419 P (subject to caveat)* of the land within described.
Produced *and line* 19*52* and entered *15th August 1952*
at *12* o'clock in the *noon*.
As to land to this transfer the *caveats* cancelled and new Certificate lodged
Vol. *6565* Fol. *158*.
J. W. Pells
REGISTRAR GENERAL.

Handwritten notes and signatures at the bottom of the page, including 'F612020', 'F689872', and 'F680588'.

No. F680589 TRANSFER dated 20th February 1952
from the said Cecily Carroll and Ivor Thomas Wyborn Stokes to Ronald Gatewood of Hornsby, manufacturer, of Lot 6 D.P. 24198 (subject to Covenant)
Produced 13th June 1952 and entered 18th August 1952 at 12 o'clock in the noon.
As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6562 Fol. 157
J. H. Pells REGISTRAR GENERAL

No. F728444 TRANSFER dated 15th May 1952
from the said Cecily Carroll and Ivor Thomas Wyborn Stokes to John Birdmanah of Manly Creek of Lot 4 D.P. 24198 (subject to Covenant) of the land within described
Produced 11th September 1952 and entered 7th October 1952 at 12 o'clock in the noon.
As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6571 Fol. 221
J. H. Pells REGISTRAR GENERAL

No. F731334 TRANSFER dated 15th September 1952
from the said Cecily Carroll and Ivor Thomas Wyborn Stokes to Dudley Henry Rawes Whitell of Northbridge Accountant of Lot 5 D.P. 25162 (subject to Covenant) of the land within described
Produced 11th September 1952 and entered 7th October 1952 at 12 o'clock in the noon.
As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6571 Fol. 186
J. H. Pells REGISTRAR GENERAL

No. F810225 TRANSFER dated 24th July 1952
from the said Cecily Carroll and Ivor Thomas Wyborn Stokes to George Crook (Senior) of Farmville Painter and Decorator of part (subject to Covenant) of the land within described
Produced 23rd February 1952 and entered 12th March 1952 at 12 o'clock in the noon.
As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6641 Fol. 167
J. H. Pells REGISTRAR GENERAL

F978388 Caveat dated 26th November 1953
Produced 27th November 1953 and entered 7th December 1953 at 12 o'clock in the noon.
as regards Lot 12 D.P. 25162
part

J. H. Pells REGISTRAR GENERAL

The interest of the Council of the Shire of Warringa in the new road and the drainage easement appurtenant thereto shown in Depreciated Plan No. 25162. Dated 30th December 1953
J. H. Pells REGISTRAR GENERAL

No. G 2863 Caveat dated 8th February 1954
Produced 14th January 1954 and entered 10th February 1954 at 12 o'clock noon
as regards Lot 7 D.P. 25162.
J. H. Pells REGISTRAR GENERAL

As regards part
this Deed is cancelled and new Certificate of Title issued Vol. 6921 Fol. 50
Vide G 916417
J. H. Pells REGISTRAR GENERAL
This Deed is Cancelled and Certificate of Title issued Vol. 6917 Fol. 145
for residue (see note)
J. H. Pells REGISTRAR GENERAL

The Machin Caveat No. F612020 is hereby withdrawn
Dated 19th March 1954
J. H. Pells REGISTRAR GENERAL

No. G 25765 TRANSFER dated 24th February 1954
from the said Cecily Carroll and Ivor Thomas Wyborn Stokes to William Edward Glynn Foster of Lot 24 D.P. 25162 (subject to Covenant) of the land within described
Produced 26th February 1954 and entered 19th March 1954 at 12 o'clock in the noon.
As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6805 Fol. 176
J. H. Pells REGISTRAR GENERAL

No. G 797835 TRANSFER dated 12th November 1953
from the said Cecily Carroll and Ivor Thomas Wyborn Stokes to Noel Anthony Carey and Dorothy Maria Carey, joint tenants of Lot 22 D.P. 25162
Produced 6th January 1954 and entered 22nd April 1954 at 12 o'clock in the noon.
As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6803 Fol. 71
J. H. Pells REGISTRAR GENERAL

No. G 30103 TRANSFER dated 4th March 1954
from the said Cecily Carroll and Ivor Thomas Wyborn Stokes to Maie Todd of Lot 23 D.P. 25162 (subject to Covenant) of the land within described
Produced 5th March 1954 and entered 2nd April 1954 at 12 o'clock in the noon.
As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6817 Fol. 50
J. H. Pells REGISTRAR GENERAL

No. G 76435 Caveat dated 10th March 1953
Produced and entered 1st April 1954 and entered 22nd May 1954 at 12 o'clock noon.
As regards Lot 19 D.P. 25162.

