



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/204723

SEARCH DATE	TIME	EDITION NO	DATE
22/6/2023	11:59 AM	9	9/9/2018

LAND

LOT 4 IN DEPOSITED PLAN 204723
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP204723

FIRST SCHEDULE

JAYNETTE NOELINE COLEMAN (CN AK977751)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G654520 COVENANT
- 3 G654520 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE LAND SHOWN AS "PROPOSED
PRIVATE RIGHT OF WAY" WITHIN LOT 57 IN DP27151
- 4 DP30181 EASEMENT FOR DRAINAGE AFFECTING THE SITE DESIGNATED
(X) IN DP204723
- 5 AK977752 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

2023301

PRINTED ON 22/6/2023

* 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.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 7th day of March, 1977

CONVERSION TABLE ADDED IN REGULAR GENERAL'S DEPARTMENT	
DP 204723	
FEET	METRES
3	1.022
4	1.829
5	3.048
6	5.093
10	6.370
16	6.376
20	3.762
25	2.134
28	8.1/2
32	7.620
36	10.975
40	16.605
50	19.699
55	20.110
65	23.117
76	23.806
78	25.913
81	25.913
82	26.873
86	26.873
88	30.569
101	32.996
107	36.214
125	49.428
149	49.428
225	66.380
665	202.711
AC RD P	SA M
- 7 1/4	153.4
- 7 3/4	156.3
- 8 3/4	651.3
- 25 1/2	720.1

"A"

G654520

G654520

The Covenantee for themselves and their assigns hereby for the benefit of the whole of the land comprised in Deposited Plan No. 27151 covenant with the Covenantor and his assigns as follows:-

(a) THEY shall not erect or permit to be erected on the land transferred any main building the outside walls of which are constructed of Fibro Cement and of less value than One thousand pounds (£1000.) and that no cabin, but garage or other structures shall be erected thereon for residential purposes. Such main building shall be erected and shall stand back not less than twenty feet from the alignment of the street to which the land transferred has a frontage

(b) NO advertisement hoarding shall be erected on the land hereby transferred.

(c) NO paling fences shall be erected between the front building alignment or the said Lot namely twenty feet from the alignment of the street and the boundary line of the street to which the said Lot has a frontage.

(d) AND the Covenantee do hereby covenant with the said ALPHA INVESTMENTS PTY. LIMITED that they will not at any time hereinafter open any quarry on the said land dig or remove allow to be dug or removed from the said land any clay or other material for the manufacture of bricks, tiles or pottery or similar purposes.

(e) THAT the Covenantee covenant for themselves their assigns that the Covenantee and his assigns for the benefit of any adjoining land owned by the Covenantee and only during the ownership thereof by the Covenantee or his assigns other than purchasers on sale that no fence shall be erected on the property hereby sold to divide it from the adjoining land without the consent of the Covenantee or its assigns, but such consent shall not be withheld if such fence is erected without expense to the Covenantee.

(f) AND the Transferee shall instal a septic tank or approved chemical closet in conjunction with each or any building erected on the land hereby transferred AND ALSO undertakes in the event of his transferring the said land to include in any contract of sale in respect of such land a condition that the new owner or owners will instal the septic tank or approved chemical closet with any building or buildings erected thereon.

AND it is hereby agreed that the land which is the subject of the burden of this Covenant is the Lot hereby transferred and this covenant may be released varied or modified by Alpha Investments Pty. Limited or its assigns.

SIGNED in my presence by

the Covenantor ALPHA INVESTMENTS

PTY. LIMITED who is personally

known to me The Common Seal of ALPHA INVESTMENTS PTY. LIMITED was affixed hereto in the presence of



efoluscombe
Secretary

SIGNED in my presence by the

Covenantee HERBERT BACK who is

personally known to me:

Stanley J. Roberts

DATED this

2nd

day of

January

1959, at Sydney.

This is the annexure marked with the letter "A" mentioned and referred to in Memorandum of Transfer from ALPHA INVESTMENTS PTY. LIMITED to HERBERT BACK.

FG 654520

H. Barb.
To Lionel Bone & Reed Minter
11 C. Chatterleigh St
Spencey

0-01-S/f

81 157.000.000 2 1164 4. 11. РЕГИОНАЛЬНЫЕ АДМИНИСТРАЦИИ

G 654520

LODGED BY

No.

CONSENT OF MORTGAGEE!

(N.B.—Before execution read marginal note.)

I, Credits & Investments Pty. Limited

mortgagee under Mortgage No. F530475

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

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

Dated at Sydney this 2nd day of January 1957

Signed in my presence by
The Common Seal of Credits & Investments Pty. Limited was hereunto affixed by Resolution of the Board of Directors in the presence of
Secretary
who is personally known to me.



Director

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

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

Signed at

the

day of

19

Signed in the presence of—

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

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

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

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

FOR DEPARTMENTAL USE.	INDEXED	MEMORANDUM OF TRANSFER	
		To wit and for R. of Oway	
		Luly 21 to Oway	
		CIT. 1077	
	Checked by	Particulars entered in Register Book,	
	JDM	Volume 6474 Folio 193	
	Passed (in S.P.B.) by		
	59.5	the 28 day of January 1957 at	
	Signed by	minutes past 3 o'clock in the afternoon.	
		J. H. Polls Registrar	

DOCUMENTS LODGED HERewith.	
To be filled in by person lodging dealing.	
1	4
2	5
3	6
Received Docs. Nos.	
Receiving Clerk.	

PROGRESS RECORD.	
	Date
Survey Branch	
d from Records	
written ...	
examined ...	
n prepared ...	
n examined ...	
orwarded ...	
f Engrossers	
tion Clerk ...	
74280. 16	

EXECUTION OUTSIDE NEW SOUTH WALES.

Execution may be proved where the parties are resident:—

(a) in any part of the British dominions outside the State of New South Wales by signing or acknowledging before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales; or Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

(b) in the United Kingdom by signing or acknowledging before the Mayor or Chief Officer of any corporation or a Notary Public.

