

**4 Release of Bank Guarantee**

If:

- (a) the Developer has satisfied all of its obligations under this deed secured by a Bank Guarantee; and
- (b) the whole of the monies secured by the Bank Guarantee have not been expended and the monies accounted for in accordance with clause 3 of this Schedule 5,

then the Minister will promptly return the Bank Guarantee (less any costs, charges, duties and taxes payable), or the remainder of the monies secured by the Bank Guarantee (as the case may be), to the Developer.

## SCHEDULE 6

### Definition of Net Developable Area (Schedule 4, clauses 1 and 2)

1. The net developable area of a part of the Land (*the net developable area for the proposed subdivision*) is the area of land, in hectares, shown on the proposed plan of subdivision (that is, the area to which the relevant application for a subdivision certificate for that part of the Land relates), subject to the other provisions of this Schedule 6.
2. The net developable area does not include the area of any land that the proposed subdivision reserves, dedicates or otherwise sets aside as, or for the purpose of, any of the following:
  - (a) school,
  - (b) TAFE establishment,
  - (c) emergency services facility,
  - (d) health services facility owned or operated by a public authority,
  - (e) golf course,
  - (f) passenger transport facility,
  - (g) place of public worship,
  - (h) public open space, including a public reserve (within the meaning of the Local Government Act 1993),
  - (i) drainage reserve (within the meaning of the Local Government Act 1993),
  - (j) public utility undertaking,
  - (k) bus depot,
  - (l) recreation area,
  - (m) cemetery (within the meaning of the Cemeteries and Crematoria Act 2013),
  - (n) public roads,
  - (o) public amenities or public services, in connection with which development contributions have been imposed under section 94 or section 94A of the Act or may be imposed in accordance with a contributions plan approved under section 94EA of the Act.
3. The following areas of land are not to be included in the calculation of the net developable area for the proposed subdivision:
  - (a) any area of land that is at or below the level of a 1:100 ARI (average recurrent interval) flood event, if the Secretary is satisfied that the area is unsuitable for developing for the purposes of the subdivision by virtue of it being at or below that level,
  - (b) any area of land that is identified as public open space in a development control plan or in a contributions plan approved under section 94EA of the Act,
  - (c) any area of land that is within Zone E2 Environmental Conservation,

- (d) any area of land within the curtilage of a building listed on the State Heritage Register,
  - (e) any area of land this is within an asset protection zone:
    - (i) that is specified in a bush fire safety authority issued under the Rural Fires Act 1997, or
    - (ii) that is required to be established by the development consent relating to the subdivision,if the Secretary is satisfied that the area is unsuitable for developing for the purposes of the subdivision by virtue of it being within that zone,
  - (f) an area of land that is subject to an easement in favour of a public utility undertaking for the purpose of the supply of the utility service to the public as shown on the title to that land or as confirmed in writing by the public utility undertaking, if the Secretary is satisfied the that the area is unsuitable for developing for the purposes of the subdivision by virtue of the easement,
  - (g) any area of land that is within a public transport corridor (other than a road corridor) as shown on a Land Zoning Map for the purposes of an environmental planning instrument or a development control plan made under the Act, if the Secretary is satisfied that the area is unsuitable for development for the purposes of the subdivision by virtue of it being within the public transport corridor.
4. The net developable area does not include the area of any lot in the proposed plan of subdivision that may be further subdivided (other than under a strata scheme) in accordance with the development consent relating to the subdivision.
5. The net developable area does not include the area of any lot in the proposed plan of subdivision that the Secretary has determined (in writing), at the Secretary's discretion and having regard to the relevant planning controls, will be further subdivided (other than under a strata scheme) in accordance with a future development consent for the purpose of the orderly development of the land for urban purposes in the future.
6. If a proposed lot contains an existing lawful habitable dwelling (being a dwelling that lawfully existed on the proposed lot at the date this Deed commences) and:
- (a) is no more than 0.1 hectare, the net developable area does not include the area of the lot, or
  - (b) is more than 0.1 hectare in area, the net developable area is reduced by 0.1 hectare.
7. If a proposed lot is wholly within Zone E3 Environmental Management, Zone E4 Environmental Living or Zone R5 Large Lot Residential and is more than 0.1 hectare, that lot is taken to be 0.1 hectare for the purpose of calculating the net developable area for the proposed subdivision.
8. The parties agree that the Secretary may make any determination required to be made for the purpose of calculating the net developable area for the proposed subdivision in accordance with this clause and, for that purpose, may have regard to any information available at the time, such as construction plans and any measurements made by a registered surveyor of the land concerned.

9. In this Schedule 6, the following words or expressions have the same meanings as they have in the Standard Instrument (that is, the standard instrument for a principal local environmental plan prescribed by the Standard Instrument (Local Environmental Plans) Order 2006):
- (a) emergency services facility,
  - (b) health services facility,
  - (c) passenger transport facility,
  - (d) place of public worship,
  - (e) public utility undertaking,
  - (f) recreation area,
  - (g) school.
10. In this Schedule, a reference to:
- (a) a land use zone is a reference to a land use zone specified in the Standard Instrument and to a land use zone that is equivalent to any such land use zone, and
  - (b) curtilage of a building listed on the State Heritage Register is a reference to the curtilage of that building, or the site of that building, as specified or described in the listing of the building on the State Heritage Register kept under Part 3A of the Heritage Act 1977, and
  - (c) a "strata scheme" means a reference to a strata scheme as that term is defined in the Strata Scheme (Freehold Development) Act 1973 or a leasehold strata scheme as that term is defined in the Strata Scheme (Leasehold Development) Act 1986.

**EXECUTED** as a deed

**Signed sealed and delivered** for and on  
behalf of the **Minister for Planning** in the  
presence of:

  
.....  
Signature of Witness

  
.....  
Signature of the delegate

MARY-ROSE GAYNOR  
.....  
Name of Witness in full

BRENDA NELSON  
.....  
Name of the delegate

**Signed sealed and delivered by Grange  
Estates (NSW) Pty Limited (ACN 079 624  
909)** in accordance with section 127 of the  
Corporations Act 2001 (Cth):