J. H. Pells REGISTRAR GENERAL

No. G 76436 Caveat dated 10th March 1953
Produced 1st April 1954 and entered 22nd May 1954 at 12 o'clock noon.
As regards Lot 20 D.P. 25162.

J. H. Pells REGISTRAR GENERAL

No. G 72048 TRANSFER dated 12th May 1954
from the said Cecily Carroll and Ivor Thomas Wyborn Stokes to Raymond Vincent Math and Geraldine Muriel Math, joint tenants of Lot 20 D.P. 25162 (subject to Covenant) of the land within described
Produced 17th May 1954 and entered 28th May 1954 at 12 o'clock in the noon.
As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6816 Fol. 216
J. H. Pells REGISTRAR GENERAL

No. G 70712 CAVEAT dated 19th May 1954
Produced 24th May 1954 and entered 1st June 1954 at 12 o'clock noon
as regards Lot 10 D.P. 25162.

J. H. Pells REGISTRAR GENERAL
As to untransferred Lots in D.P. 25162 this Deed is cancelled and new Certificate of Title issued Vol. 6876 Fol. 175
Vide G 764169
J. H. Pells REGISTRAR GENERAL
For cancellation see opposite

30/-
728444

20/-

20/-

978388

2863

6921

6917

616417
616418
616419
616420
616421
616422
616423
616424
616425
616426
616427
616428
616429
616430
616431
616432
616433
616434
616435
616436
616437
616438
616439
616440
616441
616442
616443
616444
616445
616446
616447
616448
616449
616450
616451
616452
616453
616454
616455
616456
616457
616458
616459
616460
616461
616462
616463
616464
616465
616466
616467
616468
616469
616470
616471
616472
616473
616474
616475
616476
616477
616478
616479
616480
616481
616482
616483
616484
616485
616486
616487
616488
616489
616490
616491
616492
616493
616494
616495
616496
616497
616498
616499
616500

616499
616500
616501
616502
616503
616504
616505
616506
616507
616508
616509
616510
616511
616512
616513
616514
616515
616516
616517
616518
616519
616520
616521
616522
616523
616524
616525
616526
616527
616528
616529
616530
616531
616532
616533
616534
616535
616536
616537
616538
616539
616540
616541
616542
616543
616544
616545
616546
616547
616548
616549
616550
616551
616552
616553
616554
616555
616556
616557
616558
616559
616560
616561
616562
616563
616564
616565
616566
616567
616568
616569
616570
616571
616572
616573
616574
616575
616576
616577
616578
616579
616580
616581
616582
616583
616584
616585
616586
616587
616588
616589
616590
616591
616592
616593
616594
616595
616596
616597
616598
616599
616600



Date Printed: 07 August 2015

Certificate Number: ePLC2015/2580

Applicant Reference: 1524593

InfoTrack

Receipt Number: 7005

DX 578

SYDNEY

Property Address: 10 Panorama Crescent FRENCHS FOREST NSW 2086

Legal Description: Lot 21 DP 25162

Property ID: 127583

1. Names of relevant planning instruments and DCPs.
- 1.1 The name of each environmental planning instrument that applies to the carrying out of development on the land.

