

# Contract for the sale of land – 2005 edition

TERM	MEANING OF TERM	
Vendor's agent	<b>Skyline Real Estate</b> 3-7/14 Frenchs Forest Road, Frenchs Forest, NSW 2086	<b>Phone: 9452 3444</b> <b>Fax: 02 9452 4555</b> <b>Ref: Rod Cousins</b>
Co-agent		
Vendor	<b>George Penman Bonner and Cecelia Margaret Rice</b> 4 Barnes Road, Frenchs Forest, NSW 2086	
Vendor's Solicitor	<b>T. H. Walker</b> Darley House "The Centre" 1st Floor, Darley Street, Forestville NSW 2087 DX 21311 Forestville	<b>Phone: 02 9453 3044</b> <b>Fax: 02 9453 3141</b> <b>Ref: TW:CT:140274</b>
Completion date	<b>42nd day after the date of this contract (clause 15)</b>	
Land (Address, plan details and title reference)	<b>4 Barnes Road, Frenchs Forest 2086</b> <b>Registered Plan: Lot 100 Plan DP862490</b> <b>Folio Identifier 100/862490</b>	

Improvements  VACANT POSSESSION  subject to existing tenancies  
 HOUSE  garage  carport  home unit  carspace  none  
 other:

Attached copies  Documents in the List of Documents as marked or as numbered:  
 Other documents:

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

Inclusions  blinds  curtains  insect screens  stove  
 built-in wardrobes  dishwasher  light fittings  pool equipment  
 clothes line  fixed floor coverings  range hood  TV antenna  
 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)

Vendor \_\_\_\_\_

Witness \_\_\_\_\_

**GST AMOUNT (optional)**  
The price includes  
GST of: \_\_\_\_\_

Purchaser \_\_\_\_\_

JOINT TENANTS  tenants in common  in unequal shares

Witness \_\_\_\_\_

**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	Strata or community title (clause 23 of the contract)
<input checked="" type="checkbox"/> 1 property certificate for the land <input checked="" type="checkbox"/> 2 plan of the land <input type="checkbox"/> 3 unregistered plan of the land <input type="checkbox"/> 4 plan of land to be subdivided <input type="checkbox"/> 5 document that is to be lodged with a relevant plan <input checked="" type="checkbox"/> 6 section 149(2) certificate (Environmental Planning and Assessment Act 1979) <input type="checkbox"/> 7 section 149(5) information included in that certificate <input checked="" type="checkbox"/> 8 sewerage connections diagram <input type="checkbox"/> 9 sewer mains diagram <input type="checkbox"/> 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract <input type="checkbox"/> 11 section 88G certificate (positive covenant) <input type="checkbox"/> 12 survey report <input type="checkbox"/> 13 section 317A certificate (certificate of compliance) <input type="checkbox"/> 14 building certificate given under <i>legislation</i> <input type="checkbox"/> 15 insurance certificate (Home Building Act 1989) <input type="checkbox"/> 16 brochure or note (Home Building Act 1989) <input type="checkbox"/> 17 section 24 certificate (Swimming Pools Act 1982) <input type="checkbox"/> 18 lease (with every relevant memorandum or variation) <input type="checkbox"/> 19 other document relevant to tenancies <input type="checkbox"/> 20 old system document <input type="checkbox"/> 21 Crown tenure card <input type="checkbox"/> 22 Crown purchase statement of account <input type="checkbox"/> 23 Statutory declaration regarding <del>vendor duty</del>	<input type="checkbox"/> 24 property certificate for strata common property <input type="checkbox"/> 25 plan creating strata common property <input type="checkbox"/> 26 strata by-laws not set out in <i>legislation</i> <input type="checkbox"/> 27 strata development contract or statement <input type="checkbox"/> 28 strata management statement <input type="checkbox"/> 29 leasehold strata - lease of lot and common property <input type="checkbox"/> 30 property certificate for neighbourhood property <input type="checkbox"/> 31 plan creating neighbourhood property <input type="checkbox"/> 32 neighbourhood development contract <input type="checkbox"/> 33 neighbourhood management statement <input type="checkbox"/> 34 property certificate for precinct property <input type="checkbox"/> 35 plan creating precinct property <input type="checkbox"/> 36 precinct development contract <input type="checkbox"/> 37 precinct management statement <input type="checkbox"/> 38 property certificate for community property <input type="checkbox"/> 39 plan creating community property <input type="checkbox"/> 40 community development contract <input type="checkbox"/> 41 community management statement <input type="checkbox"/> 42 document disclosing a change of by-laws <input type="checkbox"/> 43 document disclosing a change in a development or management contract or statement <input type="checkbox"/> 44 document disclosing a change in boundaries <input type="checkbox"/> 45 certificate under Management Act – section 109 (Strata Schemes) or section 26 (Community Land)

## WARNINGS

- 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
 

AGL Gas Networks Limited	Government Business & Government Procurement	Public Works Dept
Council	Heritage Office	Roads & Traffic Authority
County Council	Infrastructure Planning and Natural Resources	Rural Lands Protection Board
East Australian Pipeline Limited	Land & Housing Corporation	Sustainable Energy Development
Education & Training Dept	Mine Subsidence Board	Telecommunications authority
Electricity authority	Owner of adjoining land	Water, sewerage or drainage authority
Environment & Conservation Dept	Primary Industries Department	
Fair Trading	RailCorp	

If you think that any of these matters affects the property, tell your solicitor.
- A lease may be affected by the Agricultural Tenancies Act 1990, the Residential Tenancies Act 1987 or the Retail Leases Act 1994.
- If any purchase money is owing to the Crown, it may become payable when the transfer is registered.
- If a consent to transfer is required under legislation, see clause 27 as to the obligations of the parties.
- 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.
- The purchaser will usually have to pay stamp duty on this contract. ~~The sale will also usually be a vendor duty transaction.~~ If duty is not paid on time, a party may incur penalties.
- If the purchaser agrees to the release of deposit any rights in relation to the land (for example, the rights mentioned in clause 2.8) may be subject to the rights of other persons such as the vendor's mortgagee.
- The purchaser should arrange insurance as appropriate.

## 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 Guidelines).

## AUCTIONS

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

**SECTION 66W CERTIFICATE**

I, \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_, certify as follows:-

1. I am a \_\_\_\_\_ currently admitted to practise in New South Wales.
  
2. I am giving this Certificate in accordance with Section 66W of the Conveyancing Act 1919 with reference to a Contract for the sale of property at **4 Barnes Road, Frenchs Forest**, from **George Penman Bonner and Cecelia Margaret Rice** to \_\_\_\_\_ in order that there is no cooling off period in relation to that Contract.
  
3. I do not act for **George Penman Bonner and Cecelia Margaret Rice** and am not employed in the legal practice of a solicitor acting for **George Penman Bonner and Cecelia Margaret Rice** nor am I a member or employee of a firm of which a Solicitor acting for **George Penman Bonner and Cecelia Margaret Rice** is a member or employee.
  
4. I have explained to :
  1. the effect of the Contract for the purchase of that property;
  2. the nature of this Certificate;
  3. the effect of giving this Certificate to the vendor, ie. that there is no cooling off period in relation to the Contract.

DATED:

.....

**SPECIAL CONDITIONS**

**30. Claim for Compensation**

Notwithstanding anything to the contrary herein contained the parties hereto expressly agree that any claim for compensation whether under clause 6 or otherwise shall be deemed to be reasonable grounds for the purpose of clause 8 entitling the vendor to rescind.

**31. Release of Deposit**

Further to clause 2.8, so much of the deposit as exceeds the amount of the agent's commission shall be released for the benefit of the Vendor at the date hereof upon the following terms and conditions:

31.1 The portion of the deposit released may only be used by the Vendor as a deposit on real estate to be purchased by the Vendor.

31.2 Until required the deposit or such part as is to be released shall be retained by the Vendor's agent who shall invest same in accordance with clause 2.9.

**32. Completion**

32.1 For the purpose of clause 15 the parties acknowledge that fourteen (14) days shall be sufficient notice in any Notice to Complete issued in order to make time the essence of this Contract.

32.2 If completion does not take place on or before the date specified by this contract otherwise than as a result of any default by the Vendor the Purchaser shall pay interest at the rate of 9% per centum per annum on the balance of the purchase price and any other moneys owing pursuant to this Contract from the due date for completion until the date completion actually takes place (but without prejudice to all and any other rights of the Vendor pursuant to this Contract) and it is an essential term of this Contract that such interest be paid on completion. The Purchaser hereby acknowledges that interest at the rate of 9% per centum per annum represents a genuine pre-estimate of the liquated damages likely to be suffered by the Vendor as a result of completion not taking place within the time specified by this Contract.

**33. Requisitions on Title**

The purchaser acknowledges that the only form of general requisitions on title that the purchaser is entitled to raise pursuant to clause 5 shall be in the form attached.

SIGNED by Vendor ..... SIGNED by Purchaser .....

In the presence of: ..... In the presence of: .....

## RESIDENTIAL PROPERTY REQUISITIONS ON TITLE

Vendor:  
Purchaser:  
Property:  
Dated:

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### Possession and tenancies

1. Vacant possession of the property must be given on completion unless the Contract provides otherwise.
2. Is anyone in adverse possession of the property or any part of it?
3.
  - (a) What are the nature and provisions of any tenancy or occupancy?
  - (b) If they are in writing, all relevant documentation should be produced, found in order and handed over on completion with notices of attornment.
  - (c) Please specify any existing breaches.
  - (d) All rent should be paid up to or beyond the date of completion.
  - (e) Please provide details of any bond together with the Rental Bond Board's reference number.
  - (f) If any bond money is held by the Rental Bond Board, the appropriate transfer documentation duly signed should be handed over on completion.
4. Is the property affected by a protected tenancy? (A tenancy affected by Parts 2, 3, 4 or 5 of the *Landlord and Tenant (Amendment) Act 1948*.)
5. If the tenancy is subject to the *Residential Tenancies Act 2010 (NSW)*:
  - (a) has either the vendor or any predecessor or the tenant applied to the Consumer, Trader and Tenancy Tribunal for an order?
  - (b) have any orders been made by the Consumer, Trader and Tenancy Tribunal? If so, please provide details.

### Title

6. Subject to the Contract, on completion the vendor should be registered as proprietor in fee simple of the property free from all encumbrances.
7. On or before completion, any mortgage or caveat or writ must be discharged, withdrawn or cancelled as the case may be or, in the case of a mortgage or caveat, an executed discharge or withdrawal handed over on completion.
8. Are there any proceedings pending or concluded that could result in the recording of any writ on the title to the property or in the General Register of Deeds? If so, full details should be provided at least 14 days prior to completion.
9. When and where may the title documents be inspected?
10. Are the inclusions or fixtures subject to any charge or hiring agreement? If so, details must be given and any indebtedness discharged prior to completion or title transferred unencumbered to the vendor prior to completion.

### Adjustments

11. All outgoings referred to in clause 14.1 of the Contract must be paid up to and including the date of completion.
12. Is the vendor liable to pay land tax or is the property otherwise charged or liable to be charged with land tax? If so:
  - (a) to what year has a return been made?
  - (b) what is the taxable value of the property for land tax purposes for the current year?

### Survey and building

13. Subject to the Contract, survey should be satisfactory and show that the whole of the property is available and that there are no encroachments by or upon the property and that all improvements comply with local government/planning legislation.
14. Is the vendor in possession of a survey report? If so, please produce a copy for inspection prior to completion. The original should be handed over on completion.
15.
  - (a) Have the provisions of the *Local Government Act*, the *Environmental Planning and Assessment Act 1979* and their regulations been complied with?
  - (b) Is there any matter that could justify the making of an upgrading or demolition order in respect of any building or structure?
  - (c) Has the vendor a Building Certificate which relates to all current buildings or structures? If so, it should be handed over on completion. Please provide a copy in advance.
  - (d) Has the vendor a Final Occupation Certificate issued under the *Environmental Planning and Assessment Act 1979* for all current buildings or structures? If so, it should be handed over on completion. Please provide a copy in advance.
  - (e) In respect of any residential building work carried out in the last 7 years:
    - (i) please identify the building work carried out;
    - (ii) when was the building work completed?
    - (iii) please state the builder's name and licence number;
    - (iv) please provide details of insurance under the *Home Building Act 1989*.
16. Has the vendor (or any predecessor) entered into any agreement with or granted any indemnity to the Council or any other authority concerning any development on the property?