(c) in any foreign place by signing or acknowledging before (i) a British Consular Officer (which includes a British Ambassador, Envoy, Minister, Chargé d'Affaires, Secretary of Embassy or Legation, Consul-General, Acting Consul-General, Consul, Acting Consul, Vice-Consul, Acting Vice-Consul, Pro-Consul, Consular Agent and Acting Consular Agent), (ii) an Australian Consular Officer (which includes an Ambassador, High Commissioner, Minister, Head of Mission, Commissioner, Chargé d'Affaires, Counselor or Secretary at an Embassy, High Commissioner's Office or Legation, Consul-General, Consul, Vice-Consul, Trade Commissioner and Consular Agent), who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Upon lodgment (a) £2-0-0, if accompanied by the relevant title or evidence of production thereof, (b) £1-0-0 otherwise. This fee includes endorsement on the first Certificate. In addition the following fees are payable:—(a) 5/- for each additional Certificate included in the Transfer, (b) £2-10-0 for each new Certificate of Title issued, (c) 10/- where the Transfer contains covenant purporting to affect the user of any land, (d) 10/- where the Transfer is expressed to be made together with an easement or expressed to reserve an easement or in any way creates an easement, (e) 10/- where partial discharge of a mortgage is enforced on the Transfer, (f) 5/- for each additional folio where the Certificate exceeds fifteen folios, (g) as approved, in cases involving more than one simple diagram or any diagram other than a simple diagram.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue for that part, and the old Certificate will be retained in the Office. A new Certificate may be taken out for the residue if desired.

SHEET OF IMPLEMENT

0529768-77158

PLAN

OF SUBDIVISION OF PART OF THE LAND IN CT. VOLUME 6404 FOLIO 51
BEING LOTS 12 TO 15 INCLUSIVE OF THE PACIFIC VIEW ESTATE
PARISH OF MARY COVE COUNTY OF CUMBERLAND

SCALE 30 METERS TO AN INCH

DEVELOPMENT PLAN 27(15)
DATE 12th October 2015
J. H. Wells
PLANNING OFFICER



Lot	Area (sq m)	Area (sq ft)
12	1,111.11	12,123.45
13	1,111.11	12,123.45
14	1,111.11	12,123.45
15	1,111.11	12,123.45
16	1,111.11	12,123.45
17	1,111.11	12,123.45
18	1,111.11	12,123.45
19	1,111.11	12,123.45
20	1,111.11	12,123.45
21	1,111.11	12,123.45
22	1,111.11	12,123.45
23	1,111.11	12,123.45
24	1,111.11	12,123.45
25	1,111.11	12,123.45
26	1,111.11	12,123.45
27	1,111.11	12,123.45
28	1,111.11	12,123.45
29	1,111.11	12,123.45
30	1,111.11	12,123.45
31	1,111.11	12,123.45
32	1,111.11	12,123.45
33	1,111.11	12,123.45
34	1,111.11	12,123.45
35	1,111.11	12,123.45
36	1,111.11	12,123.45
37	1,111.11	12,123.45
38	1,111.11	12,123.45
39	1,111.11	12,123.45
40	1,111.11	12,123.45
41	1,111.11	12,123.45
42	1,111.11	12,123.45
43	1,111.11	12,123.45
44	1,111.11	12,123.45
45	1,111.11	12,123.45
46	1,111.11	12,123.45
47	1,111.11	12,123.45
48	1,111.11	12,123.45
49	1,111.11	12,123.45
50	1,111.11	12,123.45
51	1,111.11	12,123.45
52	1,111.11	12,123.45
53	1,111.11	12,123.45
54	1,111.11	12,123.45
55	1,111.11	12,123.45
56	1,111.11	12,123.45
57	1,111.11	12,123.45
58	1,111.11	12,123.45
59	1,111.11	12,123.45
60	1,111.11	12,123.45

CELESTIAL

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Registrar-General, at Sydney, this 12th day of October, 2015.

12th October 2015

BY RIGHT OF CARRIAGEWAY

12th October 2015

12th October 2015

12th October 2015



John H. Wells

John H. Wells

John H. Wells

DP 0027151



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 27151

FEET INCHES	METRES
1	0.0254
2	0.0508
3	0.0762
4	0.1016
5	0.1270
6	0.1524
7	0.1778
8	0.2032
9	0.2286
10	0.2540
11	0.2794
12	0.3048
13	0.3302
14	0.3556
15	0.3810
16	0.4064
17	0.4318
18	0.4572
19	0.4826
20	0.5080
21	0.5334
22	0.5588
23	0.5842
24	0.6096
25	0.6350
26	0.6604
27	0.6858
28	0.7112
29	0.7366
30	0.7620
31	0.7874
32	0.8128
33	0.8382
34	0.8636
35	0.8890
36	0.9144
37	0.9398
38	0.9652
39	0.9906
40	1.0160
41	1.0414
42	1.0668
43	1.0922
44	1.1176
45	1.1430
46	1.1684
47	1.1938
48	1.2192
49	1.2446
50	1.2700
51	1.2954
52	1.3208
53	1.3462
54	1.3716
55	1.3970
56	1.4224
57	1.4478
58	1.4732
59	1.4986
60	1.5240
61	1.5494
62	1.5748
63	1.6002
64	1.6256
65	1.6510
66	1.6764
67	1.7018
68	1.7272
69	1.7526
70	1.7780
71	1.8034
72	1.8288
73	1.8542
74	1.8796
75	1.9050
76	1.9304
77	1.9558
78	1.9812
79	2.0066
80	2.0320
81	2.0574
82	2.0828
83	2.1082
84	2.1336
85	2.1590
86	2.1844
87	2.2098
88	2.2352
89	2.2606
90	2.2860
91	2.3114
92	2.3368
93	2.3622
94	2.3876
95	2.4130
96	2.4384
97	2.4638
98	2.4892
99	2.5146
100	2.5400



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 27151 CONTINUED

FEET INCHES	METRES
70 5 7/8	21.480
71 5 7/8	21.480
72 5 7/8	21.480
73 5 7/8	21.480
74 5 7/8	21.480
75 5 7/8	21.480
76 5 7/8	21.480
77 5 7/8	21.480
78 5 7/8	21.480
79 5 7/8	21.480
80 5 7/8	21.480
81 5 7/8	21.480
82 5 7/8	21.480
83 5 7/8	21.480
84 5 7/8	21.480
85 5 7/8	21.480
86 5 7/8	21.480
87 5 7/8	21.480
88 5 7/8	21.480
89 5 7/8	21.480
90 5 7/8	21.480
91 5 7/8	21.480
92 5 7/8	21.480
93 5 7/8	21.480
94 5 7/8	21.480
95 5 7/8	21.480
96 5 7/8	21.480
97 5 7/8	21.480
98 5 7/8	21.480
99 5 7/8	21.480
100 5 7/8	21.480
101 5 7/8	21.480
102 5 7/8	21.480
103 5 7/8	21.480
104 5 7/8	21.480
105 5 7/8	21.480
106 5 7/8	21.480
107 5 7/8	21.480
108 5 7/8	21.480
109 5 7/8	21.480
110 5 7/8	21.480
111 5 7/8	21.480
112 5 7/8	21.480
113 5 7/8	21.480
114 5 7/8	21.480
115 5 7/8	21.480
116 5 7/8	21.480
117 5 7/8	21.480
118 5 7/8	21.480
119 5 7/8	21.480
120 5 7/8	21.480
121 5 7/8	21.480
122 5 7/8	21.480
123 5 7/8	21.480
124 5 7/8	21.480
125 5 7/8	21.480
126 5 7/8	21.480
127 5 7/8	21.480
128 5 7/8	21.480
129 5 7/8	21.480
130 5 7/8	21.480
131 5 7/8	21.480
132 5 7/8	21.480
133 5 7/8	21.480
134 5 7/8	21.480
135 5 7/8	21.480
136 5 7/8	21.480
137 5 7/8	21.480
138 5 7/8	21.480
139 5 7/8	21.480
140 5 7/8	21.480
141 5 7/8	21.480
142 5 7/8	21.480
143 5 7/8	21.480
144 5 7/8	21.480
145 5 7/8	21.480
146 5 7/8	21.480
147 5 7/8	21.480
148 5 7/8	21.480
149 5 7/8	21.480
150 5 7/8	21.480