  
.....  
Signature of Director

  
.....  
Signature of Director/Secretary

TREVOR CHARLES FUNNETT  
.....  
Name of Director

DARREN BRUCE PARNSON  
.....  
Name of Director/Secretary

**Signed sealed and delivered by Geoffrey  
Michael Thompson** in the presence of:

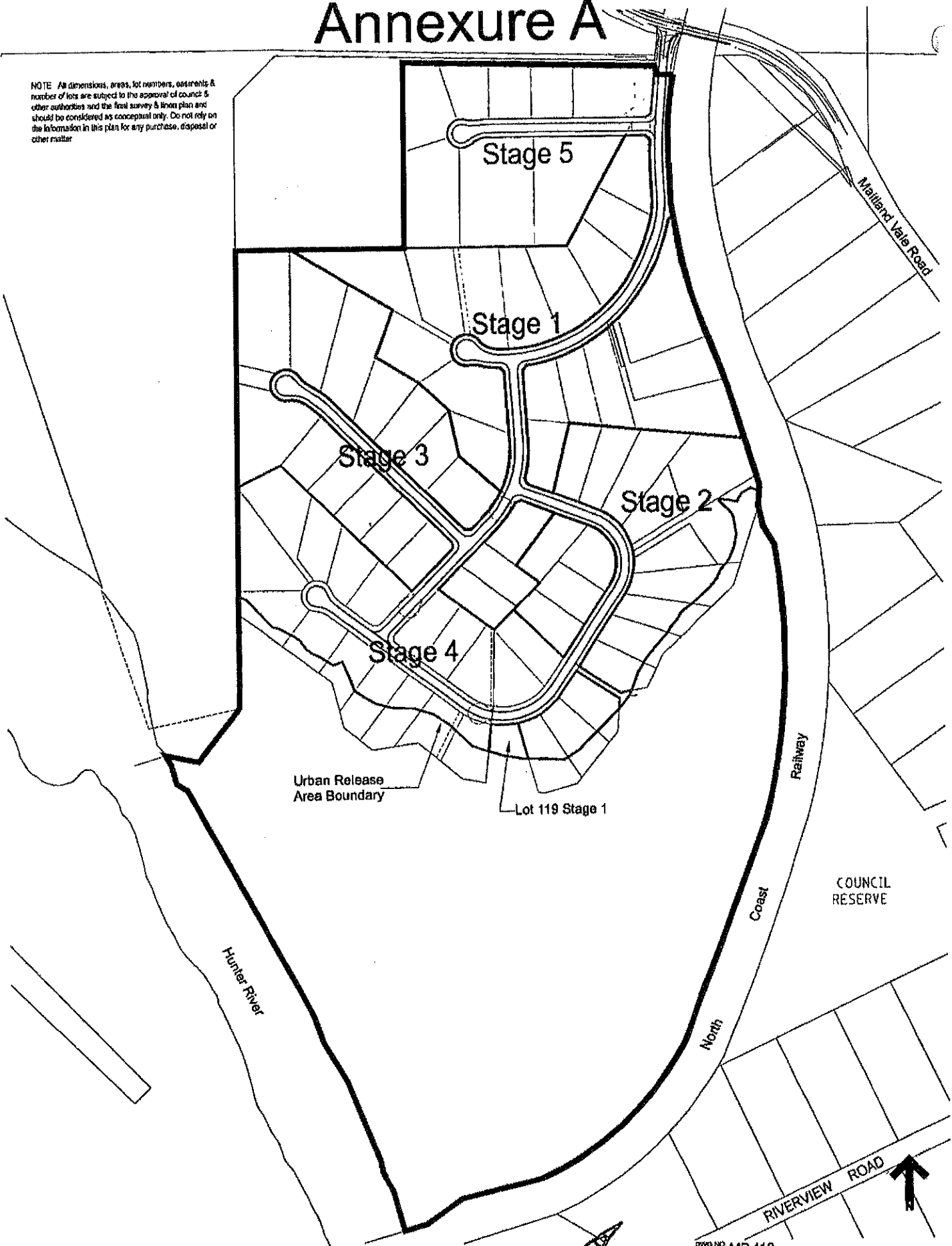
  
.....  
Signature of Witness

  
.....  
Signature

Mitchell Killen  
.....  
Name of Witness in full

# Annexure A

NOTE: All dimensions, areas, lot numbers, easements & number of lots are subject to the approval of council & other authorities and the final survey & lines plan and should be considered as conceptual only. Do not rely on the information in this plan for any purchase, disposal or other matter



CLIENT: Grange Estate (NSW) Pty Ltd

PROJECT: Mt Harris Road, Mt Harris Lot 1 & 4 DP 813858 Mt Harris Road Bolwarra Heights

TITLE: Annexure A Staging Plan

DWG NO: MP 110

DATE: 01/03/2016

SCALE: 1:1500 @ A1

JOB NO: 14002

REV: C

**hdb**

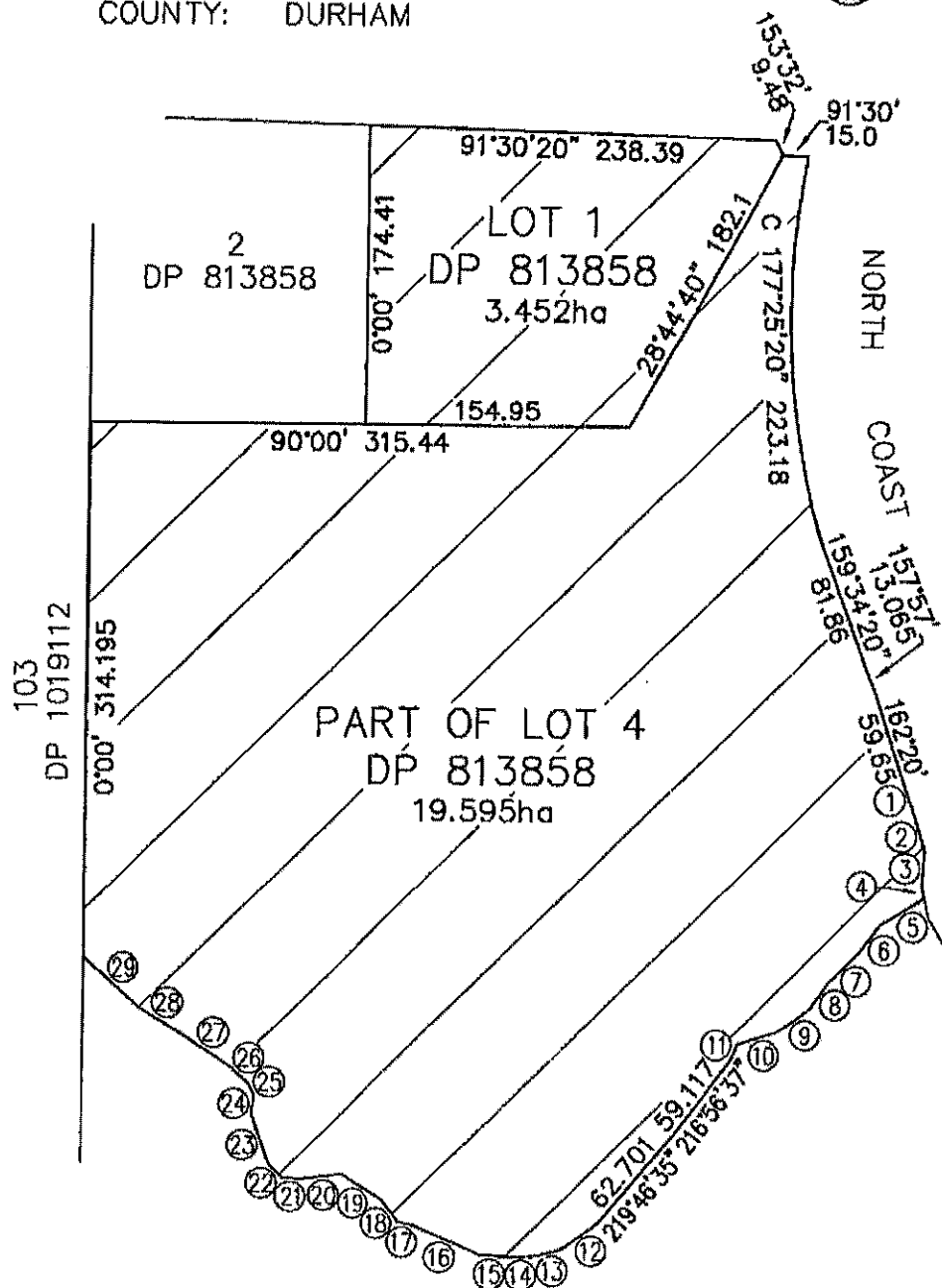
Planning & Design & Development

PO Box 493 Sydney NSW 1585  
Tel: 02 9550 1000 Fax: 02 9550 1001  
Toll Free 1800 000 000 E: info@hdb.com.au