17. If a swimming pool is included in the property:
- (a) when did construction of the swimming pool commence?
  - (b) is the swimming pool surrounded by a barrier which complies with the requirements of the *Swimming Pools Act 1992*?
  - (c) if the swimming pool has been approved under the *Local Government Act 1993*, please provide details.
  - (d) are there any outstanding notices or orders?
- 18.
- (a) To whom do the boundary fences belong?
  - (b) Are there any party walls?
  - (c) If the answer to (b) is yes, specify what rights exist in relation to each party wall and produce any agreement. The benefit of any such agreement should be assigned to the purchaser on completion.
  - (d) Is the vendor aware of any dispute regarding boundary or dividing fences or party walls?
  - (e) Has the vendor received any notice, claim or proceedings under the *Dividing Fences Act 1991* or the *Encroachment of Buildings Act 1922*?

**Affectations**

19. Is the vendor aware of any rights, licences, easements, covenants or restrictions as to use other than those disclosed in the Contract?
20. Is the vendor aware of:
- (a) any road, drain, sewer or storm water channel which intersects or runs through the land?
  - (b) any dedication to or use by the public of any right of way or other easement over any part of the land?
  - (c) any latent defects in the property?
21. Has the vendor any notice or knowledge that the property is affected by the following:
- (a) any resumption or acquisition or proposed resumption or acquisition?
  - (b) any notice requiring work to be done or money to be spent on the property or any footpath or road adjoining? If so, such notice must be complied with prior to completion.
  - (c) any work done or intended to be done on the property or the adjacent street which may create a charge on the property or the cost of which might be or become recoverable from the purchaser?
  - (d) any sum due to any local or public authority? If so, it must be paid prior to completion.
  - (e) any realignment or proposed realignment of any road adjoining the property?
  - (f) any contamination?
- 22.
- (a) Does the property have the benefit of water, sewerage, drainage, electricity, gas and telephone services?
  - (b) If so, do any of the connections for such services pass through any adjoining land?
  - (c) Do any service connections for any other property pass through the property?
23. Has any claim been made by any person to close, obstruct or limit access to or from the property or to an easement over any part of the property?

**Capacity**

24. If the Contract discloses that the vendor is a trustee, evidence should be produced to establish the trustee's power of sale.

**Requisitions and transfer**

25. If the transfer or any other document to be handed over on completion is executed pursuant to a power of attorney, then at least 7 days prior to completion a copy of the registered power of attorney should be produced and found in order.
26. If the vendor has or is entitled to have possession of the title deeds the Certificate Authentication Code must be provided 7 days prior to settlement.
27. Searches, surveys, enquiries and inspection of title deeds must prove satisfactory.
28. The purchaser reserves the right to make further requisitions prior to completion.
29. Unless we are advised by you to the contrary prior to completion, it will be assumed that your replies to these requisitions remain unchanged as at completion date.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH  
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FOLIO: 100/862490  
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SEARCH DATE	TIME	EDITION NO	DATE
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7/4/2014	4:49 PM	2	20/4/2009

LAND  
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LOT 100 IN DEPOSITED PLAN 862490  
AT OXFORD FALLS  
LOCAL GOVERNMENT AREA WARRINGAH  
PARISH OF MANLY COVE COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP862490

FIRST SCHEDULE  
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GEORGE PENMAN BONNER  
CECELIA MARGARET RICE  
AS JOINT TENANTS

(T AE616791)

SECOND SCHEDULE (12 NOTIFICATIONS)  
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- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP828266 RESTRICTION(S) ON THE USE OF LAND
- 3 DP829321 RESTRICTION(S) ON THE USE OF LAND
- 4 DP842523 EASEMENT TO DRAIN WATER 2, 3 AND VARIABLE WIDTH AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP842523 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2, 2.5, 5, 6 AND VARIABLE WIDTH AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP842523 EASEMENT TO DRAIN WATER 2, 3 AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 DP842523 RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2, 2.5, 5, 6 AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 DP842523 EASEMENT FOR SERVICES 1 AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 9 DP842523 RESTRICTION(S) ON THE USE OF LAND
- 10 DP649747 RIGHT OF CARRIAGEWAY 1.5 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 11 DP265153 RIGHT OF CARRIAGEWAY 1.5, 2 & VARIABLE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 12 AE616792 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS  
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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.





DP 828266

Registered: 18.2.1993

CA

Title System:

Purpose:

Ref. Map:

Last Plan:

PLAN OF SUBDIVISION OF LOT L DP 817952 & PORTION 1116

Lengths are in metres. Reduction Ratio 1:1000

Mun./Shire WARRANGOOH  
City

Locality: FRENCHS FOREST  
Parish: MANLY COVE  
County: CUMBERLAND

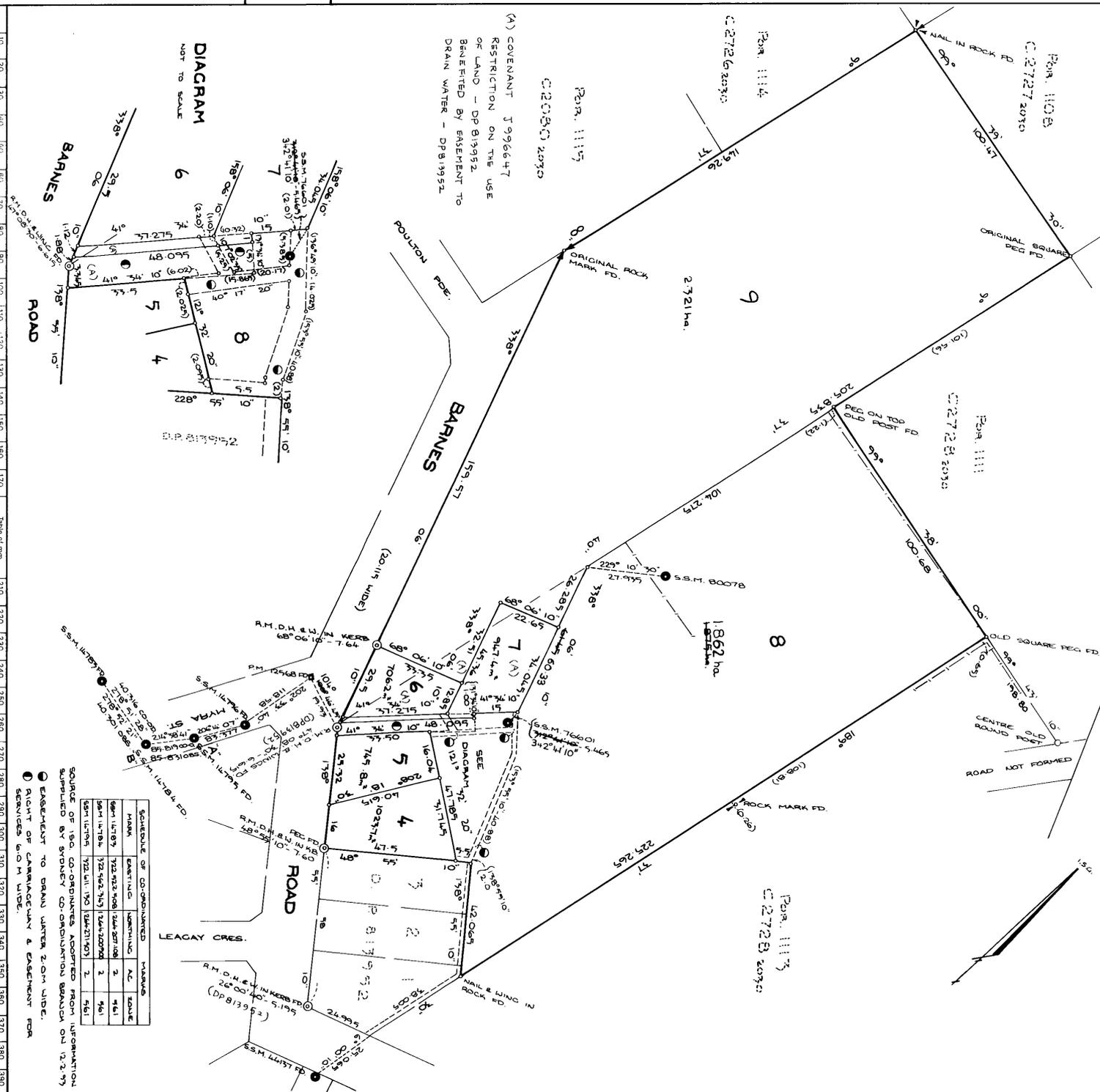
This is sheet 2 of my plan in 3 sheets.  
(see if inapplicable)

1. **REGISTERED SURVEYOR**  
I, **DAVID J. BROWN**, of the County of Cumberland, State of New South Wales, being a registered surveyor under the Surveyors Act, 1929, as amended, hereby certify that the survey represented on this plan was carried out by me or under my direct supervision and in accordance with the provisions of the said Act and any special requirements of the Department of Lands and was completed on the 12.2.93.  
Signature: *[Signature]*  
Surveyor registered (No. 1929, as amended) #1929 of Survey

Plans used in preparation of survey/compilation:  
DP 817952, DP 210798,  
DP 549507, DP 714746,  
C 2726230, C 27272070,  
C 27282000

PANEL FOR USE ONLY for statements of intention to dedicate public roads to create public reserves (drainage reserves, reserves for the use of land or public conveniences).

- 1/ easement to drain water 20M wide
- 2/ easement for carparking & waste
- 3/ restriction as to users
- 4/ restriction as to users
- 5/ restriction as to users
- 6/ restriction as to users



**Crown Lands Office Approval**

Authorised Officer: \_\_\_\_\_  
Land District: \_\_\_\_\_  
Paper No: \_\_\_\_\_  
Field Book: \_\_\_\_\_

**Council Clerk's Certificate**

I hereby certify that (a) the requirements of the Local Government Act, 1919 (other than 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PLAN FORM 3 To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

FOR SIGNATURES AND SEALS ONLY

*The Council of Saint George*  
*is hereby notified that the*  
*plan of the [unclear] [unclear]*  
*is hereby approved and the*  
*same is hereby registered*  
*under the provisions of the*  
*Surveyors Act 1929.*

*The Council of Saint George*  
*is hereby notified that the*  
*plan of the [unclear] [unclear]*  
*is hereby approved and the*  
*same is hereby registered*  
*under the provisions of the*  
*Surveyors Act 1929.*

*The Council of Saint George*  
*is hereby notified that the*  
*plan of the [unclear] [unclear]*  
*is hereby approved and the*  
*same is hereby registered*  
*under the provisions of the*  
*Surveyors Act 1929.*

 <i>[Signature]</i>	 <i>[Signature]</i>	 <i>[Signature]</i>	 <i>[Signature]</i>
---	--	---	---

DP 828266

Registered:

This is sheet 3 of my plan in 3 sheets dated

Surveyor registered under Surveyors Act 1929

This is sheet of the plan of Sheets covered by my Certificate No. of

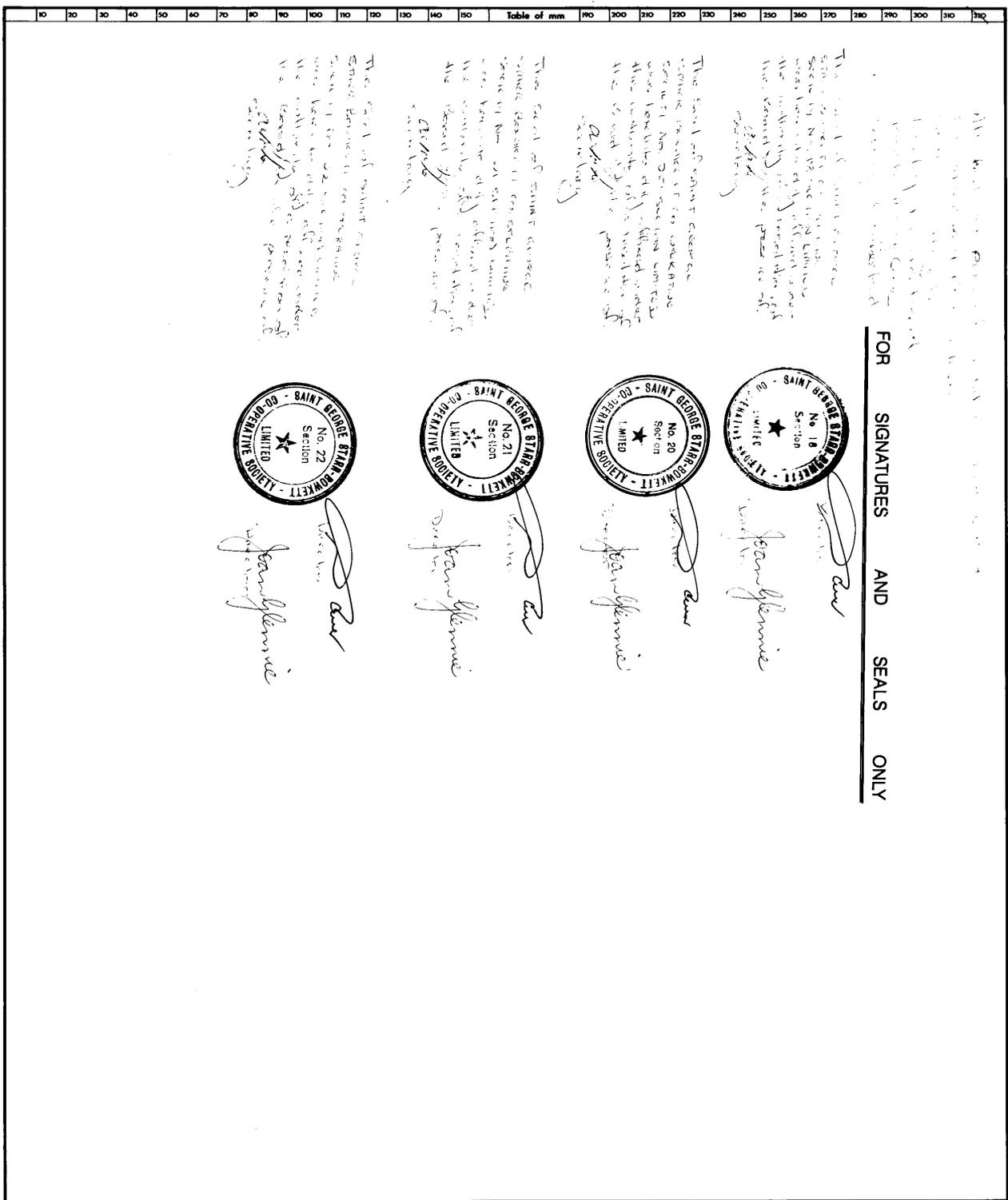
Council Clerk

Signatures and seals only.

Reduction Ratio 1:  
 Lengths are in meters



Plan Drawing only to appear in this space



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

Lengths are in metres

(Sheet 1 of 4 Sheets)

PART 1

Plan: **D.P 828266**

86993

Subdivision covered by Council  
Clerk's Certificate No. 9274  
of 6th January 1993

PF0331/4

Full name and address of  
proprietor of the land.

Stanley Raymond Harvey  
4 Barnes Road  
FRENCHS FOREST NSW 2086

Ian Coulter McKenzie  
1A Barnes Road  
FRENCHS FOREST NSW 2086

Susanne Gai McKenzie  
1A Barnes Road  
FRENCHS FOREST NSW 2086

Richard Randall Smart  
1A Barnes Road  
FRENCHS FOREST NSW 2086

1. Identity of easement firstly  
referred to in abovementioned plan.

Easement to drain water 2 wide

Schedule of Lots Affected.

Lots Burdened.

Lots Benefited.

8

4,5,6,7

2. Identity of easement secondly  
referred to in abovementioned plan.

Right of Carriageway and  
Easement for Services 6 wide

Schedule of Lots Affected.

Lots Burdened.

Lots Benefited.

7  
8

8  
7

3. Identity of restriction thirdly  
referred to in abovementioned plan.

Restriction as to user

Schedule of Lots, etc. Affected.

Lots Burdened.

Authority Benefited.

4,5,6,7,8

Warringah Shire Council

4. Identity of restriction fourthly  
referred to in abovementioned plan.

Restriction as to user

Schedule of Lots, etc. Affected.

Lots Burdened.

Authority Benefited.

4,5,6,7,8

Warringah Shire Council

5. Identity of restriction fifthly  
referred to in abovementioned plan.

Restriction as to user

Schedule of Lots, etc. Affected.

Lots Burdened.

Authority Benefited.

4,5,6,7,8

Warringah Shire Council

*Stanley Harvey*  
*Ian McKenzie*  
*Susanne McKenzie*

WARRINGAH SHIRE COUNCIL  
*Hawthornson*

*Raymond*

REGISTERED  18-2-1993

D.p. 828266

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

Lengths are in metres

(Sheet 2 of 4 Sheets)

PART 1

6. Identity of restriction sixthly referred to in abovementioned plan.

Restriction as to user

Schedule of Lots, etc. Affected.

Lots Burdened.

4,5,6,7,8

Authority Benefited.

Warringah Shire Council

7. Identity of restriction seventhly referred to in abovementioned plan.

Restriction as to user

Schedule of Lots, etc. Affected.

Lots Burdened.

Each Lot.

Lots Benefited.

Every Other Lot.

PART 2

1. Terms of easement firstly referred to in abovementioned plan.

Easement to drain water 2 wide as described in Schedule 8 of the Conveyancing Act.

Name of Authority empowered to release, vary or modify easement firstly referred to in abovementioned plan.

Warringah Shire Council.

2. Terms of easement secondly referred to in abovementioned plan.

Right of Carriage Way.

Full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every person authorised by him, to go, pass and repass at all times and for all purposes with or without animals or vehicles or both to and from the said dominant tenement or any such part thereof. The dominant and servient tenements shall share equally the cost of maintenance of the driveway structure erected in the area delineated as right of carriage way in the abovementioned plan, however the registered proprietor of the dominant tenement shall not object to the registered proprietor of the servient tenement widening the concrete driveway at the expense of the registered proprietor of the servient tenement.

Easement for Services.

The full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by him from time to time and at all times to make, lay out, construct, erect, install, carry, maintain, use through above or under the servient tenement all drains, pipes, conduits, poles, wires and other equipment and materials necessary to provide and carry all or any services of water, sewerage, drainage, gas, electricity, light, telephone and/or other domestic services to and from the said dominant tenement provided the said drains, pipes, conduits, poles, wires, and/or other equipment and materials shall be laid in such position so as to cause as little interference as possible with the servient tenement together with the right for such person and every person authorised by him with any tools, implements or machinery necessary for the purpose to enter upon the servient tenement and to remain therefor any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such services or in any part thereof provided that such person and the persons authorised by him will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore without delay that surface as nearly as practicable to its original condition.

WARRINGAH SHIRE COUNCIL

*John Reiger* *John Reiger* *R. Smith*

*John Reiger* *John Reiger*

REGISTERED  18-2-1993

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

Lengths are in metres

(Sheet 3 of 4 Sheets)

PART 2

Plan: **DP828266**

Subdivision covered by Council  
Clerk's Certificate No. 9274  
of 6th January 1993

Name of Authority empowered to release, vary or modify easement secondly  
referred to in abovementioned plan.

Warringah Shire Council.

3. Terms of restriction thirdly referred to in abovementioned plan.

The silt traps so designed within the inter-allotment drainage system within the easement to drain water 2 wide are to be maintained to a satisfactory standard as defined by Warringah Shire Council to enable those silt traps to filter sediments from the inter-allotment storm-water. The cost of maintenance of these traps is to be borne by the respective lots within which the silt traps are located.

Name of Authority empowered to release, vary or modify restriction thirdly  
referred to in abovementioned plan.

Warringah Shire Council.

4. Terms of restriction fourthly referred to in abovementioned plan.

Collected roof and stormwater from any structure erected on the lots hereby burdened will be directed to the inter-allotment drainage system constructed within the subdivision.

Name of Authority empowered to release, vary or modify restriction fourthly  
referred to in abovementioned plan.

Warringah Shire Council.

5. Terms of restriction fifthly referred to in abovementioned plan.

No building works are to be commenced on the lot hereby burdened unless a statement and/or land management plan has been submitted and approved by Council. The statement and plan shall include all details of any proposed clearing, earthworks, demolition, replanting, sediment control measures and siteworks of any nature.

The submission is to be made a minimum of 7 days but not exceeding 30 days prior to the commencement of works or disturbance to the land and must be to the satisfaction of the Shire Engineer.

Name of Authority empowered to release, vary or modify restriction fifthly  
referred to in abovementioned plan.

Warringah Shire Council.

6. Terms of restriction sixthly referred to in abovementioned plan.

Any Building Application in respect of the lots hereby burdened and submitted for consideration to Council shall be accompanied by a report from a Consulting Geotechnical Engineer listed by Council as to any adverse effect the building and development may have on the stability of the land together with recommendations to any necessary stabilisation methods required. Where such stabilisation measures are in the form of retaining structures, special footings and the like, these designs shall be certified by a Practising Structural listed by Council.

Name of Authority empowered to release, vary or modify restriction sixthly  
referred to in abovementioned plan.

Warringah Shire Council.



*Handwritten signatures:*  
J. G. Skelzie, J. M. [unclear], R. [unclear], J. L. [unclear]

DP 828266

Dated 6th January 1993

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

Lengths are in metres

(Sheet 4 of 4 Sheets)

PART 2

7. Terms of restriction seventhly referred to in abovementioned plan.

No fence shall be erected on each lot burdened to divide it from any adjoining land owned by the registered proprietors mentioned in PART 1 above, but such consent shall not be withheld if such fence is erected without expense to the registered proprietors mentioned in PART 1 above.

Signed in my presence by

STANLEY RAYMOND HARVEY

IAN COULTER MCKENZIE

SUSANNE GAI MCKENZIE

RICHARD RANDALL SMART

who are personally known to me.

*[Handwritten signatures of Stanley Raymond Harvey, Ian Coulter McKenzie, Susanne Gai McKenzie, and Richard Randall Smart]*

*[Handwritten signature of Richard Lebb]*

Signature of Witness.

RICHARD LEBB

Name of Witness. (BLOCK LETTERS)

WARRINGAH SHIRE COUNCIL  
*[Handwritten signature of Ian Thomson]*  
SHIRE CLERK

Solvent Justice

Qualification of Witness.

SIGNED AT SYDNEY THE 14th  
DAY OF JANUARY  
1992 FOR  
COMMONWEALTH SAVINGS BANK OF  
AUSTRALIA, by its attorney the  
MANAGER  
NSW, at their office, 100 Macquarie  
Lane, Sydney, New South Wales.  
COMMONWEALTH BANK OF  
AUSTRALIA, by its attorney  
mentioned and signified to in  
Power of Attorney registered in the  
Land Titles Office Book 3319 No. 50.

*[Handwritten signature of R. J. Burt]*  
R. J. BURT

REGISTERED  18-2-1993





Plan of Subdivision of Lot 9 in DP829321

**FOR SIGNATURES AND SEALS ONLY**

The Seal of SAINT GEORGE  
 STARK BOWRETT CO-OPERATIVE  
 SOCIETY No 18 SECTION LIMITED  
 was hereto duly affixed under  
 the authority of a resolution of  
 the Board in the presence of  
 3/1/93.  
 Secretaries.