AC RD P 50 M

1	22 1/4	566.4
2	22 1/4	566.4
3	22 1/4	566.4
4	22 1/4	566.4
5	22 1/4	566.4
6	22 1/4	566.4
7	22 1/4	566.4
8	22 1/4	566.4
9	22 1/4	566.4
10	22 1/4	566.4
11	22 1/4	566.4
12	22 1/4	566.4
13	22 1/4	566.4
14	22 1/4	566.4
15	22 1/4	566.4
16	22 1/4	566.4
17	22 1/4	566.4
18	22 1/4	566.4
19	22 1/4	566.4
20	22 1/4	566.4
21	22 1/4	566.4
22	22 1/4	566.4
23	22 1/4	566.4
24	22 1/4	566.4
25	22 1/4	566.4
26	22 1/4	566.4
27	22 1/4	566.4
28	22 1/4	566.4
29	22 1/4	566.4
30	22 1/4	566.4
31	22 1/4	566.4
32	22 1/4	566.4
33	22 1/4	566.4
34	22 1/4	566.4
35	22 1/4	566.4
36	22 1/4	566.4
37	22 1/4	566.4
38	22 1/4	566.4
39	22 1/4	566.4
40	22 1/4	566.4
41	22 1/4	566.4
42	22 1/4	566.4
43	22 1/4	566.4
44	22 1/4	566.4
45	22 1/4	566.4
46	22 1/4	566.4
47	22 1/4	566.4
48	22 1/4	566.4
49	22 1/4	566.4
50	22 1/4	566.4

Plan Form No. 2 (For Deposited Plan)

Municipality of
Shire of Warringah

PLAN

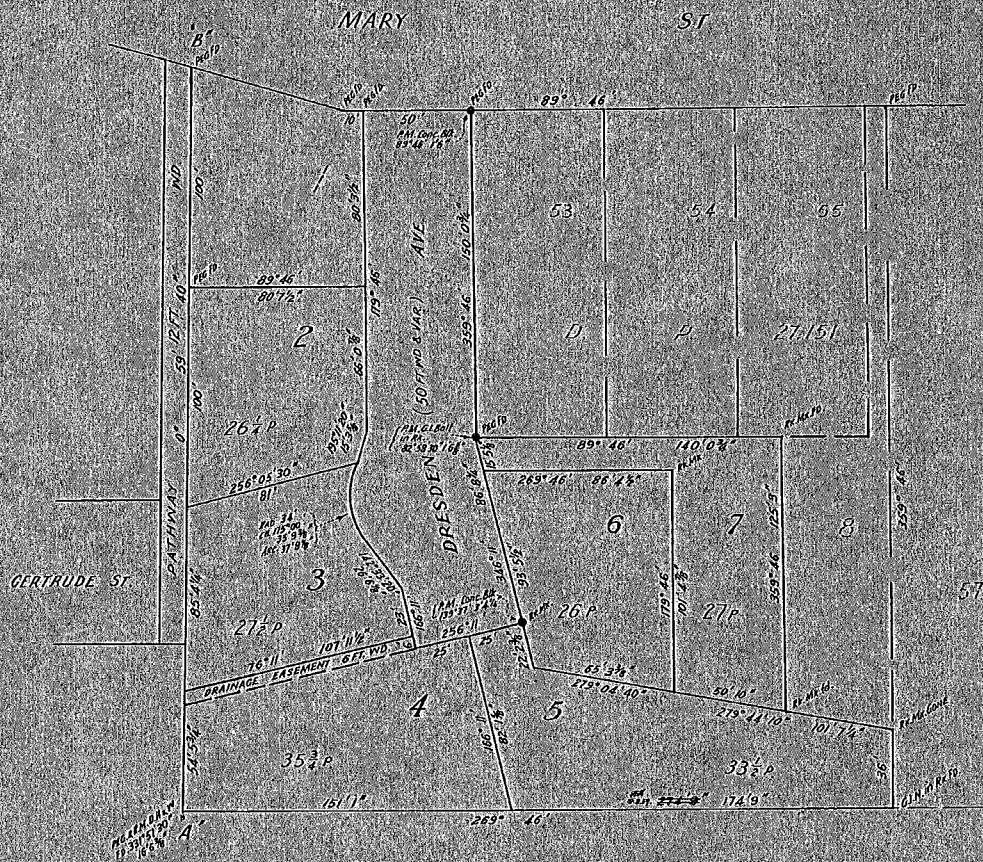
OF SUBDIVISION OF LOT X, MPS (RP) 109952

H32749/10/10/59

PARISH OF MANLY COVE COUNTY OF CUMBERLAND

Scale 40 ft to an inch

This is the plan numbered & recorded as
DEPOSITED PLAN No 30181
 on the 2nd day of November 1959
James
 REGISTRAR GENERAL



It is intended to dedicate Dresden Ave (50 ft x var. width)
 to the public.
 The drainage easement 6 ft wide within lot 4 is to be
 appurtenant to Dresden Ave.

Approved by the Council and Certified in
 accordance with the Provisions of Section
 327 of the Local Government Act, 1919.

Subdivision No.

Council Clerk

Datum line of Azimuth 118°

When this Certificate is filed
 I, the Registrar General, do hereby certify
 that the survey represented in this plan is accurate and has been made in
 accordance with the provisions of the Survey Practice Regulations, 1933, and was completed on 10th Aug 59.

Approved by the Registrar General
 and the Surveyors Act, 1929-1946
 dated 10th Aug 59

I, Norman Keith Laver
 of 5 Regent St. DEEWY
 a surveyor registered under the Surveyors Act, 1929-1946 hereby certify
 that the survey represented in this plan is accurate and has been made in
 accordance with the provisions of the Survey Practice Regulations, 1933, and was completed on 10th Aug 59.

(Signature) *Norman Keith Laver*
 Surveyor registered under the Surveyors Act, 1929-46.