Warringah Local Environmental Plan 2011

See Attachment "A" for all other environmental planning instruments that apply to the carrying out of development on the land

- 1.2 The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

a) Draft State Environmental Planning Policy (Competition) 2010

b) The following planning proposals may affect the land:

Date of Council Resolution	Outline of Planning Proposal	Land to which Planning Proposal applies
25 March 2014	Amends WLEP 2011 to rezone the identified subject sites to reflect and be compatible with the surrounding land use zone.	Lot 1/ McIntosh Road, Narraweena (Lot 1 DP 35105); 9 & 11 Lagoon Street, Narrabeen (Lot 1 DP 1117584, Lot 5 Sec 38 DP 111254); 6 Collaroy Street, Collaroy (Lot 36 DP 11374).
Decision of the Minister for Planning & Environment on 23 October 2014 – JRPP will progress Planning Proposal	Amends WLEP 2011 to rezone the identified land and RE2 Private Recreation to R2 Low Density Residential and apply a 600 square metre minimum lot size control on the Lot Size Map	20-24 Tralee Avenue, Killarney Heights Lot 1 DP 879900



- 1.3 *The name of each development control plan that applies to the carrying out of development on the land.*

Warringah Development Control Plan 2011

- 1.4 *In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.*

2. *Zoning and land use under relevant LEPs*

2.1 *Zoning and land use under Warringah Local Environmental Plan 2011*

- (a) *The land is identified by Warringah Local Environmental Plan 2011 as being within the following zone.*

LEP - Land zoned R2 Low Density Residential

- (b) *The purposes for which Warringah Local Environmental Plan 2011 provides that development may be carried out within the zone without the need for development consent.*

Refer to extract of Warringah Local Environmental Plan 2011 (attached)

- (c) *The purposes for which Warringah Local Environmental Plan 2011 provides that development may not be carried out within the zone except with development consent.*

Refer to extract of Warringah Local Environmental Plan 2011 (attached)

- (d) *The purposes for which Warringah Local Environmental Plan 2011 provides that development is prohibited within the zone.*

Refer to extract of Warringah Local Environmental Plan 2011 (attached)

- (e) *Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed.*

No

- (f) *Whether the land includes or comprises critical habitat.*

Reference should be made to the registers of critical habitat kept by the National Parks and Wildlife Service under the Threatened Species Conservation Act 1995 and the Department of Fisheries under the Fisheries Management Act 1994.

- (g) *Whether the land is in a conservation area.*

No

- (h) *Whether an item of environmental heritage is situated on the land*

No

2.2 *Draft Local Environmental Plan – if any*

Please refer to the table in Question 1.2.

Please contact Council's Strategic Planning unit with enquiries on 9942 2111

3. *Complying development*

- (1) *The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of 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.*

- (2) *The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.*



(a) May Complying Development under the General Housing Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(b) May Complying Development under the Rural Housing Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(c) May Complying Development under the Housing Alterations Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(d) May Complying Development under the General Development Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(e) May Complying Development under the Commercial and Industrial Alterations Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(f) May Complying Development under the Commercial and Industrial (New Buildings and Additions) Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(g) May Complying Development under the Subdivision Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(h) May Complying Development under the Demolition Code be carried out on the land?

Complying development may be carried out on the whole of the land.

(i) May Complying Development under the Fire Safety Code be carried out on the land?

Complying development may be carried out on the whole of the land.

4. *Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the Council has been so notified by the Department of Public Works.*

No. Council has not received any notification that the land is affected by the operation of Sections 38 or 39 of the Coastal Protection Act 1979.

4A. *Information relating to beaches and coasts*

(1) Whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (Or on public land adjacent to that land), except if Council is satisfied that such an order has been fully complied with.

No

(2) (a) Whether Council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land).

No

(2) (b) if works have been so placed – whether Council is satisfied that the works have been removed and the land restored in accordance with that Act.

No

4B. *Annual Charges for coastal protection services under Local Government Act 1993*



Whether the owner (or any previous owner) of the land has 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).

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

No

5. *Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mines Subsidence Compensation Act 1961*

No

6. *Whether or not the land is affected by any road widening or road realignment under:-*

(a) Division 2 of Part 3 of the Roads Act 1993.

No

(b) any environmental planning instrument

No

(c) any resolution of Council.