*[Signature]*  
 Director

The Seal of SAINT GEORGE  
 STARK BOWRETT CO-OPERATIVE  
 SOCIETY No 20 SECTION LIMITED  
 was hereto duly affixed under  
 the authority of a resolution of  
 the Board in the presence of  
 3/1/93.  
 Secretaries



*[Signature]*  
 Director

The Seal of SAINT GEORGE  
 STARK BOWRETT CO-OPERATIVE  
 SOCIETY No 21 SECTION LIMITED  
 was hereto duly affixed under  
 the authority of a resolution of  
 the Board in the presence of  
 3/1/93.  
 Secretaries



*[Signature]*  
 Director

The Seal of SAINT GEORGE  
 STARK BOWRETT CO-OPERATIVE  
 SOCIETY No 22 SECTION LIMITED  
 was hereto duly affixed under  
 the authority of a resolution of  
 the Board in the presence of  
 3/1/93.  
 Secretaries



*[Signature]*  
 Director

Plan Drawing only to appear in this space

DP 829321

Registered: 5-5-1993

This is sheet 3 of my plan in 3 sheets dated

Surveyor registered under Surveyors Act 1929  
 This is sheet of the plan of Sheets covered by my Certificate No. of

Council Clerk

Signatures and seals only.

Reduction Ratio 1:  
 Lengths are in metres



SURVEYOR'S REFERENCE

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

Lengths are in metres.

(Sheet 1 of <sup>3</sup> 2 Sheets)

PART 1

Plan: **DP829321**

Subdivision covered by Council  
Clerk's Certificate No. **9280**  
of 18th February 1993

Full name and address of  
proprietor of the land.

Ian Coulter McKenzie  
1A Barnes Road  
FRENCHS FOREST NSW 2086

Susanne Gai McKenzie  
1A Barnes Road  
FRENCHS FOREST NSW 2086

Richard Randall Smart  
1A Barnes Road  
FRENCHS FOREST NSW 2086

1. Identity of easement firstly  
referred to in abovementioned plan.

Easement to drain water 2 wide  
~~and variable.~~

Schedule of Lots Affected.

Lots Burdened.

30

Lots Benefited.

31

2. Identity of restriction secondly  
referred to in abovementioned plan.

Restriction as to user.

Schedule of Lots, etc. Affected.

Lots Burdened.

30 and 31

Authority Benefited

Warringah Shire Council.

PART 2

1. Terms of easement firstly referred to in abovementioned plan.

Easement to drain water 2 wide and variable as described in Schedule 8 of the Conveyancing Act.

Name of Authority empowered to release, vary or modify easement firstly  
referred to in abovementioned plan.

Warringah Shire Council.

2. Terms of restriction secondly referred to in abovementioned plan.

No further building approvals or development consents will be given on the lots so burdened until all the conditions contained in Development Consent No 92/199 and the associated subdivision approval issued under Part XII of the Local Government Act 1919, have been complied with to the written satisfaction of Warringah Shire Council.

Each lot burdened by this restriction will share in the cost of constructing the stormwater quality control structures, to be constructed within Lot 29 in the above mentioned plan, and the interallotment stormwater drainage system, required by the conditions of Development Consent No 92/199.





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

Lengths are in metres.

(Sheet 2 of <sup>3</sup> 2 Sheets)

DP829321

PART 2

The cost of providing the abovementioned facilities will be proportionally shared by the lots so burdened on the basis of the number of lots which can be created within each burdened lot under consent No 92/199.

Name of Authority empowered to release, vary or modify restriction secondly referred to in abovementioned plan.

Warringah Shire Council.

Signed in my presence by

IAN COULTER MCKENZIE

SUSANNE GAI MCKENZIE

RICHARD RANDALL SMART

who are personally known to me

*H. M.L.*

Signature of Witness

PEER MARTIN

Name of Witness (BLOCK LETTERS)

AUTOMOTIVE ENGINEER

Qualification of Witness

*Ian McKenzie*  
*Susanne Gai McKenzie*  
*Richard Randall Smart*

WARRINGAH SHIRE COUNCIL  
*[Signature]*

SIGNED AT SYDNEY THE <sup>22</sup>.....  
DAY OF February.....  
19<sup>93</sup> FOR  
COMMONWEALTH SAVINGS BANK OF  
AUSTRALIA by its attorney (110)  
*acting manager*  
NSW Administration Branch  
Lending Support Unit  
COMMONWEALTH BANK OF  
AUSTRALIA who is the attorney  
mentioned and referred to in  
Power of Attorney registered in the  
Land Titles Office Book 3819 No. 800

*[Signature]*  
1-1-800  
Kirsten  
Coulter  
McKenzie

REGISTERED  3-5-1993

ANNEXURE "A"

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

DP829321

SHEET 3 OF 3 SHEETS

The Seal of SAINT GEORGE STARR BOWKETT CO-OPERATIVE SOCIETY No. 18 SECTION LIMITED was hereunto duly affixed under the authority of a resolution of the Board in the presence of:



*[Signature]*  
.....  
Director

*[Signature]*  
.....  
Director

*[Signature]*  
Secretary

The Seal of SAINT GEORGE STARR BOWKETT CO-OPERATIVE SOCIETY No. 20 SECTION LIMITED was hereunto duly affixed under the authority of a resolution of the Board in the presence of:

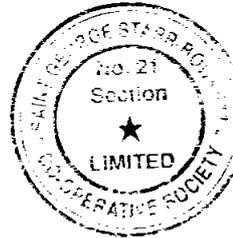


*[Signature]*  
.....  
Director

*[Signature]*  
.....  
Director

*[Signature]*  
Secretary

The Seal of SAINT GEORGE STARR BOWKETT CO-OPERATIVE SOCIETY No. 21 SECTION LIMITED was hereunto duly affixed under the authority of a resolution of the Board in the presence of:



*[Signature]*  
.....  
Director

*[Signature]*  
.....  
Director

*[Signature]*  
Secretary

The Seal of SAINT GEORGE STARR BOWKETT CO-OPERATIVE SOCIETY No. 22 SECTION LIMITED was hereunto duly affixed under the authority of a resolution of the Board in the presence of:



*[Signature]*  
.....  
Director

*[Signature]*  
.....  
Director

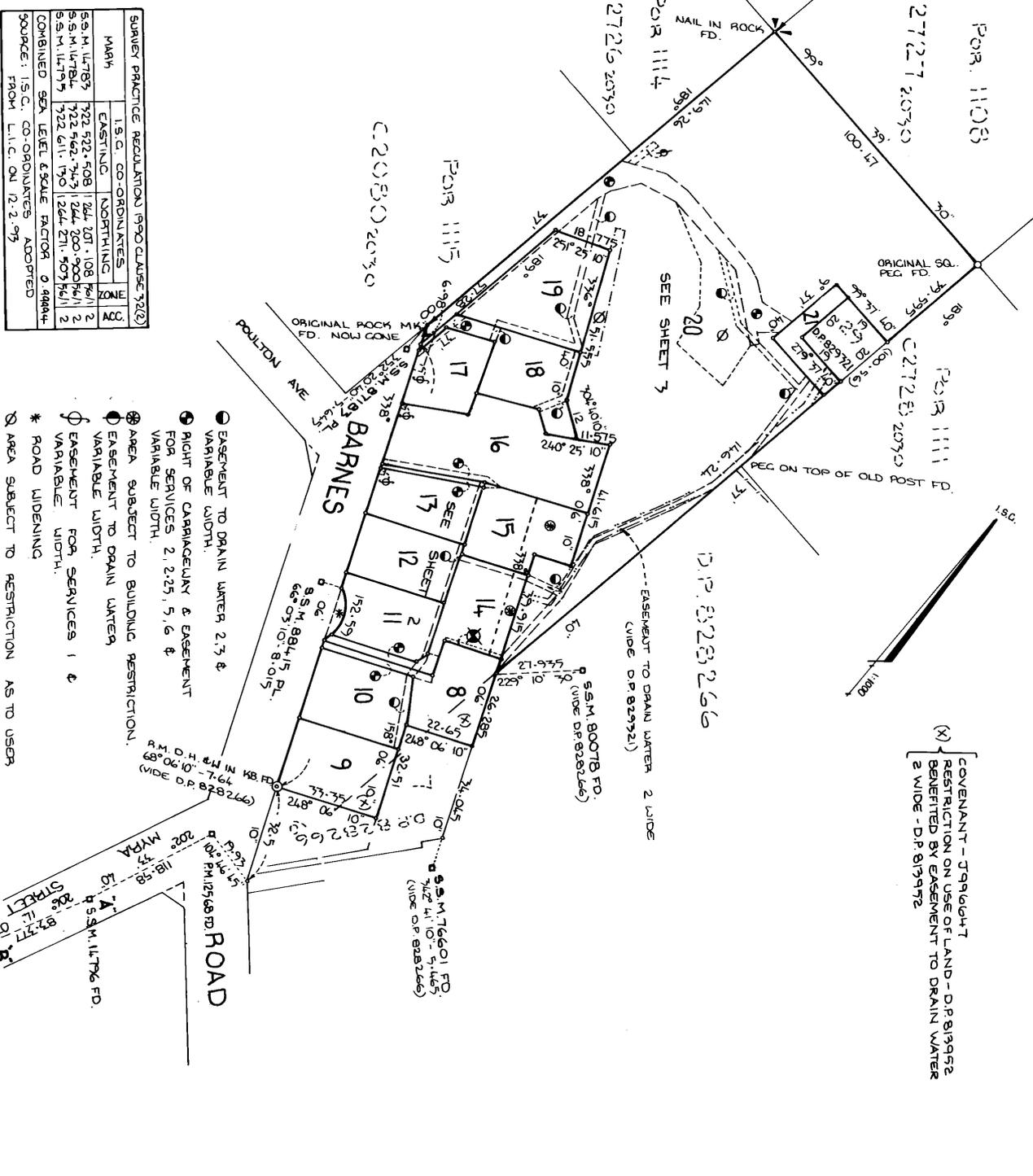
*[Signature]*  
Secretary

REGISTERED  3-5-1993

SIGNATURE AND SEALS ONLY:  
 John M. Higgins  
 Mayor  
 Catherine E. Bennett  
 Council Member  
 I, and we, do not act in the accompanying  
 instrument agreed by the Council  
 Date: 23.8.94

Signed by Peter Magregor Spencer  
 and Judith Frances Spencer  
 by their attorney David Magregor  
 Spencer pursuant to Power of  
 Attorney  
 Magregor

Crown Lands Office Approval  
 Authorised Officer  
 Land Director  
 Paper No.  
 Page No.  
 Hand Book  
 Council Clerk's Certificate  
 I hereby certify that:  
 (1) the requirements of section 246 of the 1st Metropolitan Water  
 Sewerage and Drainage Act, 1924, as amended, have been  
 satisfied in relation to the application for the proposed  
 SUBDIVISION.  
 Date: 23.8.94  
 Signature: [Signature]  
 Council Clerk's Certificate  
 This part of certificate to be deleted when the application is only for a  
 subdivision which does not include the area of operations of the Metropolitan  
 Water, Sewerage and Drainage Board and the Hunter District Water  
 Board.  
 JOURNAL FILE NO. 50 5398  
 SUPERVISOR'S REFERENCE: 51220



PLAN APPROVED  
 Authorised Officer  
 Land Director  
 Paper No.  
 Page No.  
 Hand Book  
 Council Clerk's Certificate  
 I hereby certify that:  
 (1) the requirements of section 246 of the 1st Metropolitan Water  
 Sewerage and Drainage Act, 1924, as amended, have been  
 satisfied in relation to the application for the proposed  
 SUBDIVISION.  
 Date: 23.8.94  
 Signature: [Signature]  
 Council Clerk's Certificate  
 This part of certificate to be deleted when the application is only for a  
 subdivision which does not include the area of operations of the Metropolitan  
 Water, Sewerage and Drainage Board and the Hunter District Water  
 Board.  
 JOURNAL FILE NO. 50 5398  
 SUPERVISOR'S REFERENCE: 51220

1. EASEMENT TO DRAIN WATER 2, 7 & VARIABLE WIDTH.  
 2. RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 2, 2.25, 5, 6 & VARIABLE WIDTH.  
 3. AREA SUBJECT TO BUILDING RESTRICTION.  
 4. EASEMENT TO DRAIN WATER VARIABLE WIDTH.  
 5. EASEMENT FOR SERVICES 1 & VARIABLE WIDTH.  
 6. ROAD WIDENING  
 7. AREA SUBJECT TO RESTRICTION AS TO USER  
 8. EASEMENT FOR OVERLAND FLOWPATH 1 WIDE

DP 842523  
 Registered: 6-9-1994  
 CA No 9441 of 23-8-1994  
 Title System: TORENS  
 Purpose: SUBDIVISION  
 Ref. Map: U1860-5 #  
 Last Plan: D.P. 829721

PLAN OF SUBDIVISION OF LOTS 7 & 31 IN D.P. 829721

L.C.A.: WARRINGAH  
 Locality: FRENCHS FOREST  
 Parish: MANLY COVE  
 County: CUMBERLAND

Lengths are in metres. Reduction Ratio: 1:1000

This is sheet 1 of my plan in 7 sheets (Delete if inapplicable).