Drawn and signed (1) & (2) 11th Aug 59



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 30181

FEET	INCHES	METRES
1	6	0.457
1	6 3/8	0.467
1	6 5/8	0.473
3	4 1/4	1.022
6	-	1.829
10	-	3.048
12	-	3.658
15	3 5/8	4.664
15	5 1/8	4.702
15	7 1/2	4.763
16	6 3/8	5.039
22	2 3/8	6.766
23	-	7.010
25	-	7.620
26	6 1/8	8.080
26	6 1/4	8.084
34	-	10.363
35	5 3/4	10.814
35	9 3/8	10.906
36	-	10.973
37	7	11.455
37	8 1/8	11.484
50	-	15.240
50	10	15.494
54	5 3/4	16.605
65	3 3/8	19.898
66	0 7/8	20.139
80	3 1/2	24.473
80	7 1/2	24.575
81	-	24.689
82	1 5/8	25.035
82	1 7/8	25.041
85	4 1/4	26.016
86	4 1/2	26.327
86	8 1/4	26.422
93	5 1/2	28.486
100	-	30.480
101	4 7/8	30.909
101	7 1/4	30.969
104	5	31.828
107	11 1/2	32.906
125	3	38.176
140	0 3/4	42.691
150	0 3/4	45.739
151	1	46.050
166	11	50.876
174	9	53.264
850	7 1/2	259.271

AC RD P SQ M

-	-	26	557.6
-	-	26 1/4	663.9
-	-	27	682.9
-	-	27 1/2	695.6
-	-	33 1/2	847.3
-	-	35 3/4	904.2

Northern Beaches Council Planning Certificate – Part 2&5

Applicant: InfoTrack
GPO Box 4029
SYDNEY NSW 2001

Reference: 2023301
Date: 22/06/2023
Certificate No. ePLC2023/03823

Address of Property: 8 Dresden Avenue BEACON HILL NSW 2100
Description of Property: Lot 4 DP 204723

Planning Certificate – Part 2

The following certificate is issued under the provisions of Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149). The information applicable to the land is accurate as at the above date.

1. Relevant planning instruments and Development Control Plans

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

(a) Local Environmental Plan

Warringah Local Environmental Plan 2011

(b) State Environmental Planning Policies and Regional Environmental Plans

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Primary Production) 2021
Chapters 1,2

State Environmental Planning Policy (Resources and Energy) 2021
Chapters 1, 2

State Environmental Planning Policy (Resilience and Hazards) 2021
Chapters 1, 3, 4

State Environmental Planning Policy (Industry and Employment) 2021
Chapters 1, 3

State Environmental Planning Policy (Transport and Infrastructure) 2021
Chapters 1, 2, 3

State Environmental Planning Policy (Biodiversity and Conservation) 2021
Chapters 1, 2, 3, 4, 6, 7

State Environmental Planning Policy (Planning Systems) 2021
Chapters 1, 2

State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021
Chapters 1, 2

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
SEPP 65 – Design Quality of Residential Apartment Development
SEPP (Building Sustainability Index: BASIX)

State Environmental Planning Policy (Biodiversity and Conservation) 2021
Chapters 9, 10

(c) Development Control Plans

Warringah Development Control Plan 2011

(2) Draft Environmental Planning Instruments

The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

(a) Draft Local Environmental Plans

(b) Draft State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment)

Draft Remediation of Land State Environmental Planning Policy (intended to replace State Environmental Planning Policy 55)

(c) Draft Development Control Plans

2. Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

(1) Zoning and land use under relevant Local Environmental Plans

(a), (b)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones (however described) affecting the land to which the relevant Local Environmental Plan applies.

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; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

(c) Additional permitted uses

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of the relevant Local Environmental Plan:

Nil

(d) Minimum land dimensions

The *Warringah Local Environmental Plan 2011* contains no development standard that fixes minimum land dimensions for the erection of a dwelling house on the land.

(e) Outstanding biodiversity value

The land is not in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*

(f) Conservation areas

The land is not in a heritage conservation area.

(g) Item of environmental heritage

The land does not contain an item of environmental heritage.

(2) Zoning and land use under draft Local Environmental Plans

For any proposed changes to zoning and land use, see Part 1.2 (a)

Please contact Council's Strategic and Place Planning unit with enquiries on 1300 434 434.

3. Contribution plans

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Northern Beaches Section 7.12 Contributions Plan 2022 - in force 1 June 2022.

(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.
Nil

4. Complying Development

If the land is land on which complying development may or may not be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

Part 3 Housing Code

Complying Development under the Housing Code may be carried out on all of the land.

Part 3A Rural Housing Code

Complying Development under the Rural Housing Code may be carried out on all of the land.

Part 3B Low Rise Housing Diversity Code

Complying Development under the Low Rise Housing Diversity Code may be carried out on all of the land.

Part 3C Greenfield Housing Code

Complying Development under the Greenfield Housing Code may not be carried out on all of the land.

Part 3D Inland Code

Complying Development under the Inland Code does not apply to the land.

Note: Pursuant to clause 3D.1 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Inland Code only applies to 'inland local government areas'. Northern Beaches local government area is not defined as an 'inland local government area' by *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Part 4 Housing Alterations Code

Complying Development under the Housing Alterations Code may be carried out on all of the land.

Part 4A General Development Code

Complying Development under the General Development Code may be carried out on all of the land.

Part 5 Industrial and Business Alterations Code

Complying Development under the Industrial and Business Alterations Code may be carried out on all of the land.

Part 5A Industrial and Business Buildings Code

Complying Development under the Industrial and Business Buildings Code may be carried out on all of the land.

Part 5B Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code may be carried out on all of the land.

Part 6 Subdivisions Code

Complying Development under the Subdivisions Code may be carried out on all of the land.

Part 7 Demolition Code

Complying Development under the Demolition Code may be carried out on all of the land.

Part 8 Fire Safety Code

Complying Development under the Fire Safety Code may be carried out on all of the land.

(4) Complying Development Codes varied under Clause 1.12 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

No complying codes are varied under this clause in relation to the land.

5. Exempt Development

If the land is land on which exempt development may or may not be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

Part 2 Exempt Development Codes

Exempt Development under the Exempt Development Codes may be carried out on all of the land.

(4) Exempt Development Codes varied under Clause 1.12 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

No exempt development codes are varied under this clause in relation to the land.

6. Affected building notices and building product rectification orders

(a) There is not an affected building notice of which the council is aware that is in force in respect of the land.