No

7. *Whether or not the land is affected by a policy that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils, or any other risk (other than flooding):-*

(a) as adopted by Council

No

(b) as 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 a planning certificate issued by the Council.

No

- 7A. *Flood related development controls information*

(a) Whether or not development on that 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

(b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

No

(c) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

8. *Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.*

No

9. *The name of each contributions plan applying to the land*

Warringah Section 94A Development Contributions Plan 2014 (Amendment 1) (adopted 28 April 2015 effective 4 May 2015). Please contact Council's Customer Service Counter for more information.

- 9A. *Is this land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995)?*

No



10. *Whether the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates (but only if council has been notified of the existence of the agreement by the Director –General of the Department of Environment and Climate Change and Water)?*

No

11. *Bush Fire Prone Land*

No

12. *Is the land subject to a property vegetation plan made under the Native Vegetation Act 2003?*

No

13. *Whether 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 (but only if the Council has been notified of the order).*

No

14. *Is there a direction by the Minister in force under section 75P (2) (c1) of the Act 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

15. *(a) Is there a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land?*

No

For what period is the certificate current?

not applicable

a copy of the site compatibility certificate may be obtained from the head office of the Department of Planning.

(b) Are there any 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 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

No

16. *Is there a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land?*

No

For what period is the certificate current?

not applicable

A copy of the site compatibility certificate may be obtained from the head office of the Department of Planning.

17. *(a) Is there a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?*

No

For what period is the certificate current?

Not Applicable

A copy of the site compatibility certificate may be obtained from the head office of the Department of Planning.

(b) Are there any terms of a kind referred to in clause 17(1) or 37 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

No



18. Paper subdivision information

- (a) *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*

Not applicable

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

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning and Assessment Regulation 2000

19. Site verification certificates

- (a) *Is there a current site verification certificate of which the council is aware, in respect of the land?*

No

- (b) *For what matter is certified by the site verification certificate?*

Not applicable

- (c) *For what date does the site verification certificate cease to be current?*

Not applicable

A copy of the site verification certificate may be obtained from the head office of the Department of Planning and Infrastructure

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

- (a) *that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,*

No

- (b) *that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

No

- (c) *that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,*

No

- (d) *that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

No

- (e) *that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.*

No

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 149 Certificate. To confirm that the land hasn't been used for a purpose which would be likely to have contaminated the land, parties should make their own enquiries as to whether the land may be contaminated.



Under The Provisions of Section 149(5) of the Environmental Planning and Assessment Act.

1. (a) *Whether any instrument or resolution of Council varies or proposes to vary the provisions of an environmental planning instrument, other than as referred to in the Certificate under section 149(2):-*

Date of Council Resolution	Outline of Planning Proposal	Land to which Planning Proposal applies
25 November 2014	Amends WLEP 2011 to: <ul style="list-style-type: none"> • Permit secondary dwellings in the R2 Low Density Residential and R3 Medium Density Residential zones • Increase the permitted floor area of secondary dwellings that are located within existing dwelling houses to 75 square metres. 	R2 Low Density Residential and R3 Medium Density Residential zones
25 November 2014	Amends WLEP 2000 and WLEP 2011 to: <ul style="list-style-type: none"> • Rezone land on Ralston Avenue Belrose from Locality C8 – Belrose North to part R2 Low Density Residential, part RE1 Public Recreation and part E3 Environmental Conservation. • Introduce subdivision lot size and height of building controls to land proposed to be zoned R2 Low Density Residential. • Amend the Land Application and Landslip Risk maps. 	Ralston Avenue, Belrose Lot 1 DP 1139826
25 November 2014	Amends WLEP 2011 to: <ul style="list-style-type: none"> • Modify maximum building height controls over certain portions of the site • Introduce the flexibility to utilise Level 1 and Level 2 of the proposed development for residential purposes. • Increase the range of permissible commercial uses on the ground floor 	'Site B'; Howard Avenue Oaks Avenue and Pittwater Road as follows; 9 Howard Avenue Lot 7, DP 8172 11 Howard Avenue Lot 1, DP 209503 15 Howard Avenue Lot 1, DP 212382 17 Howard Avenue Lot 2, DP 212382 14 Oaks Avenue Lot A, DP 371110 16 Oaks Avenue Lot B, DP 371110 28 Oaks Avenue Lot 3, DP 212382 884 Pittwater Road Lot A, DP 339410 888 Pittwater Road Lot 11, DP 231418 890 Pittwater Road Lot 10, DP 231418 892 Pittwater Road Lot 1, DP 504212 894 Pittwater Road Lot A, DP 416469