1. GEORGE YETH OLEY PARTNERS  
 LANDSCAPE ARCHITECTS  
 of 15, 81, 82, ...  
 a surveyor, registered under the Surveyors Act, 1926, as amended, hereby certify that the survey represented in this plan is accurate in accordance with the Survey Practice Regulation 1990 and was completed on 20.4.94

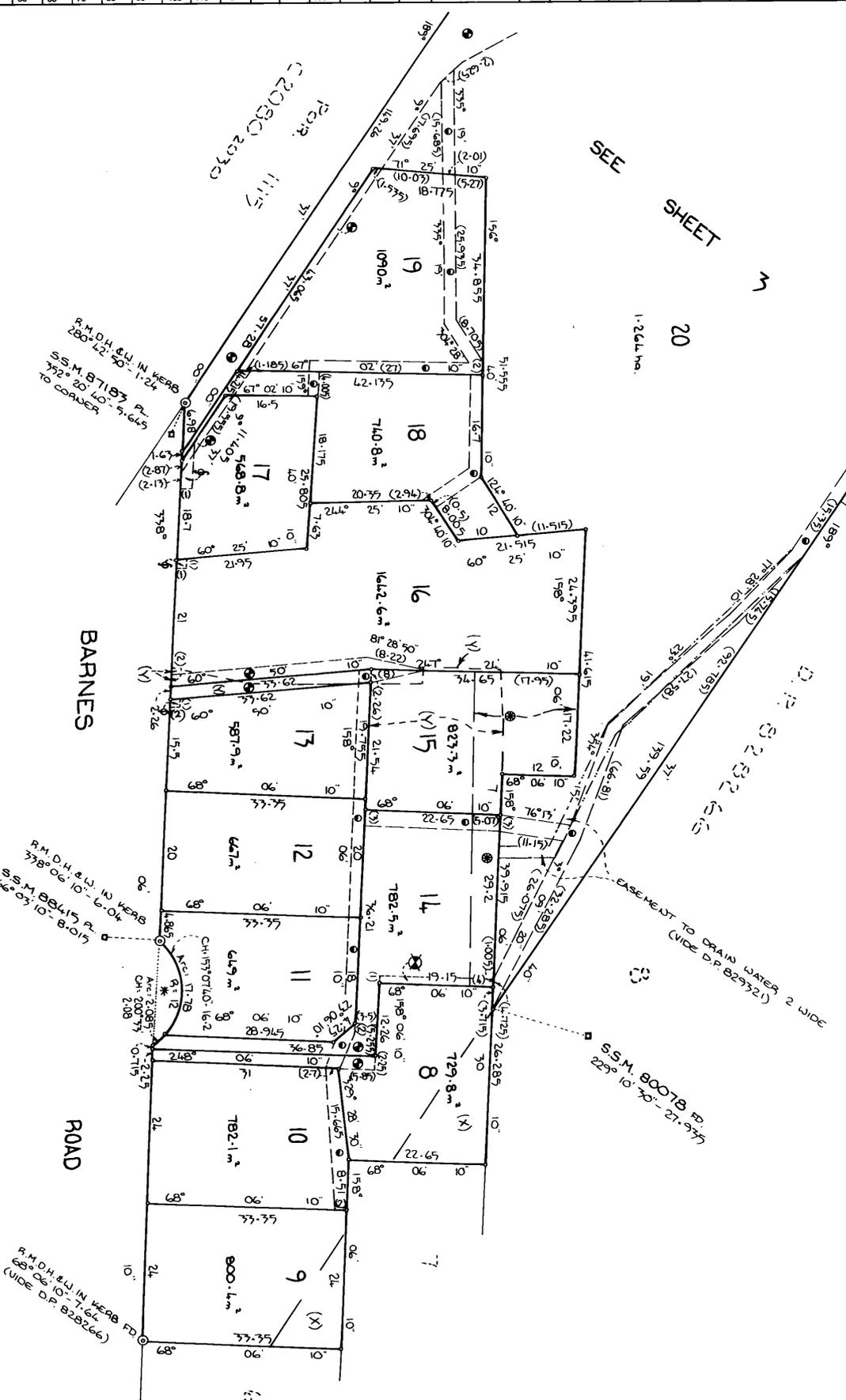
Signature registered under Surveyors Act, 1926, as amended, Daniel Line of Stroud, N.S.W.  
 Witness Date of Survey: [Signature]

Plans used in preparation of survey/compilation: D.P. 829721

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.  
 PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, AS AMENDED, IT IS INTENDED TO CREATE:-  
 1. EASEMENT TO DRAIN WATER 2, 7 & VARIABLE WIDTH.  
 2. EASEMENT TO DRAIN WATER VARIABLE WIDTH.  
 3. RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 2, 2.25, 5 & VARIABLE WIDTH.  
 4. EASEMENT FOR SERVICES 1 & VARIABLE WIDTH.  
 5. RESTRICTION AS TO USER.  
 6. RESTRICTION AS TO USER.  
 7. RESTRICTION AS TO USER.  
 8. RESTRICTION AS TO USER.  
 9. RESTRICTION AS TO USER.  
 10. RESTRICTION AS TO USER.  
 11. RESTRICTION AS TO USER.  
 12. RESTRICTION AS TO USER.  
 13. RESTRICTION AS TO USER.  
 14. RESTRICTION AS TO USER.  
 15. RESTRICTION AS TO USER.  
 16. RESTRICTION AS TO USER.  
 17. RESTRICTION AS TO USER.  
 18. RESTRICTION AS TO USER.  
 19. RESTRICTION AS TO USER.  
 20. RESTRICTION AS TO USER.

WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION

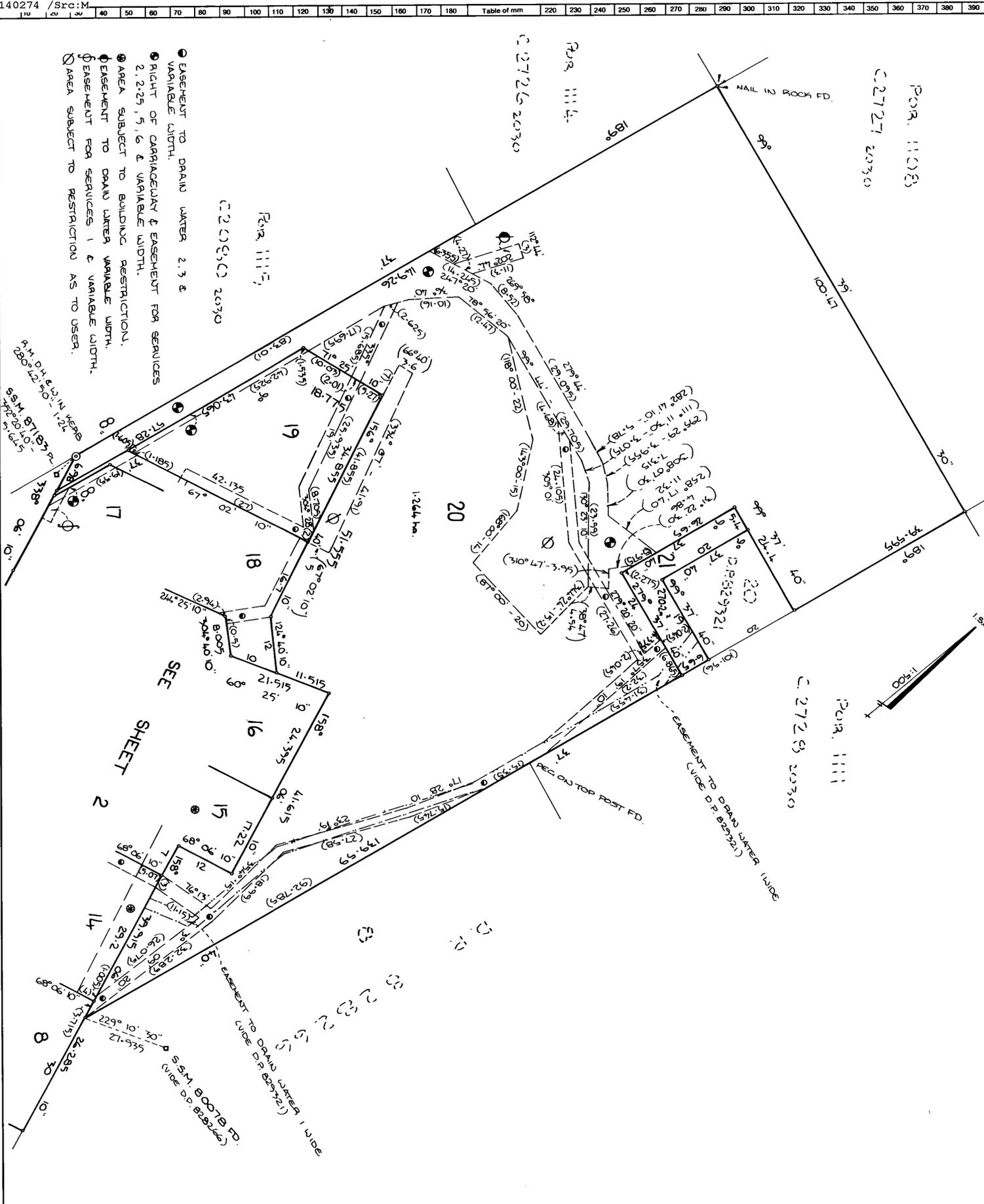
- EASEMENT TO DRAIN WATER 2.7 & VARIABLE WIDTH.
- RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 2.2, 2.5, 5.6 & VARIABLE WIDTH.
- ⊗ AREA SUBJECT TO BUILDING RESTRICTION.
- ⊕ EASEMENT FOR SERVICES 1 & VARIABLE WIDTH.
- ⊗ EASEMENT FOR OVERLAND FLOODPATH 1 WIDE
- \* ROAD WIDENING



(X) COVENANT - T.99644T RESTRICTION ON USE OF LAND - D.P. 8139952 BENEFITED BY EASEMENT TO DRAIN WATER 2 WIDE - D.P. 8139952  
 (Y) BENEFITED BY EASEMENT TO DRAIN WATER 2 WIDE - D.P. 824321

Plan Drawing only to appear in this space

<p>Registered: <i>[Signature]</i> 6-9-1994</p> <p>This is sheet 2 of my plan in 3 sheets dated 20/4/94</p> <p>Surveyor registered under Surveyors Act 1993</p> <p><i>[Signature]</i>                  Council Case Authorized Person</p> <p>For use where space is insufficient in any panel on Plan Form 2</p> <p>*and at set out in the accompanying instrument signed by the Council Clerk*</p> <p>Reduction Ratio: 1: 500</p> <p>Surveyors Reference: 5/220</p>	<p>DP 842523</p> <p>This sheet 2 of my plan in 3 sheets dated 20/4/94</p> <p>This is sheet 2 of my plan in 3 sheets dated 23rd August 1994</p>
---	--



- EASEMENT TO DRAIN WATER 2, 3 & VARIABLE WIDTH.
- RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 2, 2, 25, 5, 6 & VARIABLE WIDTH.
- AREA SUBJECT TO BUILDING RESTRICTION.
- EASEMENT TO DRAIN WATER VARIABLE WIDTH.
- EASEMENT FOR SERVICES 1 & VARIABLE WIDTH.
- AREA SUBJECT TO RESTRICTION AS TO USER.