PAGE 36 OF 37 PAGES

ANNEXURE 'B'  
PLAN OF LOT 1 AND PART OF LOT 4 DP 813858

LGA: MAITLAND  
LOCALITY: BOLWARRA  
PARISH: MIDDLEHOPE  
COUNTY: DURHAM



SHORT LINE TABLE	
①	159°35' 14.0
②	163°06' 25.27
③	184°34' 20.51
④	167°15' 7.065
⑤	237°40'09" 30.537
⑥	217°21'16" 20.192
⑦	225°35'16" 25.59
⑧	214°21'36" 18.415
⑨	233°51'02" 23.876
⑩	252°43'12" 24.959
⑪	201°40'28" 11.232
⑫	234°05'09" 26.55
⑬	255°20'25" 17.878
⑭	269°17'02" 13.763
⑮	274°01'36" 16.486
⑯	293°32'51" 41.602
⑰	280°41'11" 9.352
⑱	322°24'03" 16.873
⑲	301°02'45" 27.971
⑳	263°00'25" 24.489
㉑	274°30'09" 10.598
㉒	314°06'52" 10.784
㉓	340°40'44" 31.262
㉔	7°56'44" 10.859
㉕	335°21'57" 7.108
㉖	312°08'59" 14.986
㉗	303°07'32" 36.914
㉘	302°33'24" 27.231
㉙	311°42'18" 43.072

I, Geoffrey Allan Gollidge  
of PO Box 132 Maitland, NSW 2320  
A Surveyor Registered under the  
Surveying and Spatial Information Act 2002.  
Certify that this plan is accurate

SCALE 1:4000

Registered Surveyor

9/12/2015  
Date

109.14  
Reference

FILM WITH

AK 930924

**sparke**  
**HELMORE**  
LAWYERS

2 December 2016

The Registrar General  
Land and Property Information  
Queens Square  
Sydney NSW 2000

Dear Sir

**Ausgrid acquisition of easement from Grange Estates (NSW) Pty Limited**  
**Property: 3 Mount Harris Drive, Maitland**  
**Caveat No.: AK456684**  
**Our ref: HEM/AUS096-00871**

We act for Ausgrid and on behalf of Ausgrid lodged caveat AK456684 to protect Ausgrid's interest under a Deed of Agreement for Easement.

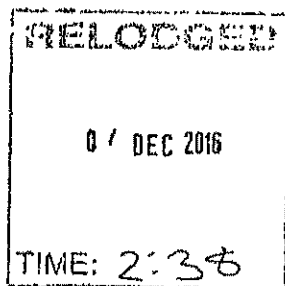
We are instructed to consent to the registration of a Request to record a voluntary planning agreement over the land in Folios 1/813858 and 4/813858.

If you require any additional information let us know.

Yours faithfully

Contact:  
Helen Murray, Special Counsel  
t: +61 2 4924 7228  
e: helen.murray@sparke.com.au

Chairman & Partner responsible:  
Mark Hickey  
e: mark.hickey@sparke.com.au



Newcastle  
Sparke Helmore Building, Level 7, 28 Honeysuckle Dr, Newcastle NSW 2300  
PO Box 812, Newcastle NSW 2300  
t: +61 2 4924 7200 | f: +61 2 4924 7299 | DX 7829 Newcastle | www.sparke.com.au  
adelaide | brisbane | canberra | melbourne | newcastle | perth | sydney | upper hunter

HEMMHT\53585273\2



PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION

aplan Sheet 1 of 5 sheets

- APZ POSITIVE COVENANT (ASSET PROTECTION ZONE 10 WIDE) (No. 7)  
A. EASEMENT FOR WATER SUPPLY 4 WIDE (DP 1104611). (No. 1)  
B. BUILDING ENVELOPE.  
C. EASEMENT FOR RAILWAY PURPOSES MS.3769 MO.  
(GAT 23.11.1934, P.O. 4169)  
D. EASEMENT TO DRAIN WATER 5 WIDE AND VARIABLE  
DE EASEMENT TO DRAIN WATER 4 WIDE (DP 813858).  
E. EASEMENT FOR WATER SUPPLY 4 WIDE (DP 813858).  
F. RIGHT OF FOOTWAY 5 WIDE AND VARIABLE WIDTH.  
G. EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE.  
H. EASEMENT FOR WASTE WATER PUMPING STATION 6 WIDE & VARIABLE.  
I. EASEMENT FOR PIPELINE 4 WIDE.  
J. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.3 WIDE.  
K. EASEMENT FOR SERVICES 6 WIDE.  
L. RIGHT OF CARRIAGEWAY 2 WIDE.  
M. EASEMENT FOR TRANSMISSION LINE 10 WIDE & VARIABLE  
(DP 813858).  
N. EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE. (No. 7)  
O. RESTRICTION ON THE USE OF LAND. (No. 19)