(b) There is not a building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and

(c) There is not a notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this section—

affected building notice has the same meaning the *Building Products (Safety) Act 2017, Part 4*.
building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

7. Land reserved for acquisition

Environmental planning instrument referred to in Clause 1 does not make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

8. Road widening and road realignment

- (a) The land is not affected by a road widening or re-alignment proposal under Division 2 of Part 3 of the *Roads Act 1993*.
- (b) The land is not affected by a road widening or re-alignment proposal under an environmental planning instrument.
- (c) The land is not affected by a road widening or re-alignment proposal under a resolution of Council.

9. Flood related development controls

- (1) The land is not within the flood planning area and subject to flood related development controls.
- (2) The land or part of the land is not between the flood planning area and the probable maximum flood and subject to flood related development controls.

In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10. Council and other public authority policies on hazard risk restriction

- (a) Council has adopted policies that restrict the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding (for flooding – see 9). The identified hazard or risk, if any, are listed below:

Nil

- (b) The following information applies to any policy 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. The identified hazard or risk and the respective Policy which affect the property, if any, are listed below:

Bush Fire Prone Land

This land is identified on a Bush Fire Prone Land map certified by the Commissioner of the NSW Rural Fire Service as being bush fire prone land. The requirements of the NSW Rural Fire Service

document Planning for Bush Fire Protection apply to this land. For further information please contact the Northern Beaches District NSW Rural Fire Service.

11. Bush fire prone land

All of the land is bush fire prone land.

12. Loose-fill asbestos insulation

The residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

This clause applies to residential premises (within the meaning of Division 1A of part 8 of the Home Building Act 1989) that are listed in the register that is required to be maintained under that Division.

Contact NSW Fair Trading for more information.

13. Mine Subsidence

The land is not declared to be a mine Subsidence (Mine Subsidence) district within the meaning of section 15 of the *Mine Subsidence (Mine Subsidence) Compensation Act, 1961*.

14. Paper subdivision information

There is no current paper subdivision, of which council is aware, in respect of this land according to Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning & Assessment Act 1997 No 203*.

15. Property vegetation plans

The Council has not been notified that the land is land to which a vegetation plan under the *Native Vegetation Act 2003* applies.

16. Biodiversity Stewardship Sites

The Council has not been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (includes land to which a biobanking agreement under Part 7A of the repealed *Threatened Species Conservation Act 1995* relates).

17. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016* (includes land certified under Part 7AA of the repealed *Threatened Species Conservation Act 1995*).

18. Orders under Trees (Disputes Between Neighbours) Act 2006

Council has not been notified of the existence of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

The owner of the land (or any previous owner) has not 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 1 January 2011.

20. Western Sydney Aerotropolis

Under State Environmental Planning Policy (Precincts – Western Parkland City) 2021, Chapter 4 the land is –

- (a) not in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or
- (b) not shown on the Lighting Intensity and Wind Shear Map, or
- (c) not shown on the Obstacle Limitation Surface Map, or
- (d) not in the “public safety area” on the Public Safety Area Map, or
- (e) not in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

21. Development consent conditions for seniors housing

No condition of development consent granted after 11 October 2007 in relation to the land applies to the property that are of the kind set out in that Policy, section 88(2) of State Environmental Planning Policy (Housing) 2021.

22. Site compatibility certificate and conditions for affordable rental housing

(1) There is not a current site compatibility certificate of which the council is aware, in respect of proposed development on the land.

(2) No condition of development consent in relation to the land applies to the property that are of the kind set out in section 21(1) or 40(1) of State Environmental Planning Policy (Housing) 2021.

(3) No condition of development consent in relation to the land applies to the property that are of the kind set out in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009.

Additional matters under the Contaminated Land Management Act 1997

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) the land to which the certificate relates is not significantly contaminated land within the meaning of that Act
- (b) the land to which the certificate relates is not subject to a management order within the meaning of that Act
- (c) the land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of that Act
- (d) the land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of that Act
- (e) the land to which the certificate relates is not the subject of a site audit statement

If contamination is identified above please contact the Environmental Protection Authority (EPA) for further information.

Planning Certificate – Part 5

The following is information provided in good faith under the provisions of Section 10.7(5) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149) and lists relevant matters affecting the land of which Council is aware. The Council shall not incur any liability in respect of any such advice.

Persons relying on this certificate should read the environmental planning instruments referred to in this certificate.

Company Title Subdivision

Clause 4.1 of the *Pittwater Local Environmental Plan 2014*, *Warringah Local Environmental Plan 2011* or *Manly Local Environmental Plan 2013* provides that land may not be subdivided except with the consent of the Council. This includes subdivision by way of company title schemes. Persons considering purchasing property in the Northern Beaches local government area the subject of a company title scheme are advised to check that the land has been subdivided with the consent of the Council.

District Planning

Under the Greater Sydney Regional Plan – A Metropolis of Three Cities 2018, the Greater Sydney Commission sets a planning framework for a metropolis of three cities across Greater Sydney which reach across five Districts. Northern Beaches is located within the 'Eastern Harbour City' area and is in the North District which forms a large part of the Eastern Harbour City. The North District Plan sets out planning priorities and actions for the growth of the North District, including Northern Beaches. Northern Beaches Council's Local Strategic Planning Statement gives effect to the District Plan based on local characteristics and opportunities and Council's own priorities in the community. The Local Strategic Planning Statement came into effect on 26 March 2020.

Council Resolution To Amend Environmental Planning Instrument

The following instrument or resolution of Council proposes to vary the provisions of an environmental planning instrument, other than as referred to in the Planning Certificate – Part 2:

Planning Proposal - rezone deferred land within the Oxford Falls Valley & Belrose North area

Applies to land: Land within the B2 Oxford Falls Valley and C8 Belrose North localities of WLEP 2000 and land zoned E4 Environmental Living under WLEP 2011 at Cottage Point (Boundaries identified within the Planning Proposal)

Outline: Amends WLEP 2000 and WLEP 2011 to:

- Transfer the planning controls for land within the B2 Oxford Falls Valley and C8 Belrose North localities of WLEP 2000 into the best fit zones and land use controls under WLEP 2011
- Rezone the majority of the subject land to E3 Environmental Management under WLEP 2011
- Rezone smaller parcels of land to E4 Environmental Living, RU4 Primary Production Small Lots, SP2 Infrastructure, SP1 Special Activities, R5 Large Lot Residential and R2 Low Density Residential under WLEP 2011
- Include various parcels of land as having additional permitted uses under Schedule 1 of WLEP 2011

Council resolution: 24 February 2015

Additional Information Applying To The Land

Additional information, if any, relating to the land the subject of this certificate:

Geotechnical Planning Controls

Council is currently undertaking a study to review geotechnical planning controls across the Local Government Area. Information from a draft study indicates geotechnical considerations may affect a greater number of properties and may present an increased risk to properties than that shown on published hazard maps. Council's Development Engineering & Certification team can be contacted for further information.