Plan Drawing only to appear in this space

Reduction Ratio: 1:500 SURVEYORS REFERENCE: 5, 1220	DP 842523 Registered: 6-9-1994 This is sheet 3 of my plan in 3 sheets Dated: 20-4-94	Surveyor registered under Surveyors Act 1939  This is sheet 3 of my plan in 3 sheets covered by my certificate no. 91441 Dated 23rd of August 1994	For use where space is insufficient in any panel on Plan Form 2 Said to set out in the accompanying Memorandum signed by the Council Clerk.	Surveyor KENNEDY & PATERSON
--	---	--	--	--------------------------------

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

Lengths are in metres

(Sheet 1 of 8 Sheets)

PART 1

Plan: **DP 842523**

Subdivision covered by Council  
Clerks Certificate No 9441 of 23-8-94

Full name & address of  
proprietors of the land

Ian Coulter McKenzie, Susanne Gai  
McKenzie and Richard Randall Smart  
1A Barnes Road  
FRENCHS FOREST NSW 2086

Roselands No 2 Pty Limited  
1A Barnes Road  
FRENCHS FOREST NSW 2086

1. Identity of easement firstly  
referred to in abovementioned plan

Easement to drain water  
2, 3 and variable width.

Schedule of lots affected

Lots Burdened

8  
10  
11  
12  
13  
14  
15  
20  
18  
19

Lots Benefited

9,10  
9  
9,10  
9,10,11,13,16  
16  
9,10,11,12,13,15,16  
16  
8,9,10,11,12,13,14,15,16,17,18,19  
16,17  
16,17,18

2. Identity of easement secondly  
referred to in abovementioned plan

Easement to drain water variable width.

Schedule of lots, authority affected

Lots Burdened

20

Authority Benefited

Warringah Council

3. Identity of easement thirdly  
referred to in abovementioned plan

Right of Carriageway and Easement for  
Services 2, 2.5, 5, 6 and variable  
width.

WARRINGAH COUNCIL  
  
Authorized Person

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

Lengths are in metres

(Sheet 2 of 8 Sheets)

Schedule of lots affected

**DP 842523**

Lots Burdened

8,14  
15,16  
17  
18  
19  
20

Lots Benefited

14,8,11  
16,15  
18,19,20  
19,20  
20  
Warringah Council

4. Identity of easement fourthly  
referred to in abovementioned plan

Easement for Services 1 and  
variable width.

Schedule of lots affected

Lots Burdened

17  
13  
16

Lots Benefited

18,19,20  
15  
17

5. Identity of restriction fifthly  
referred to in abovementioned plan

Restriction as to user.

Schedule of lots affected

Lots Burdened

15  
14

Lots Benefited

14  
8

6. Identity of restriction sixthly  
referred to in abovementioned plan

Restriction as to user.

Schedule of lots, authority benefited

Lots Burdened

12,13,15,16,17,18,19,20

Authority Benefited

Warringah Council

7. Identity of restriction seventhly  
referred to in abovementioned plan

Restriction as to user.

WARRINGAH COUNCIL

Schedule of lots affected

  
AUTHORIZED PERSON

Lots Burdened

8  
9,10  
18,19

Lots Benefited

Lot 8 in DP 828266  
Lot 7 in DP 828266  
20

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

Lengths are in metres      **DP 842523**      (Sheet 3 of 8 Sheets)

8. Identity of restriction eighthly      Restriction as to user.  
referred to in abovementioned plan

Schedule of lots, authority affected

<u>Lots Burdened</u>	<u>Authority Benefited</u>
Each Lot	Warringah Council

9. Identity of restriction ninthly      Restriction as to user.  
referred to in abovementioned plan

Schedule of lots, authority affected

<u>Lots Burdened</u>	<u>Authority Benefited</u>
20	Warringah Council

10. Identity of restriction tenthly      Restriction as to user.  
referred to in abovementioned plan

Schedule of lots affected

<u>Lots Burdened</u>	<u>Lots Benefited</u>
Each Lot	Each other Lot

11. Identity of restriction eleventhly      Restriction as to user.  
referred to in abovementioned plan

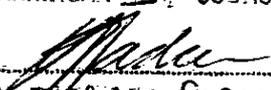
Schedule of lots, authority affected

<u>Lots Burdened</u>	<u>Authority Benefited</u>
20	Warringah Council

12. Identity of easement twelfthly      Easement for overland  
referred to in abovementioned plan      flowpath 1 wide.

Schedule of lots affected

<u>Lots Burdened</u>	<u>Lots Benefited</u>
14	8

WARRINGAH COUNCIL  
  
AUTHORISED PERSON

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

Lengths are in metres

(Sheet 4 of 8 Sheets)

**DP 842523**

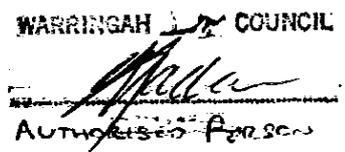
PART 2

3. Terms of easement thirdly referred to in the abovementioned plan.

Right of Carriageway as described in Schedule V of the Conveyancing Act as amended.

The full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by him from time to time and at all times to make, lay out, construct, erect, install, carry, maintain, use through above or under the servient tenement all drains, pipes, conduits, poles, wires and other equipment and materials necessary to provide and carry all or any services of water, sewerage, drainage, gas, electricity, light, telephone and/or other domestic services to and from the said dominant tenement provided the said drains, pipes, conduits, poles, wires, and/or other equipment and materials shall be laid in such position so as to cause as little interference as possible with the servient tenement together with the right for such person and every person authorised by him with any tools, implements or machinery necessary for the purpose to enter upon the servient tenement and to remain therefor any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such services or in any part thereof provided that such person and the persons authorised by him will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore without delay that surface as nearly as practicable to its original condition.

Name of Authority empowered to release vary or modify restriction  
thirdly referred to in abovementioned plan.

WARRINGAH COUNCIL  
  
Authorised Person

Warringah Council.

4. Terms of easement fourthly referred to in abovementioned plan.

The full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by him from time to time and at all times to make, lay out, construct, erect, install, carry, maintain, use through above or under the servient tenement all drains, pipes, conduits, poles, wires and other equipment and materials necessary to provide and carry all or any services of water, sewerage, drainage, gas, electricity, light, telephone and/or other domestic services to and from the said dominant tenement provided the said drains, pipes, conduits, poles, wires, and/or other equipment and materials shall be laid in such position so as to cause as little interference as possible with the servient tenement together with the right for such person and every person authorised by him with any tools, implements or machinery necessary for the purpose to enter upon

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

Lengths are in metres      **DP 842523**      (Sheet 5 of 8 Sheets)

the servient tenement and to remain therefor any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such services or in any part thereof provided that such person and the persons authorised by him will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore without delay that surface as nearly as practicable to its original condition.

Name of Authority empowered to release vary or modify restriction  
fourthly referred to in abovementioned plan.

Warringah Council.

5. Terms of restriction fifthly referred to in abovementioned plan.

No building construction shall be erected or permitted to remain on the land delineated with the symbol \* in the abovementioned plan with the exception of the construction of an inground swimming pool.

Name of person empowered to release vary or modify restriction  
fifthly referred to in abovementioned plan.

The Managing Director, Roselands No 2 Pty Limited.

6. Terms of restriction sixthly referred to in abovementioned plan.

The lots burdened by this restriction will share in equal parts in the maintenance and upkeep of the concrete vehicular access drive constructed within the Barnes Road reservation. The concrete access drive provides vehicular access from the cul-de-sac terminus with Barnes Road to the access handle within Lot 20.

Name of authority empowered to release vary or modify restriction  
sixthly referred to in abovementioned plan.

Warringah Council

7. Terms of restriction as to user seventhly referred to in abovementioned plan.

No alteration or interference with the grass mounds and overland stormwater flowpath will be allowed unless the approval of Warringah Council is obtained.

Name of authority empowered to release vary or modify restriction  
seventhly referred to in abovementioned plan.

Warringah Council

WARRINGAH COUNCIL  
  
AUTHORISED PERSON

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

Lengths are in metres

**DP 842523**

(Sheet 6 of 8 Sheets)

8. Terms of restriction eighthly referred to in abovementioned plan.

An Erosion and Sediment Control Plan which is to be approved by Warringah Council will be submitted in conjunction with any Building Application on the land hereby burdened and will be implemented prior to or in conjunction with the approved building works.

Name of Authority empowered to release vary or modify restriction  
eighthly referred to in abovementioned plan.

Warringah Council

9. Terms of restriction ninthly referred to in abovementioned plan.

A fuel free zone is to be established and maintained to the satisfaction of Warringah Councils Bushfire Control Officer. The fuel free zone is described as an area between the residential zoning boundary and a line 20 metres to the north east of this zoning boundary and marked in red on plan 3CY/592.1 attached to Development Consent No 93/495.

Name of Authority empowered to release vary or modify restriction  
ninthly referred to in abovementioned plan.

Warringah Council

10. Terms of restriction tenthly referred to in abovementioned plan.

A) Whilst any lot remains in the ownership of the registered proprietors noted in this instrument no contribution by the said registered proprietors need be paid to an adjoining owner for the construction of any dividing fence.

B) Where any lot hereby burdened has a side boundary to a battleaxe handle to another lot the lot hereby burdened will be responsible for the full cost of fencing along the boundary to the battleaxe access handle full cost of fencing along the boundary to the battleaxe access handle.

11. Terms of restriction eleventhly referred to in abovementioned plan.

Any building or construction proposed on the area identified in the abovementioned plan will require the preparation and submission of a report from a suitably qualified geotechnical engineer to enable Warringah Council to assess the impact of the development on the land hereby burdened.

Authority empowered to release vary or modify restriction  
eleventhly referred to in abovementioned plan.

Warringah Council

WARRINGAH COUNCIL  
  
Authorised Person

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

Lengths are in metres DP842523 (Sheet 7 of 8 Sheets)

12. Terms of easement twelfthly referred to in abovementioned plan.

An easement to allow the overland flow of water from the concrete driveway constructed on the dominant tenement and such easement to be maintained as an overland flow path to the satisfaction of Warringah Council.

Authority empowered to release vary or modify easement  
twelfthly referred to in abovementioned plan.

Warringah Council

Signed in my presence by Ian Coulter McKenzie, Susanne Gai McKenzie and Richard Randall Smart who is personally known to me.

*G.K. O'G.*

Signature of Witness

*Ian McKenzie*

Ian Coulter McKenzie

*GREGORY KEITH EXLEY*

Name of Witness (BLOCK LETTERS)

*Susanne Gai McKenzie*

Susanne Gai McKenzie

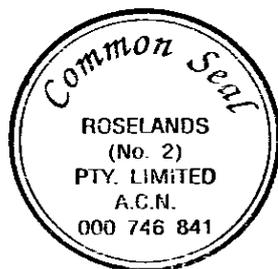
*SURVEYOR*

Qualification of Witness

*R. Smart*

Richard Randall Smart

The Common Seal of Roselands No 2 Pty Limited was hereunto affixed by resolution of the Directors in the presence of:



WARRINGAH COUNCIL

*[Signature]*  
Authorised Person

*[Signature]*

DP 842523

Sheet 8 of 8 Sheets

Signed by Peter Macgregor Spencer and  
Judith Frances Spencer by Heir  
attorney David Macgregor Spencer  
pursuant to Power of Attorney.

*D. Spencer*

*[Signature]*  
*[Signature]*

*[Signature]*  
AUTHORISED PERSON

*[Signature]*

Signed at Sydney this 24<sup>th</sup> day of  
August 1994 For Government  
Bank of Australia A/C No. 4049 001 by its  
duly appointed Attorney under Power of  
Attorney Book 4049 No. 021.