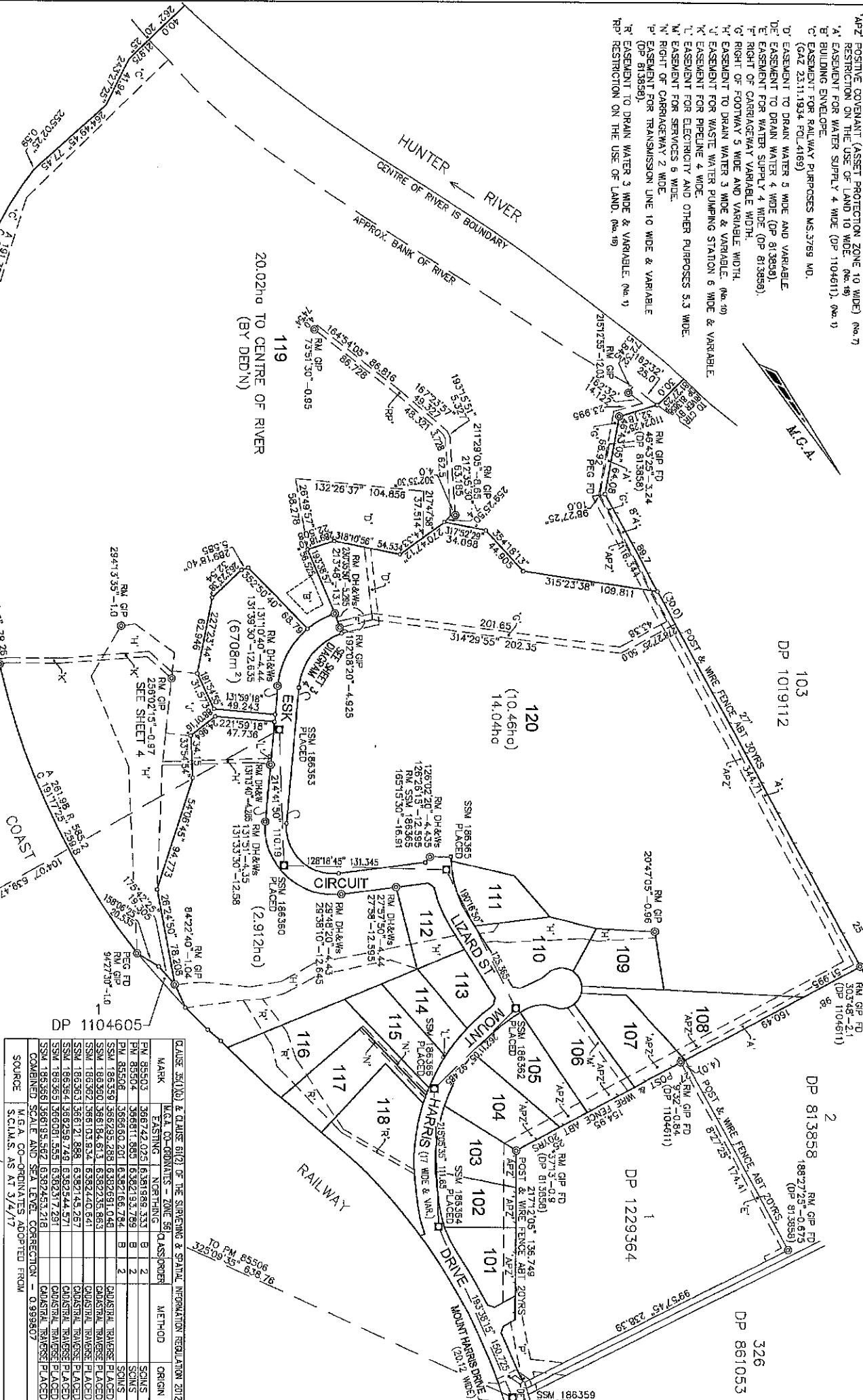


TABLE 35(1)(b) & TABLE 6(12) OF THE SURVEYING & SPATIAL INFORMATION REGULATION 2012			
MARK	WGA CO-ORDINATES - ZONE 58	CLASS ORDER	METHOD
PM 85503	366742.025 636198.533	B 2	SONGS
PM 85504	366811.885 636219.789	B 2	SONGS
PM 85506	366660.201 636216.784	B 2	SONGS
SSM 186358	366629.289 636251.041		PLACED
SSM 186360	366194.613 636223.563		PLACED
SSM 186362	366194.613 636223.563		PLACED
SSM 186363	366121.888 636214.527		PLACED
SSM 186364	366258.749 636244.571		PLACED
SSM 186365	366081.555 636237.291		PLACED
SSM 186366	366195.562 636245.218		PLACED
COMBINED SCALE AND SEA LEVEL CORRECTION - 0.939607			
SOURCE: WGA CO-ORDINATES ADOPTED FROM SCHEMATIC AS AT 3/4/17			

Surveyor: GEOFFREY ALAN GOLLOUSE  
Date of Survey: 2/4/17  
Surveyor's Ref: 33925 (ADDITIONAL SHEETS)

PLAN OF SUBDIVISION OF LOT 2 DP 123384

LGA: MATTALAND  
Locality: MATTALAND VALE  
Subdivision No: 111824  
Lengths are in metres. Reduction Ratio 1:2000

Registered  
01.08.2017

DP1234656

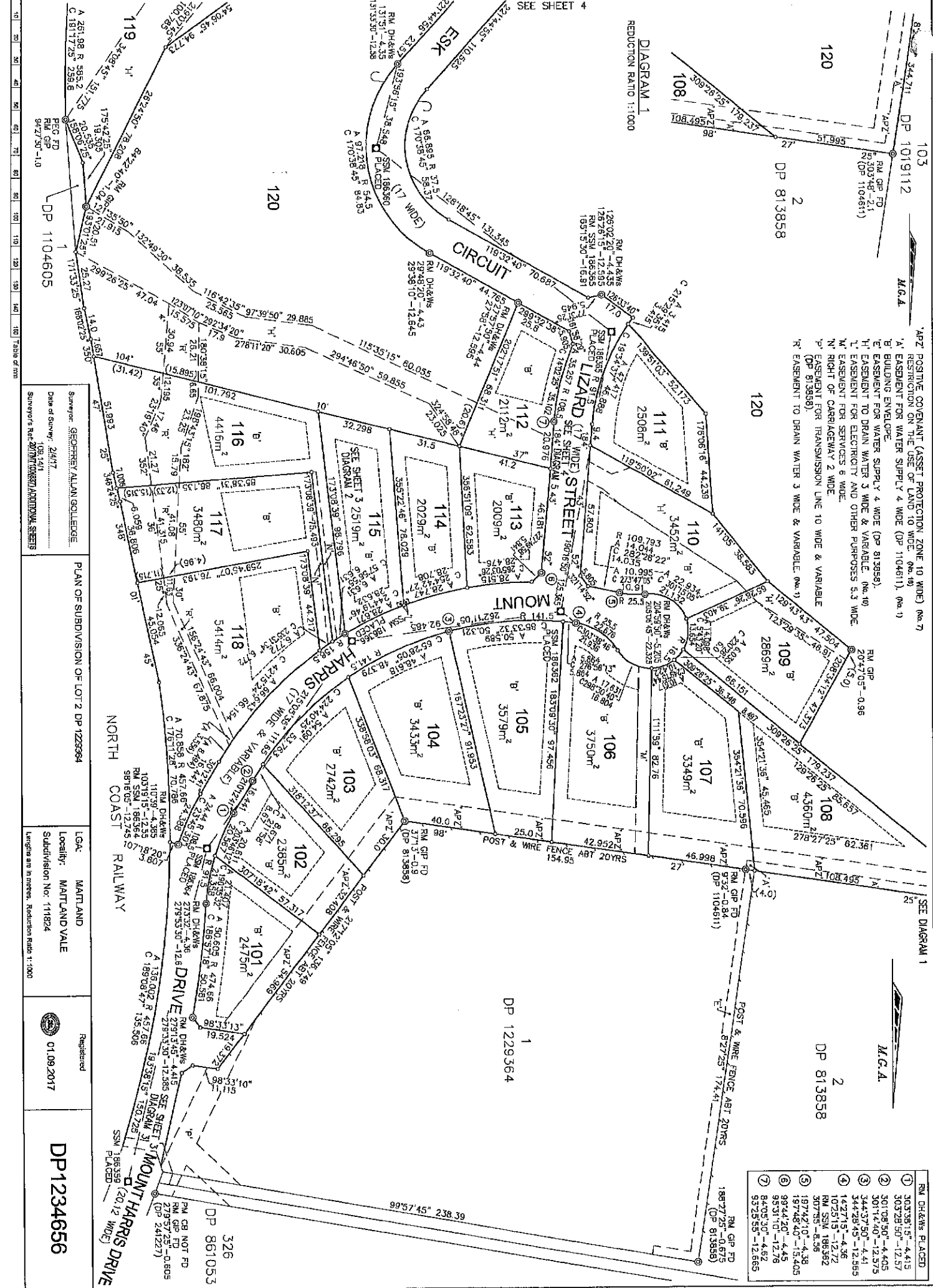
PM 85506 FD  
279°41'16" 154.098 MGA CALC 'B' PM 85504 FD  
154°05' SURVEY (EST.)