Date of Council Resolution	Outline of Planning Proposal	Land to which Planning Proposal applies
		896 Pittwater Road Lots 1 and 3, DP 307937
23 September 2014	Amends WLEP 2011 to: <ul style="list-style-type: none"> • Increase maximum permissible building heights • Introduce floor space ratio controls • Provide development standards in relation to car parking, building setbacks and building proportion • Identify additional "Key Sites" • Implement a delivery mechanism for key infrastructure and public domain improvements 	Dee Why Town Centre (Boundaries identified within the Planning Proposal)
25 March 2014	Amends WLEP 2011 to rezone the identified subject sites to reflect and be compatible with the surrounding land use zone.	Darley Street and Starkey Street, Forestville (Lot 7084 in DP 93981, Lot 15 in DP 401139, Lot X & Y in DP 26598 and "the Centre" road reserve between Darley Street and Starkey Street).

(b) Whether the land or any item on the land is affected by an order under section 24 or section 25 of the Heritage Act 1977

No

(c) Is the land subject to Councils interim policy and interim guidelines for development and use of the land likely to be affected by 1:100 year flood – Development and subdivision applications may be subject to the floor affected controls.

No

(d) Is the land subject to Councils resolution of 26th August 1997. Assessment of Development applications will be made by reference to the Collaroy/Narrabeen Coastline Management Plan- Development Guidelines for Collaroy/Narrabeen Beach.

No

2. *Threatened Species.*

(a) Does this land have the potential to contain one or more of the following endangered or vulnerable ecological communities as described in the final determination of the scientific committee to list the ecological communities under Part 3 of Schedule 1 and Part 2 of Schedule 2 Threatened Species Conservation Act 1995(NSW)?

*Duffys Forest Ecological Community in the Sydney Basin Bioregion
Swamp Sclerophyll Forest on Coastal Floodplain
Coastal Saltmarsh of the Sydney Basin Bioregion
Swamp Oak Floodplain Forest
Bangalay Sand Forest of the Sydney Basin Bioregion
Themeda grasslands on Seacliffs and Coastal Headlands
Sydney Freshwater Wetlands in the Sydney Basin Bioregion
Coastal Upland Swamp in the Sydney Basin Bioregion*

No

(b) Is this land known to contain threatened species as described in the final determination of the scientific committee to list endangered and vulnerable species under part 1 of Schedule 1 and part 1 of Schedule 2 Threatened Species Conservation Act 1995 (NSW)?

No



3. *Does Council's Protection of Waterways and Riparian Land Policy apply to the land?*

No

4. *(a) Is this land affected by Council's geotechnical assessment of Queenscliff headland?*

No

(b) Is the land identified as having specific potential geotechnical hazards?

No

Additional Information:

- a. **Certain development may require further consideration under section 79BA or section 91 of the Environmental Planning and Assessment Act 1979, and section 100B of the Rural Fires Act, 1997 with respect to bushfire matters. Contact NSW Rural Fire Service.**
- b. **Many Aboriginal objects are found within the Local Government Area of Warringah. It is prudent for the purchaser of land within such area to make enquiry of the Director-General of National Parks and Wildlife whether he/she is aware of any Aboriginal objects on the subject land or whether the land has been declared as an Aboriginal place under the National Parks and Wildlife Act 1974 (NSW). Such Director-General has wide powers to prevent the carrying out of work on land which is likely to significantly affect an Aboriginal object or Aboriginal place.**
- c. **Information available to Council indicates properties within the catchments of Dee Why CBD, Manly Lagoon and Middle Creek may be flood affected. This includes the suburbs of Narraweena, Dee Why, Cromer, Ingleside, Brookvale and Oxford Falls. Council's Natural Environment Unit can be contacted for further information.**
- d. **Information available to Council indicates coastal erosion may affect a greater number of properties and may present an increased risk to properties than that shown on published hazard maps of the Warringah coastline. Council's Natural Environment Unit can be contacted for further information.**

The advice above is provided in good faith and the Council shall not incur any liability in respect of any such advice.