*[Signature]* *[Signature]*  
Witness DAVID JOHN BRIDEKIRK

PLAN FORM 1

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, IT IS INTENDED TO CREATE:

1/ RIGHT OF CARRIAGEWAY 1.5 WIDE

*Signature*  
*Signature*

Signed at State of the City of Adelaide  
 1994  
 day of October  
 1994  
 at Adelaide  
 in the presence of  
 two witnesses  
 and the Registrar of Deeds  
 and the Registrar of Titles  
 and the Registrar of Land  
 and the Registrar of  
 the Registrar of  
 the Registrar of  
 the Registrar of

C. A. CAVALLA  
 DAVID JOHN SHEDDEN

Crown Lands Office Approval

PLAN APPROVED  
 Authorised Officer  
 Land District  
 Paper No.  
 Field Book  
 pages

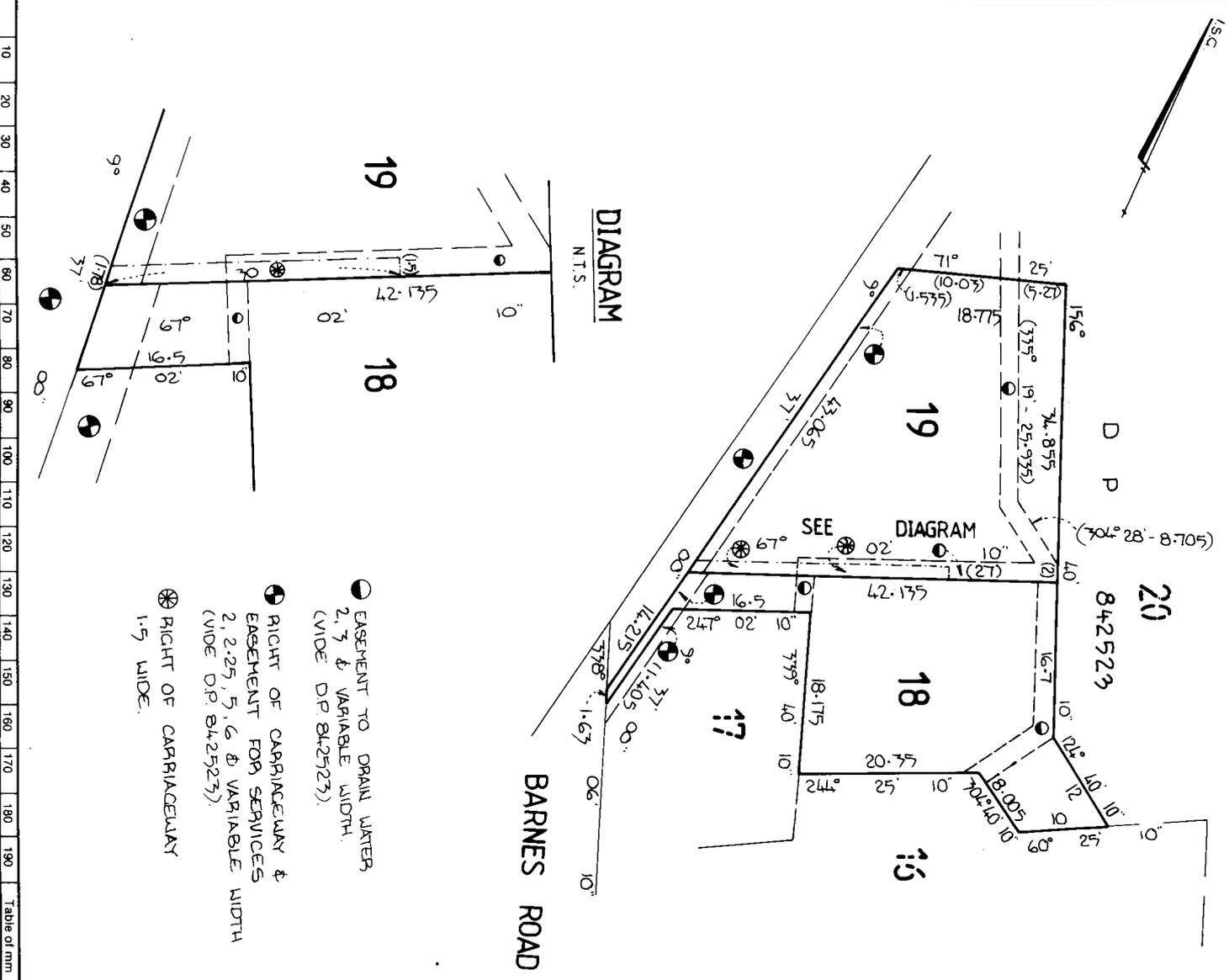
Council Clerk's Certificate

I hereby certify that -  
 (a) the requirements of the Local Government Act, 1919/other than the requirements for the registration of plans, and  
 (b) the requirements of Part 3 Division 2 of the Water Board Act 1987 and the Water Supply Authorities Act 1987 have been complied with by the applicant in relation to the proposed  
 (insert "new road", "subdivision" or "consolidated lot") set out herein  
 Subdivision No.  
 Date  
 (Signature) Council Clerk

This part of the certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board.  
 Delete if inapplicable  
 Council File No.

Plan Drawing only to appear in this space

OFFICE USE ONLY



10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 Table of mm

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION MPD

DP 649747

Registered: 24.10.1994

Title System: TORRENS

Purpose: EASEMENT

Ref. Map: U1860-5 #

Last Plan: DP 842523

PLAN OF RIGHT OF CARRIAGEWAY WITHIN LOT 19 DP 842523

L.C.A.: WARRINGAH  
 Locality: FRENCHS FOREST  
 Parish: HALLY COVE  
 County: COMBERLAND

Plans used in preparation of survey/compilation.  
 DP 842523

Signature: *Signature*  
 Date: 29.9.94  
 Registrar of Deeds  
 Registrar of Titles  
 Registrar of Land  
 Registrar of  
 Registrar of

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

Lengths are in metres

(Sheet 1 of <sup>2</sup> Sheet)

PART 1

Plan: **DP 649747**

Right Of Carriageway within  
Lot 19 D.P. 842523

Full name & address of  
proprietors of the land

Richard Randall Smart  
Ian Coulter McKenzie  
Susanne Gai McKenzie  
2 Barnes Road  
FRENCHS FOREST 2086

1. Identity of easement firstly  
referred to in abovementioned plan.

Right of Carriageway  
1.5 wide.

Schedule of lots affected

Lots Burdened

Lot 19 D.P. 842523

Lots Benefited

Lot 18 D.P. 842523

PART 2

Signed in my presence by  
Richard Randall Smart  
Ian Coulter McKenzie  
Susanne Gai McKenzie  
who are personally known to me.

*[Handwritten Signature]*

Signature of Witness

*[Handwritten Signature]*

Richard Randall Smart

COLIN DOUGLAS CAMERON

Name of Witness (BLOCK LETTERS)

*[Handwritten Signature]*

Ian Coulter McKenzie

JUSTICE OF THE PEACE

Qualification of Witness

*[Handwritten Signature]*

Susanne Gai McKenzie

REGISTERED



24.10.1994

signed at Sydney the 6<sup>th</sup> day of  
~~October~~ 1991 for Commonwealth  
Bank of Australia A.C.N. 108 123 124 by its  
duly appointed Attorney under Power of  
Attorney Book 4049 No. 621.

*C.A. Cavallo*  
Witness  
C.A. CAVALLO  
*David John Bridekirk*  
DAVID JOHN BRIDEKIRK



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

Lengths are in metres

(Sheet 1 of ~~1~~ Sheet)  
2

Plan:

PART 1

**DP 265153**

Easement to Drain Water And Right  
of Carriageway within  
Lots 18,19 & 20 D.P. 842523

Full name & address of  
proprietors of the land

Richard Randall Smart  
Ian Coulter McKenzie  
Susanne Gai McKenzie  
2 Barnes Road  
FRENCHS FOREST 2086

1. Identity of easement firstly  
referred to in abovementioned plan.

Easement to Drain Water  
2 wide.

Schedule of lots affected

Lots Burdened

Lot 20 D.P. 842523

Lots Benefited

Lot 16 D.P. 842523

2. Identity of easement secondly  
referred to in abovementioned plan

Right of Carriageway  
1.5, 2 & variable width

Schedule of lots affected

Lots Burdened

Lots 18.19 & 20 D.P.842523

Lots Benefited

Lot 16 D.P. 842523

PART 2

Signed in my presence by  
Richard Randall Smart  
Ian Coulter McKenzie  
Susanne Gai McKenzie  
who are personally known to me.

*[Handwritten Signature]*

Signature of Witness

**DP 265153**

TENY MCCRATCHE

Name of Witness (BLOCK LETTERS)

BUILDER

Qualification of Witness

*[Handwritten Signature]*

Richard Randall Smart

*[Handwritten Signature]*

Ian Coulter McKenzie

*[Handwritten Signature]*

Susanne Gai McKenzie

Signed at Sydney the 2nd day of February 1995 For Commonwealth Bank of Australia A.C.N. 123 123 124 by its duly appointed Attorney under Power of Attorney Book 4049 No. 321.

*[Handwritten Signature]*

*[Handwritten Signature]*

**N. MICHALOPOULOS SHANE WILLIAM CUTLER**  
CNR PITT ST AND MARTIN PL SYDNEY

REGISTERED  28-3-1995

Copy of Diagram No. 773159

**SEWERAGE SERVICE DIAGRAM**  
MUNICIPALITY OF WARRINGAH  
SUBURB OF FRENCH'S FOREST



M. W. S. & D. B.  
Scale: Approx. 1:500  
Distances/depths in metres  
pipe diameters in millimetres  
**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.  
**NOTE:** This diagram only indicates availability of a sewer and any sewerage service shown as existing in Board's records (By-law 8, Clause 3). The existence and position of Board's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at Board's Head Office or in the case of South Coast District at Board's Wollongong Office (Section 33 of Board's Act). Position of structures, boundaries, sewers and sewerage service shown hereon are approximate only.

**SYMBOLS AND ABBREVIATIONS**

Manhole	OWS	Waste Stack
Chamber	IP	Induct Pipe
L.H. Lamphole	MF	Mica Flap
Boundary Trap	T	Tubs
Inspection Shaft	K	Kitchen Sink
Pit	W	Water Closet
G	B	Bath Waste
Grease Interceptor	H	Handbasin
Gully	S	Shower
P Trap	Jh.	Junction
Reflex Valve	DW.	Dishwasher
Cleaning Eye	F	Floor Waste
Vert. Vertical Pipe	M	Manhole
V Vent Pipe	BS	Bar Sink
SV Soil Vent Pipe		