PM 85503 FD  
159°4'43" 185.445 MGA CALC (EST.)  
159°4'36" 185.444 SURVEY (EST.)

PLAN FORM 2 (A2)

WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION

Sheet 2 of 5 sheets



RM D&MS PLACED	
1	30338157-4.415
2	30328507-12.57
3	30108507-4.405
4	30114407-12.575
5	34428457-12.565
6	1427157-4.36
7	1025157-12.72
8	RM SSM 186362
9	30735-E-56
10	19742107-4.38
11	19742107-4.38
12	9531107-12.76
13	8405107-4.82
14	9323537-12.665

Surveyor: GEOFFREY ALAN GOLLEGE  
Date of Survey: 24/07/2017  
Subdivision No: 111824  
Lengths are in metres. Reduction Ratio: 1:1000

PLAN OF SUBDIVISION OF LOT 2 DP 1229364

Locality: MANTLAND  
Subdivision No: 111824  
Registered  
01.09.2017

DP1234656

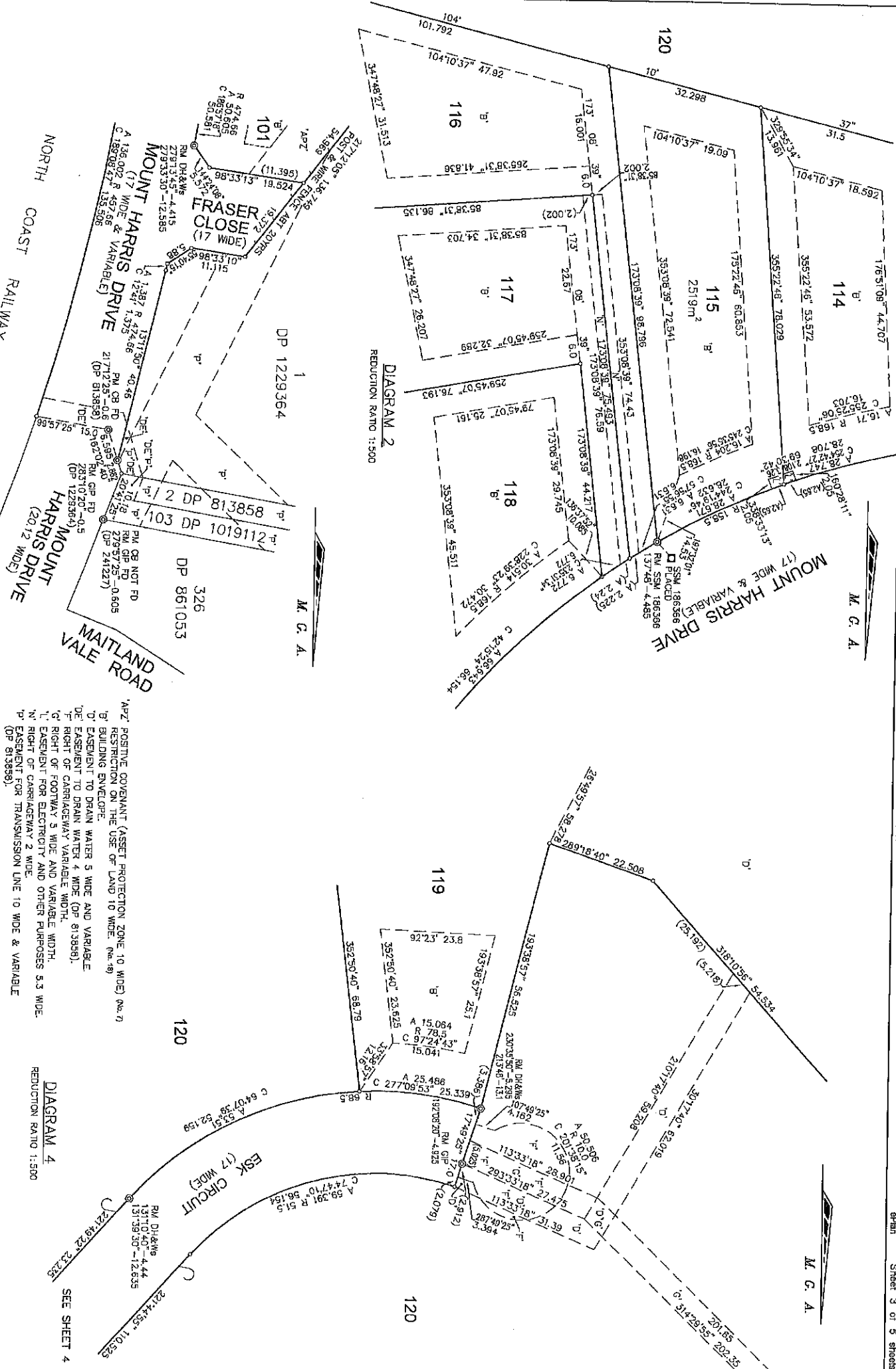


DIAGRAM 3

REDUCTION RATIO 1:500

Surveyor: GEORGEY ALLAN GOLLEGE  
Date of Survey: 2/4/17  
109 141

PLAN OF SUBDIVISION OF LOT 2 DP 122836-

LGA: MAITLAND

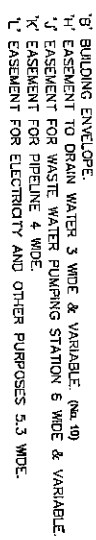
Locality: MAITLAND VALE


Lengths are in metres. Reduction Ratio 1:500

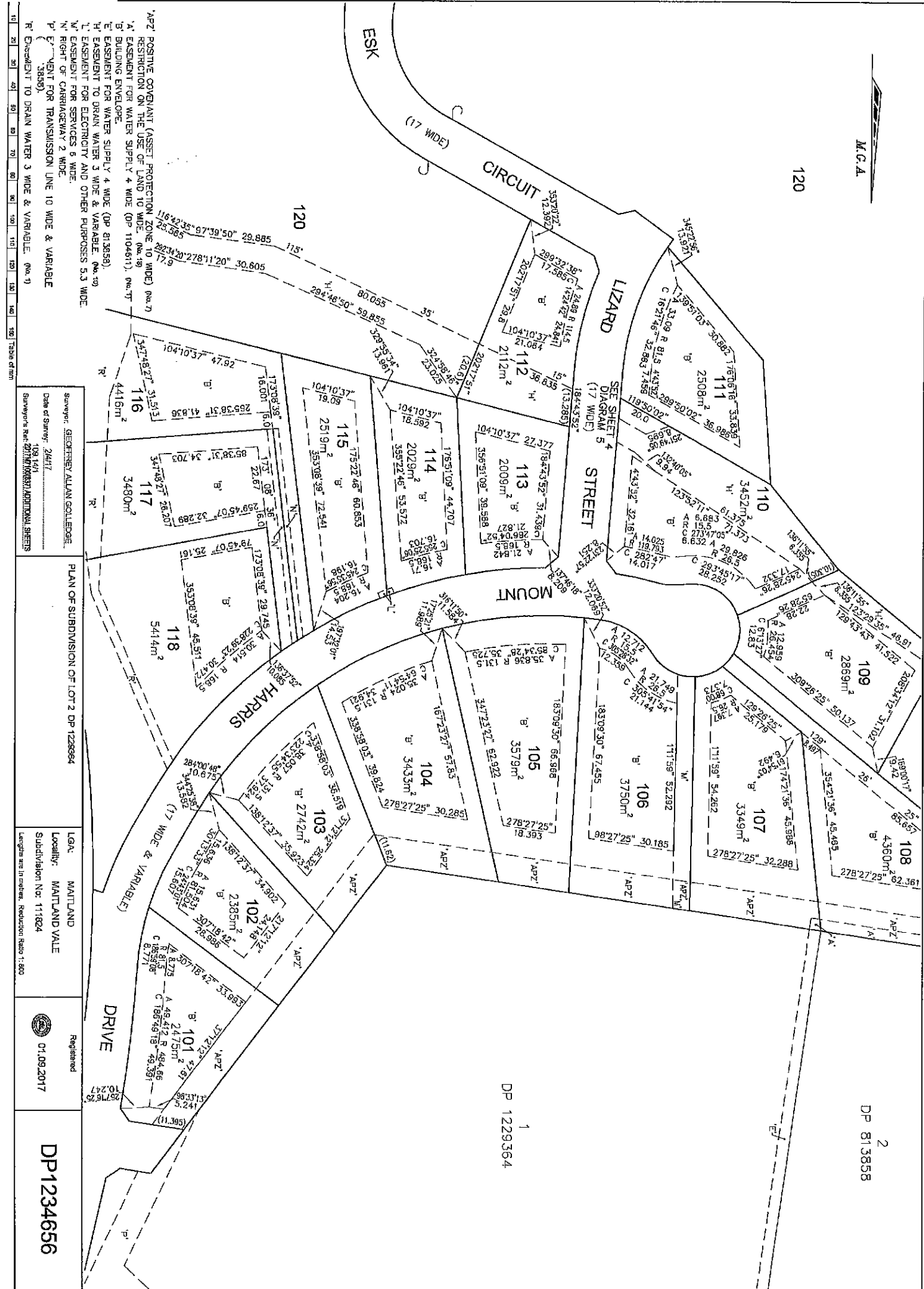
## Regulation

01.09.2017

DP1234656



Surveyor: <b>GEORGEY ALAN GOLLDFE</b> Date of Survey: <b>21/07/17</b> Surveyor's Ref: <b>2017/003870</b> ADDITIONAL SHEETS	<b>PLAN OF SUBDIVISION OF LOT 2 DP 1233664</b>	LGA: <b>MAITLAND</b> Locality: <b>MAITLAND VALE</b> Subdivision No: <b>111824</b> 1 centimetre = 100 metres Reduction Ratio 1:500	Registered <b>01.09.2017</b> 	<b>DP1234656</b>
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PLAN FORM 6 (2012) Warning: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1.1 of 5.1 sheet(s)

Office Use only

Office Use only

Registered:  01.09.2017

Title System: TORRENS

Purpose: SUBDIVISION

DP1234656

PLAN OF SUBDIVISION OF LOT 2  
DP 1229364

LGA: MAITLAND  
Locality: MAITLAND VALE  
Parish: MIDDLEHOPE  
County: DURHAM