Disclaimer

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998. The locality information in this certificate is based on the Lot and Deposited Plan referred to in this certificate. If the Lot and Deposited Plan is not the current description of the land then this certificate could attribute to incorrect locality. Persons relying on the certificate should satisfy themselves by reference to the Title Deed that the land to which this certificate relates is identical to the land to which they seek to know the locality.

for Rik Hart
GENERAL MANAGER
WARRINGAH COUNCIL

ATTACHMENT 'A'
ATTACHMENT TO CERTIFICATE UNDER SECTION 149(2)
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT

Clause 1.1 of the Section 149(2) Certificate

SYDNEY REGIONAL ENVIRONMENTAL PLAN (Sydney Harbour Catchment) 2005 – Gazetted: 28.09.2005

The plan aims to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways. It establishes planning principles and controls for the catchment as a whole.

STATE ENVIRONMENTAL PLANNING POLICY NO. 30 – Intensive Agriculture – Gazetted 08.12.1989. Amended 20.08.1993, 24.02.1995, 11.06.1999 and 04.08.2000

The SEPP introduces consistency in the control of cattle feed lots and piggeries throughout the State by ensuring development consent is required for all cattle feed lots and specifying the information to accompany such applications and the range of matters the consent authority must consider before granting consent.

STATE ENVIRONMENTAL PLANNING POLICY NO.32 –Urban Consolidation (Redevelopment of Urban Land) – Gazetted 15.11.1991

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy:

- Focuses on the redevelopment of urban land that is no longer required for the purposes it is currently zoned or used.
- Encourages local Councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy.

Councils will continue to be responsible for the majority of rezoning. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban development. Where a site is rezoned by an REP, the Minister will be the consent authority.

STATE ENVIRONMENTAL PLANNING POLICY NO.50 – Canal Estates – Gazetted 10.11.1997

Bans new canal estates from the date of gazettal, to ensure coastal and aquatic environments are not affected by these developments.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – Remediation of Land - Gazetted 28.08.1998

Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. The policy applies to the whole state, to ensure that remediation is permissible development and is always carried out to a high standard. It specifies when consent is required for remediation and lists considerations that are relevant when rezoning land and determining development applications.

STATE ENVIRONMENTAL PLANNING POLICY NO. 62 – Sustainable Aquaculture -Gazetted: 01.10.2000.

The plan aims to encourage sustainable aquaculture throughout New South Wales by:

- Making aquaculture permissible under certain zones under the Standard Instrument,
- Setting minimum performance criteria for aquaculture development, and
- Establishing a graduated environmental assessment regime for aquaculture development.

STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE - Gazetted 16.03.2001

Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – Design Quality of Residential Flat Development - Gazetted 26.07.2002. Aims to improve the design quality of residential flat development in New South Wales.

STATE ENVIRONMENTAL PLANNING POLICY NO. 71 - Coastal Protection - Gazetted 01.11.2002 (and in force in Warringah from 18.11.2005) Aims to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast. The policy identifies sensitive coastal locations and sets down additional planning criteria to be considered in these areas.

STATE ENVIRONMENTAL PLANNING POLICY (Housing for Seniors or People with a Disability) 2004 - Gazetted 31.03.2004; Repealed by SEPP (Seniors Living) Housing for Seniors or People with a Disability) 2004 and effective 12.10.07.

Aims to encourage the provision of housing (including residential care facilities) that will:

- (a) Increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
- (b) Make efficient use of existing infrastructure and services, and
- (c) Be of good design.