General Information

Threatened Species

Many threatened species identified under the *Biodiversity Conservation Act 2016* (NSW) and Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) are found within the former Local Government Area of Warringah (now part of Northern Beaches). Council's Natural Environment unit can be contacted to determine whether any site specific information is available for this property. Records of threatened flora and fauna are also available from the NSW Office of Environment and Heritage's Atlas of NSW Wildlife database: <http://www.bionet.nsw.gov.au>

Potential threatened species could include:

(a) threatened species as described in the final determination of the scientific committee to list endangered and vulnerable species under Schedule 1 of the *Biodiversity Conservation Act 2016*, and/or

(b) one or more of the following threatened ecological communities as described in the final determination of the scientific committee to list the ecological communities under Schedule 2 of the *Biodiversity Conservation Act 2016*:

- Duffys Forest Ecological Community in the Sydney Basin Bioregion
- Swamp Sclerophyll Forest on Coastal Floodplain
- Coastal Saltmarsh of the Sydney Basin Bioregion
- Swamp Oak Floodplain Forest
- Bangalay Sand Forest of the Sydney Basin Bioregion
- Themeda grasslands on Seacliffs and Coastal Headlands
- Sydney Freshwater Wetlands in the Sydney Basin Bioregion
- Coastal Upland Swamp in the Sydney Basin Bioregion
- River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions

Bush fire

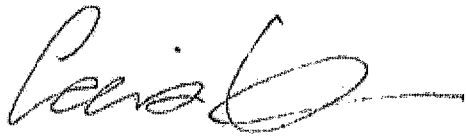
Certain development may require further consideration under section 79BA or section 91 of the Environmental Planning and Assessment Act 1979, and section 100B of the Rural Fires Act, 1997 with respect to bush fire matters. Contact NSW Rural Fire Service.

Aboriginal Heritage

Many Aboriginal objects are found within the Local Government Area. It is prudent for the purchaser of land to make an enquiry with the Office of Environment and Heritage as to whether any known Aboriginal objects are located on the subject land or whether the land has been declared as an Aboriginal place under the *National Parks and Wildlife Act 1974* (NSW). The carrying out of works may be prevented on land which is likely to significantly affect an Aboriginal object or Aboriginal place. For information relating to Aboriginal sites and objects across NSW, contact: Aboriginal Heritage Information Management System (AHIMS) on (02) 9585 6345 or email AHIMS@environment.nsw.gov.au. Alternatively visit <http://www.environment.nsw.gov.au/licences/AboriginalHeritageInformationManagementSystem.htm>.

Coastal Erosion

Information available to Council indicates coastal erosion may affect a greater number of properties and may present an increased risk to properties than that shown on published hazard maps of the Warringah coastline. Council's Natural Environment Unit can be contacted for further information.

A handwritten signature in black ink, appearing to read 'Louise Kerr', with a long horizontal flourish extending to the right.

Louise Kerr
Interim Chief Executive Officer
22/06/2023

Sewer Service Diagram

Application Number: 8002570969

METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

SEWERAGE SERVICE DIAGRAM COLEMAN

Municipality of *Warringah*

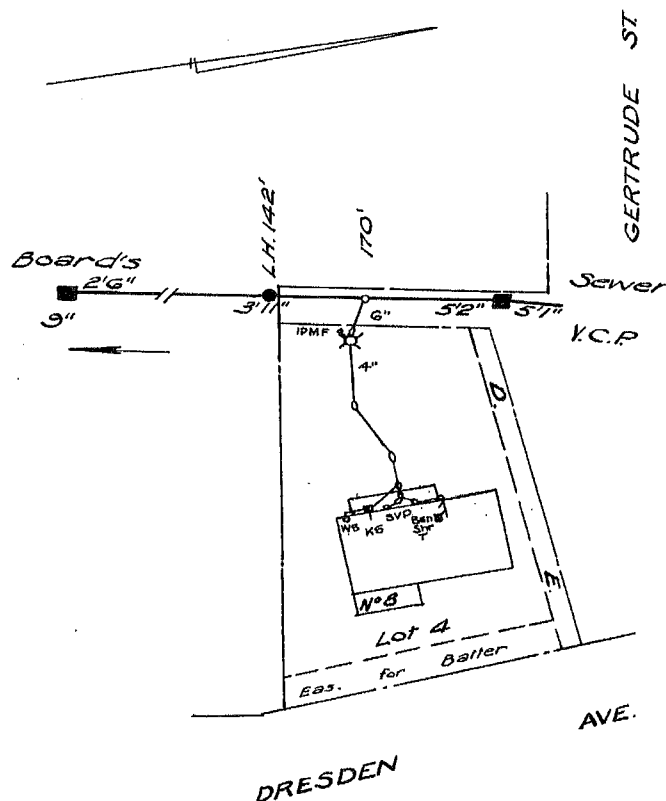
No. 565371

SYMBOLS AND ABBREVIATIONS					
<input checked="" type="checkbox"/> Boundary Trap	<input checked="" type="checkbox"/> R.V. Reflux Valve	I.P. Induct Pipe	Bsn. Basin		
<input checked="" type="checkbox"/> P.T. Grease Interceptor	<input checked="" type="checkbox"/> C.E. Cleaning Eye	M.F. Mica Flap	Shr. Shower		
<input checked="" type="checkbox"/> G.I. Gully	<input checked="" type="checkbox"/> V.P. Vertical Pipe	T. Tubs	W.I.P. Wrought Iron Pipe		
<input checked="" type="checkbox"/> P.T. P. Trap	<input checked="" type="checkbox"/> V.P. Vent. Pipe	K.S. Kitchen Sink	C.I.P. Cast Iron Pipe		
<input checked="" type="checkbox"/> R.S. Reflux Sink	<input checked="" type="checkbox"/> S.V.P. Soil Vent. Pipe	W.C. Water Closet	F.W. Floor Waste		
	<input checked="" type="checkbox"/> D.C.C. Down Cast Cowl	B.W. Bath Waste	W.M. Washing Machine		