Crown Lands NSW/Western Lands Office Approval

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

Signature: .....

Date: .....

File Number: .....

Office: .....

Survey Certificate

I, GEOFFREY ALLAN GOLLEDGE  
of PO Box 132, MAITLAND NSW 2320  
a surveyor registered under the *Surveying and Spatial Information  
Act 2002*, certify that:

\*(a) The land shown in the plan was surveyed in accordance with  
the *Surveying and Spatial Information Regulation 2012*. is

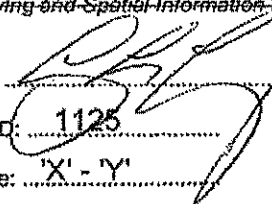
accurate and the survey was completed on 2/4/17

\*(b) The part of the land shown in the plan (~~being~~ excluding ~~the~~.....)

was surveyed in accordance with the *Surveying and Spatial  
Information Regulation 2012*, is accurate and the survey was

completed on, ..... the part not surveyed was compiled  
in accordance with that Regulation.

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

Signature:  Dated: 3/4/17

Surveyor ID: 1125

Datum Line: 'X' - 'Y'

Type: Urban Rural

The terrain is 'Level-Undulating' / 'Steep-Mountainous'.

\*Strike through if inapplicable.

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

Subdivision Certificate

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

Signature:  .....

Accreditation number: .....

Consent Authority: Maitland City Council

Date of endorsement: 1.8.17

Subdivision Certificate number: 111824

File number: DA11 1824

\*Strike through if inapplicable.

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

IT IS INTENDED TO DEDICATE MOUNT HARRIS DRIVE  
TO THE PUBLIC AS PUBLIC ROAD SUBJECT TO AN  
EXISTING EASEMENT TO DRAIN WATER 4 WIDE VIDE  
DP 813858.

IT IS INTENDED TO DEDICATE LIZARD STREET, ESK  
CIRCUIT AND FRASER CLOSE TO THE PUBLIC AS  
PUBLIC ROADS.

Plans used in the preparation of survey/compilation.