STATE ENVIRONMENTAL PLANNING POLICY (Building Sustainability Index: BASIX) 2004 - Gazetted 25.06.2004. The aim of the policy is to encourage sustainable residential development (*the BASIX scheme*), specifically to achieve a reduction in the consumption of water and reduction in energy use leading to less green house gas emissions.

STATE ENVIRONMENTAL PLANNING POLICY (Sydney Metropolitan Water Supply) 2004 - Gazetted 24.12.2004. The aims of the policy are to facilitate development for water supply infrastructure to enable deep water extraction from dams, and to facilitate investigation into the availability of groundwater to augment water supply to the Sydney metropolitan area (including the carrying out of exploratory drilling).

STATE ENVIRONMENTAL PLANNING POLICY (Temporary Structures and Places of Public Entertainment) 2007 – Gazetted 28.09.2007, effective 26.10.07. Provides for the erection of temporary structures and the use of places of public entertainment while protecting public safety and local amenity. The SEPP supports the transfer of the regulation of places of public entertainment and temporary structures (such as tents, marquees and booths) from the Local Government Act 1993 to the Environmental Planning and Assessment Act 1979.

Aims to ensure the provision of safety measures for uses of temporary structures or POPE, to encourage the protection of the environment at these locations, and to specify circumstances under which these structures and uses can be considered exempt or complying development. Also aims to promote job creation and increase access for places of public entertainment.

STATE ENVIRONMENTAL PLANNING POLICY (MAJOR PROJECTS) 2005

Gazetted: 01.08.05. Formerly known as State Environmental Planning Policy (State Significant Development) 2005. Defines certain developments that are major projects under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. The SEPP also lists State significant sites. The policy repeals SEPP 34 and SEPP 38, as well as provisions in numerous other planning instruments, declarations and directions.

STATE ENVIRONMENTAL PLANNING POLICY (Sydney Region Growth Centres) 2006

Gazetted: 28.07.06. Abstract: Provides for the coordinated release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region (in conjunction with Environmental Planning and Assessment Regulation relating to precinct planning).

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Gazetted: 21 December 2007; Commenced: 1 January 2008. Facilitates the delivery of public infrastructure and provision of services across the State by providing a consistent planning regime for this purpose; greater flexibility of location of infrastructure and provisions for development, redevelopment and disposal of surplus government owned land.

STATE ENVIRONMENTAL PLANNING POLICY (REPEAL OF CONCURRENCE AND REFERRAL PROVISIONS) 2008

Gazetted: 12.12.2008; Commencement: 15.12.2008. The SEPP aims to improve efficiency in the planning system by removing duplicative or unnecessary requirements in environmental planning instruments (EPIs) to consult with State agencies (government departments) on planning decisions.

STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008

Gazetted: 12.12.2008 – Commenced 27.02.2009

Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

Published: 31.07.2009; Commencement 31.07.2009. The policy aims to better encourage home owners, social housing providers and developers to invest and create new affordable rental housing to meet the needs of our growing population and existing residents.

EXTRACT FROM WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011**Zone R2 Low Density Residential****1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

SEWERAGE SERVICE DIAGRAM

DICKINSON

Municipality of

Warringah

No. *457537*

- ☐ Boundary Trap
- Pit
- ▣ G.I. Grease Interceptor
- ☒ Gully
- ☒ P.T. P. Trap
- ☒ R.S. Reflux Sink