Scale: 40 Feet To An Inch

SEWER AVAILABLE

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



RATE No. 3481 W.C.s. 2 U.C.s. 19

SHEET No. 3481

OFFICE USE ONLY

For Engineer House Services

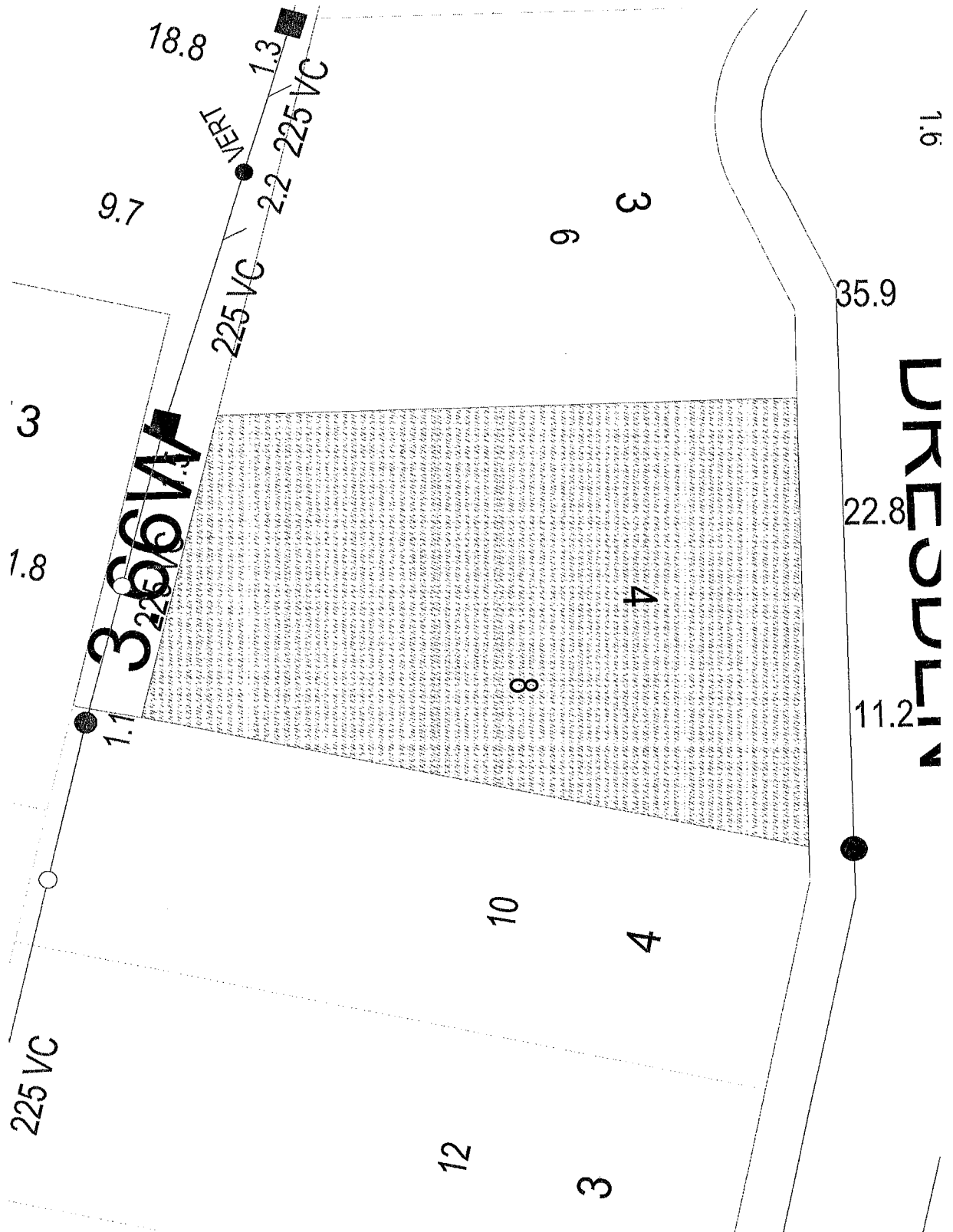
DRAINAGE			PLUMBING	
W.C.	Supervised by	Date	BRANCH OFFICE	Supervised by
Bth.	Inspector	/ /	Date	/ /
Shr.		Outfall	HL	
Bsn.		Drainer		
K.S.		Plumber		
T.	Chief Inspector	/ /	652' 124	
Pig.		/ /	1191 210	
Dge. Int.	Tracing Checked	/ /	Boundary Trap is/ required	
Dge. Ext.		/ /		

Document generated at 22-06-2023 12:12:04 PM

Disclaimer

The information in this diagram shows the private wastewater pipes on this property. It may not be accurate or to scale and may not show our pipes, structures or all property boundaries. If you'd like to see these, please buy a Service location print.

Service Location Print
Application Number: 8002570968



Document generated at 22-06-2023 12:11:59 PM

Disclaimer

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.

Asset Information

Legend

Sewer		Property Details	
Sewer Main (with flow arrow & size type text)	225 PVC	Boundary Line	
Disused Main		Easement Line	
Rising Main		House Number	
Maintenance Hole (with upstream depth to Invert)	1.7	Lot Number	
Sub-surface chamber		Proposed Land	
Maintenance Hole with Overflow chamber			
Ventshaft EDUCT			
Ventshaft INDUCT			
Property Connection Point (with chainage to downstream MH)	370		
Concrete Encased Section	Concrete Encased		
Terminal Maintenance Shaft	TMS		
Maintenance Shaft	MS		
Rodding Point	RP		
Lamphole			
Vertical	VERT		
Pumping Station	SP0882		
Sewer Rehabilitation			
Pressure Sewer		Water	
Pressure Sewer Main		WaterMain - Potable (with size type text)	200 PVC
Pump Unit (Alarm, Electrical Cable, Pump Unit)		Disconnected Main - Potable	
Property Valve Boundary Assembly		Proposed Main - Potable	
Stop Valve		Water Main - Recycled	
Reducer / Taper		Special Supply Conditions - Potable	
Flushing Point		Special Supply Conditions - Recycled	
		Restrained Joints - Potable	
		Restrained Joints - Recycled	
		Hydrant	
		Maintenance Hole	
		Stop Valve	
		Stop Valve with By-pass	
		Stop Valve with Tapers	
		Closed Stop Valve	
		Air Valve	
		Valve	
		Scour	
		Reducer / Taper	
		Vertical Bends	
		Reservoir	
		Recycled Water is shown as per Potable above. Colour as Indicated	
Vacuum Sewer		Private Mains	
Pressure Sewer Main		Potable Water Main	
Division Valve		Recycled Water Main	
Vacuum Chamber		Sewer Main	
Clean Out Point		Symbols for Private Mains shown grey	
Stormwater			
Stormwater Pipe			
Stormwater Channel			
Stormwater Gully			
Stormwater Maintenance Hole			

Disclaimer

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.