DP 813858  
DP 1229364

If space is insufficient continue on PLAN FORM 6A

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

Surveyor's Reference: 109.14/1 "2017m7100(837)  
Additional sheets"

PLAN FORM 6A (2012) Warning: Creasing or folding will lead to rejection

ePlan

# DEPOSITED PLAN ADMINISTRATION SHEET

Sheet .2. of .5. sheets

Registered:  01.09.2017

Office Use only

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PLAN OF SUBDIVISION OF LOT 2  
 DP 1229364

## DP1234656

Subdivision Certificate number: 111824  
 Date of Endorsement: 1.8.17

This sheet is for the provision of the following information as required:  
 • A Schedule of lots and addressess - See 60(c) *SSI Regulation 2012*  
 • Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*.  
 • Signatures and seals - see 195D *Conveyancing Act 1919*.  
 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
101	12	MOUNT HARRIS	DRIVE	MAITLAND VALE
102	14	MOUNT HARRIS	DRIVE	MAITLAND VALE
103	16	MOUNT HARRIS	DRIVE	MAITLAND VALE
104	18	MOUNT HARRIS	DRIVE	MAITLAND VALE
105	20	MOUNT HARRIS	DRIVE	MAITLAND VALE
106	22	MOUNT HARRIS	DRIVE	MAITLAND VALE
107	24	MOUNT HARRIS	DRIVE	MAITLAND VALE
108	26	MOUNT HARRIS	DRIVE	MAITLAND VALE
109	15	MOUNT HARRIS	DRIVE	MAITLAND VALE
110	13/2	MOUNT HARRIS DRIVE / LIZARD STREET		MAITLAND VALE
111	4	LIZARD STREET		MAITLAND VALE
112	3/1	LIZARD STREET / ESK CIRCUIT		MAITLAND VALE
113	1/11	LIZARD STREET / MOUNT HARRIS DRIVE		MAITLAND VALE
114	9	MOUNT HARRIS	DRIVE	MAITLAND VALE
115	7	MOUNT HARRIS	DRIVE	MAITLAND VALE
116	5	MOUNT HARRIS	DRIVE	MAITLAND VALE
117	3	MOUNT HARRIS	DRIVE	MAITLAND VALE
118	1	MOUNT HARRIS	DRIVE	MAITLAND VALE
119	3	ESK	CIRCUIT	MAITLAND VALE
120	N/A	ESK	CIRCUIT	MAITLAND VALE

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE: -

18) RESTRICTION ON THE USE OF LAND 10 WIDE ('APZ')  
 19) POSITIVE COVENANT

- 1) EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE ('R')
- 2) RESTRICTION ON THE USE OF LAND
- 3) RESTRICTION ON THE USE OF LAND
- 4) RESTRICTION ON THE USE OF LAND
- 5) RESTRICTION ON THE USE OF LAND
- 6) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.3 WIDE ('L')
- 7) POSITIVE COVENANT ('APZ')
- 8) EASEMENT FOR WASTE WATER PUMPING STATION 6 WIDE & VARIABLE ('J')
- 9) EASEMENT FOR PIPELINE 4 WIDE ('K')
- 10) EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE ('H')
- 11) EASEMENT TO DRAIN WATER 5 WIDE AND VARIABLE ('D')
- 12) RIGHT OF FOOTWAY 5 WIDE AND VARIABLE WIDTH ('G')
- 13) EASEMENT FOR SERVICES 6 WIDE ('M')
- 14) RIGHT OF CARRIAGEWAY 2 WIDE ('N')
- 15) RIGHT OF CARRIAGEWAY VARIABLE WIDTH ('F')
- 16) RESTRICTION ON THE USE OF LAND ('RP')
- 17) RESTRICTION ON THE USE OF LAND

IT IS INTENDED TO RELEASE: -

- 1) EASEMENT FOR TRANSMISSION LINE, 10 WIDE & VARIABLE ('V') (DP 813858)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 109.14/1

"2017m7100(837)Additional Sheets"

PLAN FORM 6A (2012) Warning: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 5 sheets

Registered:  01.09.2017

Office Use only

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PLAN OF SUBDIVISION OF LOT 2  
DP 1229364

DP1234656


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


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

Subdivision Certificate number: 111824

Date of Endorsement: 1.8.17

SIGNED SEALED AND DELIVERED )  
for and on behalf of Alpha Distribution )  
Ministerial Holding Corporation )  
ABN 67 505 337 385 in the presence of: )

  
Signature of Witness

  
Signature of Agent for Rob Whitfield  
NSW Treasury Secretary  
(NSW Treasurer's delegate under  
Delegation dated 24 November 2015)  
on behalf of Alpha Distribution  
Ministerial Holding Corporation

ANNETTE MARTINS  
Print name of Witness  
52 Martin Place  
426 Phillip Street, Sydney NSW 2000

ANGELO WILKES  
Name of Agent in full

If space is insufficient use additional annexure sheet

Surveyor's Reference 109 1471

"2017m7100(837)Additional Sheets"



PLAN FORM 6A (2012) Warning: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4. of 5. sheets

Registered:  01.09.2017

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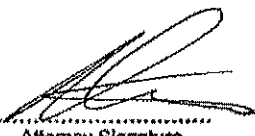
PLAN OF SUBDIVISION OF LOT 2  
DP 1229364


DP1234656

Subdivision Certificate number: 111824  
Date of Endorsement: 1.8.17.

This sheet is for the provision of the following information as required:  
• A Schedule of lots and addresses - See 60(c) *SSI Regulation 2012*  
• Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*.  
• Signatures and seals - see 185D *Conveyancing Act 1919*.  
• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Signed Sealed and Delivered  
for and on behalf of Hunter  
Water Corporation by  
Peter James Kembrey  
its duly constituted Attorney  
pursuant to Power of Attorney  
registered  
Book 4695 No. 750

  
Attorney Signature

  
Witness Signature

Mark Hickey

36 Honeysuckle Dr

Newcastle

If space is insufficient use additional annexure sheet

Surveyor's Reference. 109.14/1

"2017m7100(837)Additional Sheets"

PLAN FORM 6A (2012) Warning: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet .5. of .5. sheets

Registered:  01.09.2017

Office Use only

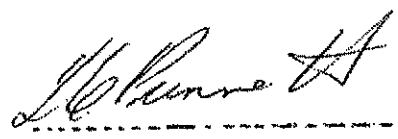
Office Use only

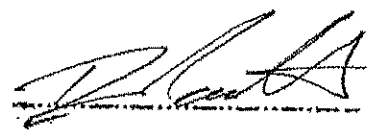
PLAN OF SUBDIVISION OF LOT 2  
DP 1229364

DP1234656


Subdivision Certificate number: 111824  
Date of Endorsement: 1.8.17

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

  
TREVOR CHARLES PUNNETT  
DIRECTOR

  
DAVID BRUCE PUNNETT  
DIRECTOR / SECRETARY

GRANGE ESTATES (NSW) PTY LTD  
ACN 079 624 908

  
John Bailey  
103 Tudor Street  
Hamilton

  
Craig Michael Chapman

"SIGNED in my presence by the duly  
constituted Attornies, for and on  
behalf of GREATER BANK LIMITED  
under Registered  
Book 4713 No. 162, who are  
personally known to me."