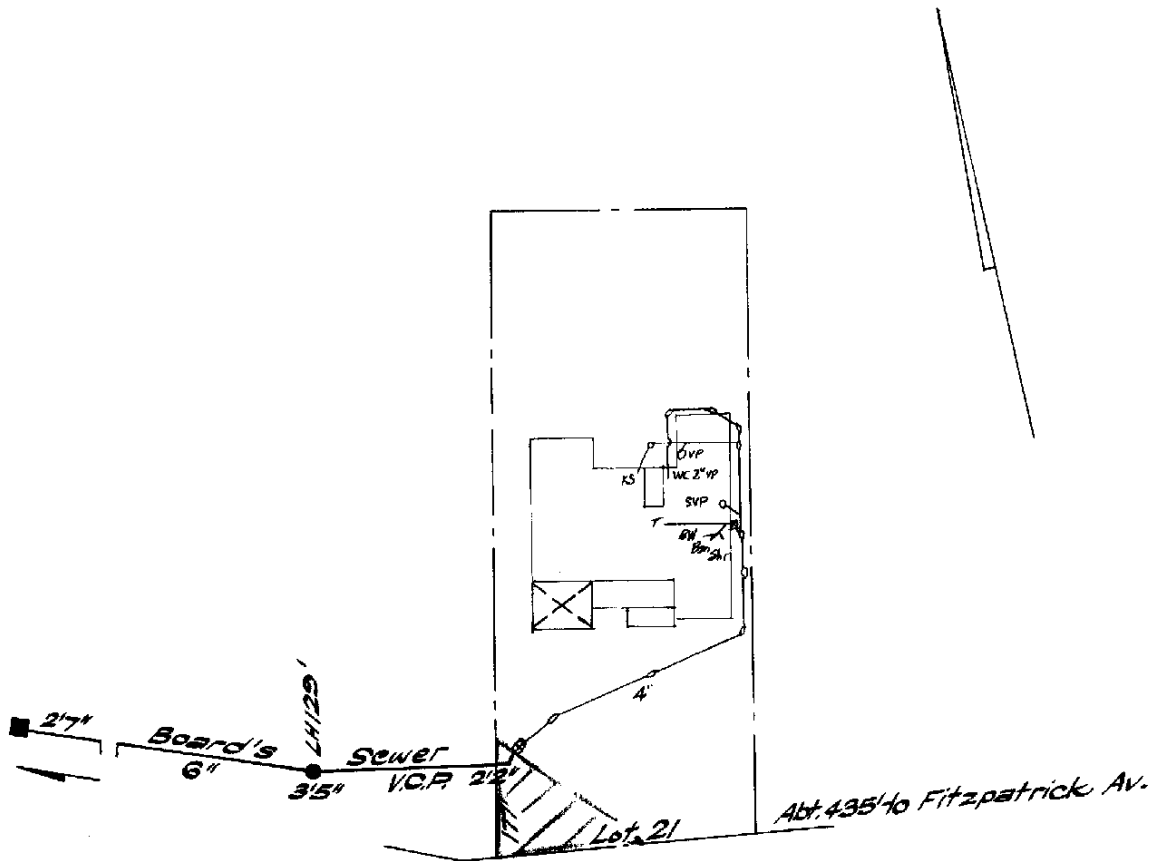
- SYMBOLS AND ABBREVIATIONS**
- R.V. Reflux Valve
 - Vert. Vertical Pipe
 - V.P. Vent. Pipe
 - S.V.P. Soil Vent. Pipe
 - D.C.C. Down Cast Cowl
 - I.P. Induct Pipe
 - M.F. Mica Flap
 - T. Tubs
 - K.S. Kitchen Sink
 - W.C. Water Closet
 - B.W. Bath Waste

- Bsn. Basin
- Shr. Shower
- W.I.P. Wrought Iron Pipe
- C.I.P. Cast Iron Pipe
- F. W. Floor Waste
- W.M. Washing Machine

Scale: 40 Feet To An Inch

SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's Sewer



PANORAMA CRES.

RATE No. _____ W.C.s _____ U.C.s _____ 19 _____

SHEET No. *9942* OFFICE USE ONLY For Engineer House Services

DRAINAGE			PLUMBING		
W.C.	Supervised by	Date	BRANCH OFFICE	Supervised by	Date
Bth.	Inspector	/ /	Date	Inspector	/ /
Shr.			Date		
Bsn.	Examined by	/ /	Outfall <i>NS</i> <small>HL LL</small>	Inspector	/ /
K.S.			Date		
T.	Chief Inspector	/ /	Drainer	Inspector	/ /
Ptg.			Date		
Dge. Int.	Chief Inspector	/ /	Plumber	Inspector	/ /
			Date		
	Chief Inspector	/ /	Boundary Trap	Inspector	/ /
			Date		

384-642
1238 131
1386 477

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.