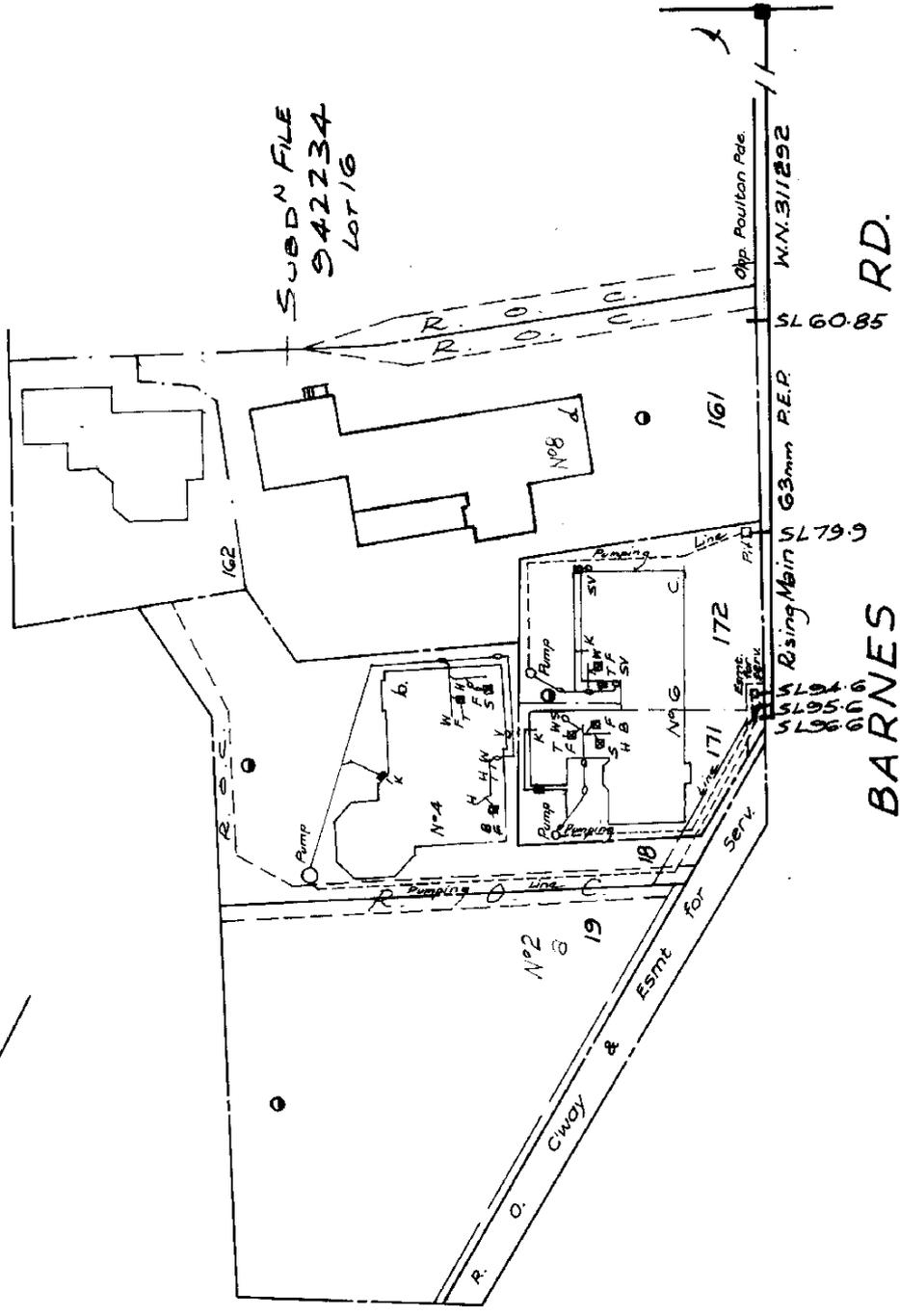
**DRAINAGE**

Supervised by: \_\_\_\_\_  
Inspector: \_\_\_\_\_  
Field Diagram Examined by: \_\_\_\_\_  
Chief Inspector: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Tracing Checked by: \_\_\_\_\_

**PLUMBING**

Supervised by: \_\_\_\_\_  
Inspector: \_\_\_\_\_

Outfall: **WW** Drainer  
W.S. Ur.s. Plumber  
W.O. **311292** Gaz. on **5/8/94**  
W.O. Gaz. on \_\_\_\_\_  
Boundary Trap req'd is not required  
Sheet No. **T. 604**



lot 17, Subd<sup>n</sup> File 942135/54

Properties to pump

action dates: a: ..... b: ..... c: 19/12/2019 ..... d: ..... e: ..... f: ..... g: ..... h: ..... i: ..... j: ..... k: ..... l: ..... m: ..... n: ..... o: ..... p: ..... q: .....

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.

08 April 2014

InfoTrack  
DX 578  
SYDNEY

Dear Sir / Madam

**Important information**  
**Drafting error affecting General Industrial zoned land within Warringah Local  
Environmental Plan 2011**

Thank you for ordering a Section 149 Planning Certificate.

If your Section 149 Planning Certificate is for land zoned IN1 General Industrial under Warringah Local Environmental Plan 2011 (WLEP 2011) please read on.

There is a drafting error in WLEP 2011 for land zoned IN1 General Industrial. The WLEP 2011 incorrectly shows *Boat Building and Repair Facilities* as both permitted and prohibited use in the IN1 General Industrial zone. It is Council's intention that *Boat Building and Repair Facilities* be permitted within the IN1 General Industrial Zone.

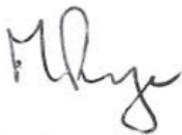
This error does not affect any other zone.

Council has drawn this error to the attention of NSW Planning and Infrastructure, which is in the process of fixing the problem.

A new Section 149 Planning Certificate will be issued at no cost for land zoned IN1 General Industrial, once the error has been corrected within WLEP 2011.

If you have any questions please contact Janelle Brooks on 9942 2933.

Yours faithfully



Malcolm Ryan  
Deputy General Manager Environment



*Date Printed: 08 April 2014*

*Certificate Number: ePLC2014/1044*

*Applicant Reference: 140274*

*Receipt Number: 1508*

InfoTrack

DX 578

SYDNEY

**Property Address:** 4 Barnes Road FRENCHS FOREST NSW 2086

**Legal Description:** Lot 100 DP 862490

**Property ID:** 148054

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:**

<b>Date of Council Resolution</b>	<b>Outline of Planning Proposal</b>	<b>Land to which Planning Proposal applies</b>
26 March 2013	Amends WLEP2011, by updating Schedule 5 Environmental Heritage and the Heritage Maps	Land within the Warringah Local Government Area
28 August 2012	Amends WLEP2011 to reconcile the zoning of National Parks & Wildlife Service Holdings	Land within the Warringah Local Government Area
6 August 2013	Amends WLEP2011, by updating Schedule 1 Additional Permitted Uses, to permit recreation facility (outdoor)	Land at Bundaleer Street, Belrose, being Lot 2 in DP1144741



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**

*(a) In relation to the Heritage Planning Proposal, whether a new item of environmental heritage is proposed on the land*

**No**



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.*

**Bushfire Prone Land**

**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 2013 (adopted 25 June 2013 effective 1 July 2013). Please contact Council's Planning and Assessment 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*

**Yes**

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.**



**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.

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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

# Contract for the sale of land - 2005 edition

**TERM** \_\_\_\_\_ **MEANING OF TERM** \_\_\_\_\_

Vendor's agent

Co-agent

Vendor

**SEE ANNEXURE**

Vendor's solicitor

Completion date 42nd day after the contract date (clause 15)

Land  
(Address, plan details  
and title reference)

Improvements  VACANT POSSESSION  subject to existing tenancies  
 HOUSE  garage  carport  home unit  carspace  none  
 other:

Attached copies  Documents in the List of Documents as marked or as numbered:  
 Other documents:

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

Inclusions  blinds  curtains  insect screens  stove  
 built-in wardrobes  dishwasher  light fittings  pool equipment  
 clothes line  fixed floor coverings  range hood  TV antenna  
 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)

**Vendor**

**Witness**

**GST AMOUNT (optional)**  
 The price includes  
 GST of: \$

**Purchaser**  JOINT TENANTS  tenants in common  in unequal shares

**Witness**

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

Vendor duty is payable  NO  yes in full  yes to an extent  
 Deposit can be used to pay vendor duty  NO  yes  
 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**

### **WARNING SWIMMING POOLS**

An owner of 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.

For example, as purchaser you should be satisfied that finance will be available at the time of completing the purchase (even if settlement might occur many months after signing this contract – in particular, if you are buying off the plan).

### **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.

### 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.

For example, as purchaser you should be satisfied that finance will be available at the time of completing the purchase (even if settlement might occur many months after signing this contract - in particular, if you are buying off the plan).

#### 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.

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>	a bank as defined in the Banking Act 1959, the Reserve Bank or a State bank;
<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>depositholder</i>	vendor's agent (or if no vendor's agent is named in this contract, the vendor's <i>solicitor</i> );
<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 section 4 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 drawn on its own funds by - <ul style="list-style-type: none"> <li>● a <i>bank</i>; or</li> <li>● a building society, credit union or other FCA institution as defined in Cheques Act 1986; that carries on business in Australia; or</li> </ul> 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>vendor duty</i>	vendor duty imposed under Chapter 4 of the Duties Act 1997;
<i>within</i>	in relation to a period, at any time before or during the period;
<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 only by unconditionally giving cash (up to \$2,000) or 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 and 3 do not apply.
- 2.7 If the vendor accepts a bond or guarantee for part of the deposit, clauses 2.1 to 2.5 and 3 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*, credit union or permanent building society, 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 Payment of vendor duty out of the deposit

- 3.1 This clause applies only if this contract says the deposit can be used to pay vendor duty.
- 3.2 If the amount held by the *depositholder* (disregarding the value of any bond or guarantee) exceeds the amount of *vendor duty*, the *parties* direct the *depositholder* to release the amount of *vendor duty* on the following terms -
- 3.2.1 the *depositholder* is to draw a *cheque* ("the vendor duty cheque") in favour of the Office of State Revenue and in a form acceptable to the Office of State Revenue for payment of *vendor duty*;
- 3.2.2 the *depositholder* is not to draw that *cheque* earlier than 14 days before the completion date; and
- 3.2.3 the receipt of a letter from the vendor's *solicitor* requesting the vendor duty cheque will be sufficient authority for the *depositholder* to draw and release that cheque.
- 3.3 The vendor's *solicitor* will use the vendor duty cheque for the sole purpose of payment of the *vendor duty* relating to this transaction.
- 3.4 If this contract is not completed in circumstances that there is, or may be, no liability for *vendor duty* -
- 3.4.1 if the vendor duty cheque has been forwarded to the vendor's *solicitor* but has not been used to pay *vendor duty*, that cheque must be returned immediately to the *depositholder* for cancellation;
- 3.4.2 if the vendor duty cheque has been used to pay *vendor duty* -
- the amount of *vendor duty* is repayable upon demand;
  - the vendor must lodge an application for refund of *vendor duty*; and
  - the vendor irrevocably authorises the Office of State Revenue to pay to the *depositholder* the refund of *vendor duty*;
- 3.4.3 each *party* must do whatever else is necessary to ensure that the *party* whose funds were used to pay *vendor duty* receives the refund; and
- 3.4.4 rights under this clause continue even if the contract has been *rescinded* or *terminated*.

## 4 Transfer

- 4.1 *Normally*, the purchaser must *serve* the form of transfer at least 14 days before the completion date.
- 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.
- 4.5 If this sale is exempt from *vendor duty* -
- 4.5.1 the vendor can (but does not have to) *serve* an application for exemption from *vendor duty* in the form satisfactory to the Office of State Revenue *within* 7 days after the contract date;
- 4.5.2 if that application is attached to this contract or has been provided to the purchaser before the contract date, the application is *served* on the contract date; and
- 4.5.3 if the vendor complies with clause 4.5.1 -
- the purchaser must have the form of transfer marked by the Office of State Revenue in relation to *vendor duty* before *serving* the form of transfer; and
  - on completion the vendor must pay to the purchaser \$33.

## 5 Requisitions

- If the purchaser is or becomes entitled to make a *requisition*, the purchaser can make it only by *servicing* it -
- 5.1 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 if it arises out of anything *served* by the vendor - *within* 21 days after the later of the contract date and that *service*; and
- 5.3 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 *servicing* 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 right to rescind

The vendor can *rescind* if -

- 8.1 the vendor is, on reasonable grounds, unable or unwilling to comply with a *requisition*;
- 8.2 the vendor *serves* a notice of intention to *rescind* that specifies the *requisition* and those grounds; and
- 8.3 the purchaser does not *serve* a notice waiving the *requisition within* 14 days after that *service*.

## 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 completion date, 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 Completion date**

The *parties* must complete by the completion date 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 mentioned in Schedule J of the Supreme Court Rules 1970.

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 *servicing* 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, and 17 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 *servicing* 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 page 1) 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 clause 2 (deposit).
- 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 section 109 Strata Schemes Management Act 1996 or section 26 Community Land Management Act 1989 in relation to the lot, the scheme or any higher scheme at least 7 days before the completion date.

- 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 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 -
- any of Parts 2 to 7 of the Retail Leases Act 1994 applies to the tenancy, unless this contract discloses that the tenancy commenced on or after 1 August 1994;
  - a disclosure statement required by the Act 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 Act.
- 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;
  - 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; and
- 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 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 to the tenant 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.
- 24.5 Rights under this clause continue after completion, whether or not other rights continue.

**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 completion date becomes the later of the completion date 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 completion date becomes the later of the completion date and 21 days after *service* of the notice.
- 28.6 Clauses 28.2 and 28.3 apply to a 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;
- 29.7.3 the completion date becomes the later of the completion date and 21 days after the earliest of -
- either *party serving* notice of the event happening;
  - every *party* who has the benefit of the provision *servicing* notice waiving the provision;
  - 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 completion date becomes the later of the completion date 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.