Pipe Types

ABS	Acrylonitrile Butadiene Styrene	AC	Asbestos Cement
BRICK	Brick	CI	Cast Iron
CICL	Cast Iron Cement Lined	CONC	Concrete
COPPER	Copper	DI	Ductile Iron
DICL	Ductile Iron Cement (mortar) Lined	DIPL	Ductile Iron Polymeric Lined
EW	Earthenware	FIBG	Fibreglass
FL BAR	Forged Locking Bar	GI	Galvanised Iron
GRP	Glass Reinforced Plastics	HDPE	High Density Polyethylene
MS	Mild Steel	MSCL	Mild Steel Cement Lined
PE	Polyethylene	PC	Polymer Concrete
PP	Polypropylene	PVC	Polyvinylchloride
PVC - M	Polyvinylchloride, Modified	PVC - O	Polyvinylchloride, Oriented
PVC - U	Polyvinylchloride, Unplasticised	RC	Reinforced Concrete
RC-PL	Reinforced Concrete Plastics Lined	S	Steel
SCL	Steel Cement (mortar) Lined	SCL IBL	Steel Cement Lined Internal Bitumen Lined
SGW	Salt Glazed Ware	SPL	Steel Polymeric Lined
SS	Stainless Steel	STONE	Stone
VC	Vitrified Clay	WI	Wrought Iron
WS	Woodstave		

Further Information

Please consult the Dial Before You Dig enquiries page on the Sydney Water website.

For general enquiries please call the Customer Contact Centre on 132 092

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)

Disclaimer

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.



NSW SWIMMING POOL REGISTER

Certificate of Registration

Section 30C – Swimming Pools Act 1992

Pool No:	0b321b13
Property Address:	8 DRESDEN AVENUE BEACON HILL
Date of Registration:	28 April 2015
Type of Pool:	An outdoor pool that is not portable or inflatable
Description of Pool:	Above ground

The swimming pool at the above premises has been registered in accordance with Section 30B of the *Swimming Pools Act 1992*.

The issue of this certificate does not negate the need for regular maintenance of the pool.

Please remember:

- Children should be supervised by an adult at all times when using your pool
- Regular pool barrier maintenance
- Pool gates must be closed at all times
- Don't place climbable articles against your pool barrier
- Remove toys from the pool area after use

You may be required to obtain a Pool Compliance Certificate before you lease or sell your property. Contact your council for further information.

This is NOT a Certificate of Compliance



NSW SWIMMING POOL REGISTER

Certificate of Compliance

Section 22D – Swimming Pools Act 1992

Pool No:	0b321b13
Property Address:	8 DRESDEN AVENUE BEACON HILL
Expiry Date:	26 July 2026
Issuing Authority:	Jennifer Elaine Rose - Registered Certifier - bdc2862

Complied with AS1926.1 (2012).

The swimming pool at the above property complies with Part 2 of the *Swimming Pools Act 1992*. The issue of this certificate does not negate the need for regular maintenance of the swimming pool barrier to ensure it is compliant with the *Swimming Pools Act 1992*.

This certificate ceases to be valid if a direction is issued pursuant to Section 23 of the *Swimming Pools Act 1992*.

The swimming pool at the above property is not required to be inspected under the inspection program of the local authority while this certificate of compliance remains valid pursuant to Section 22B(3) of the *Swimming Pools Act 1992*.

Please remember:

- Children should be supervised by an adult at all times when using your pool
- Regular pool barrier maintenance
- Pool gates must be closed at all times
- Don't place climbable articles against your pool barrier
- Remove toys from the pool area after use



Revenue

Enquiry ID 3953233
Agent ID 81429403
Issue Date 27 Jul 2023
Correspondence ID 1769290964
Your reference 2023301

INFOTRACK PTY LIMITED
GPO Box 4029
SYDNEY NSW 2001

Land Tax Certificate under section 47 of the *Land Tax Management Act, 1956*.

Property Tax status Certificate under section 49 of the *Property Tax (First Home Buyer Choice) Act, 2022*.

This information is based on data held by Revenue NSW.

Land ID	Land address	Taxable land value	Property Tax Status
D204723/4	8 DRESDEN AVE BEACON HILL 2100	\$1 043 000	Not Opted In

There is **no land tax** (including surcharge land tax) charged on the land up to and including the 2023 tax year.

If the property is opted in, the owner of the land will need to arrange for the charge to be removed. Please call us on 1300 135 195.

Yours sincerely,

Scott Johnston
Chief Commissioner of State Revenue

Important information

Who is protected by a clearance certificate?

A clearance certificate states whether there is any land tax (including surcharge land tax) owing on a property. The certificate protects a purchaser from outstanding land tax liability by a previous owner, however it does not provide protection to the owner of the land.

When is a certificate clear from land tax?

A certificate may be issued as 'clear' if:

- the land is not liable or is exempt from land tax
- the land tax has been paid
- Revenue NSW is satisfied payment of the tax is not at risk, or
- the owner of the land failed to lodge a land tax return when it was due, and the liability was not detected at the time the certificate was issued.

Note: A clear certificate does not mean that land tax was not payable, or that there is no land tax adjustment to be made on settlement if the contract for sale allows for it.

When is a certificate not clear from land tax?

Under section 47 of the *Land Tax Management Act 1956*, land tax is a charge on land owned in NSW at midnight on 31 December of each year. The charge applies from the taxing date and does not depend on the issue of a land tax assessment notice. Land tax is an annual tax so a new charge may occur on the taxing date each year.

How do I clear a certificate?

A charge is removed for this property when the outstanding land tax amount is processed and paid in full. Payment can be made during settlement via an accepted Electronic Lodgement Network or at an approved settlement room.

To determine the land tax amount payable, you must use one of the following approved supporting documents:

- Current year land tax assessment notice. This can only be used if the settlement date is no later than the first instalment date listed on the notice. If payment is made after this date interest may apply.
- Clearance quote or settlement letter which shows the amount to clear.

The charge on the land will be considered removed upon payment of the amount shown on these documents

How do I get an updated certificate?

A certificate can be updated by re-processing the certificate through your Client Service Provider (CSP), or online at www.revenue.nsw.gov.au/taxes/land/clearance.

Please allow sufficient time for any payment to be processed prior to requesting a new version of the clearance certificate.

Land value, tax rates and thresholds

The taxable land value shown on the clearance certificate is the value used by Revenue NSW when assessing land tax. Details on land tax rates and thresholds are available at www.revenue.nsw.gov.au.

Contact details



Read more about Land Tax and use our online service at www.revenue.nsw.gov.au



1300 139 816*



Phone enquiries

8:30 am - 5:00 pm, Mon. to Fri.

* Overseas customers call +61 2 7808 6906
Help in community languages is available.



MS JAYNETTE N COLEMAN
8 DRESDEN AVENUE
BEACON HILL NSW 2100

Our reference: 7139724318234

Phone: 13 28 66

21 June 2023

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello JAYNETTE,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2410797402487
Vendor name	JAYNETTE NOELINE COLEMAN
Clearance Certificate Period	21 June 2023 to 21 June 2024

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,
Emma Rosenzweig
Deputy Commissioner of Taxation

NEED HELP

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

CONTACT US

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00am and 5:00pm Australian Eastern Standard time, Monday to Friday.