If space is insufficient use additional annexure sheet

Surveyor's Reference: 109.14/1 "2017m7100(837)Additional Sheets"

ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
 INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE  
 OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO  
 SECTION 88B CONVEYANCING ACT 1919**

(Sheet 1 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
 Covered by Maitland City Council  
 Subdivision Certificate No. 111824  
 Dated 01.08.2017

Full name and address of owner of the land:

Grange Estates (NSW) Pty Ltd  
 ACN 079 624 909  
 Suite 20/19-21 Central Road  
 MIRANDA NSW 2228

Full name and address of mortgagee:

Greater Bank Limited ACN 087 651 956  
 103 Tudor Street  
 HAMILTON NSW 2303

**PART 1 (Creation)**

Name of item shown in the intention panel on the plan	Identity of easement, profit a prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Easement to Drain Water 3.0 wide and variable shown as "R"	118 117 116 120	Maitland City Council 118, Maitland City Council 117,118, Maitland City Council 116 to 118, Maitland City Council
2	Restriction on the use of land	Each lot except Lot 120	Maitland City Council
3	Restriction on the use of land	Each lot except Lot 120	Every other lot except Lot 120

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO  
SECTION 88B CONVEYANCING ACT 1919

(Sheet 2 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
 Covered by Maitland City Council  
 Subdivision Certificate No. 111824  
 Dated 01.08.2017

4	Restriction on the use of land	101, 105 to 113	Maitland City Council
5	Restriction on the use of land	102 to 104, 114 to 119	Maitland City Council
6	Easement for Electricity and Other Purposes 5.3 wide shown as "L"	114, 115, 120	Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385
7	Positive Covenant shown as "APZ"	Part Lots 101 to 108, 119 and 120	Maitland City Council
8	Easement for Waste Water Pumping Station 6 Wide and variable shown as "J"	119	Hunter Water Corporation
9	Easement for Pipeline 4 wide shown as "K"	119	Hunter Water Corporation
10	Easement to Drain Water 3 wide & variable shown as "H"	109 110 112  119  120	120 109, 120 109, 110, 120, Maitland City Council 109, 110, 112, 116 to 118, 120, Maitland City Council 109, 110, 112, 116 to 118, Maitland City Council

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
 INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE  
 OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO  
 SECTION 88B CONVEYANCING ACT 1919

(Sheet 3 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
 Covered by Maitland City Council  
 Subdivision Certificate No. 111824  
 Dated 01.08.2017

11	Easement to Drain Water 5 wide & variable shown as "D"	119,120	Maitland City Council
12	Right of Footway 5 wide & variable width shown as "G"	119,120	Every other lot
13	Easement for services 6 wide shown as "M"	106	Lot 1 in DP 1229364
14	Right of Carriageway 2 wide shown as "N"	116 117	117 116
15	Right of Carriageway variable width shown as "F"	120	Maitland City Council
16	Restriction on the use of land as shown "RP"	Part Lot 119	Maitland City Council
17	Restriction on the use of land	Every Lot except Lot 120	Maitland City Council
18	Restriction on the use of land 10 wide shown as "APZ"	Part Lots 101 to 108, 119 and 120	Maitland City Council
19	Positive Covenant	120	Maitland City Council

ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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 OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO  
 SECTION 88B CONVEYANCING ACT 1919**

(Sheet 4 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
 Covered by Maitland City Council  
 Subdivision Certificate No. 111824  
 Dated 01.08.2017

**PART 1A (Release)**

Number of item shown in the intention panel of the plan	Identity of easement ,profit a prendre, restriction or positive covenant to be released and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s) or road(s), bodies or Prescribed Authorities:
1	Easement for Transmission line 10 wide <del>to VARDAGUE</del> (DP 813858)	Lot 2 in DP 1229364	Alpha Distribution Ministerial Holding Corporation ABN 67505337385

**PART 2 (Terms)**

**Terms of Easement numbered 1 in the plan:**

Notwithstanding the terms of Easement to Drain Water as set out in Part 3 Schedule 8 of the Conveyancing Act 1919, no alteration to surface levels of the site of the easement shall be permitted without the written consent of Maitland City Council being firstly obtained.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 1 in the plan.

**MAITLAND CITY COUNCIL**

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE  
OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO  
SECTION 88B CONVEYANCING ACT 1919

(Sheet 5 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
Covered by Maitland City Council  
Subdivision Certificate No. 111824  
Dated 01.08.2017

**Terms of Restriction on the use of Land numbered 2 in the plan:**

No building shall be erected or permitted to remain on any lot unless constructed within the approved building envelope as shown as "B" on the Plan of Subdivision being:

- i. Minimum 10m from the principal street frontage;
- ii. Minimum 6m from a side street (for corner lots);
- iii. Minimum 6m from the side boundary adjoining other proposed lots;
- iv. Proposed lots 116-118 and 205-206: 60m to the nearest operational rail track unless the structure is a non-habitable building or non-habitable part of a building;  
Proposed lot 109: minimum 6m from the rear boundary and minimum 10m from the southern boundary.  
Proposed lots 101, 110-111, 113-115: minimum 10m from the rear boundary  
Proposed lots 102-108 and 119: minimum 20m from the rear boundary.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction on the use of land numbered 2 in the plan.

**MAITLAND CITY COUNCIL**

**Terms of Restriction on the use of land numbered 3 in the plan:**

- (a) No dwelling house may be erected or permitted to remain erected on any lot burdened having a total internal floor area of less than 180 m<sup>2</sup> exclusive of car accommodation, external landings and patios.
- (b) No dwelling house may be erected on a lot burdened with external walls of other than face brick, brick veneer, stone, glass, concrete and fibre cement treated with painted texture render or weatherboard provided however feature panelling including fibre cement panelling and/or timber may be used on building being a dwelling or car accommodation in conjunction with the above materials.
- (c) No dwelling house shall be erected or permitted to remain erected on any lot burdened having a roof of other than tiles (terracotta or cement) or Colorbond sheeting.

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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SECTION 88B CONVEYANCING ACT 1919

(Sheet 6 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
Covered by Maitland City Council  
Subdivision Certificate No. 111824  
Dated 01.08.2017

- (d) No existing dwelling house or relocatable type dwelling shall be partially or wholly moved to, placed on, re-erected or permitted to remain on any lot burdened.
- (e) No building, not being the main dwelling house, shall be erected or permitted to remain on a lot burdened unless:-
  - i. It is situated no closer to the street frontage than the dwelling house; and
  - ii. It has an internal floor area of less than 80m<sup>2</sup>.
- (f) No machinery shed, hay shed or other farm type building including stables or accommodation to be used for the purpose of horses shall be constructed or permitted to remain on a lot burdened having walls of corrugated galvanized iron or similar material provided that new Colorbond metal sheeting may be used in the external walls of a farm building where such Colorbond metal sheeting has a low reflective index and is of earth tone colours.
- (g) No fence may be constructed within a lot burdened to divide it from the residue or another part of the lot burdened unless such fencing comprises rural post and rail, rural post and wire or rural fencing incorporating open wire meshing provided however that fencing associated with the dwelling house or court yards associated with the dwelling house may incorporate brick, masonry, timber and brushwood. Fencing shall not generally comprise sheet material (such as Colorbond, fibro cement or paling fences). This covenant does not preclude safety fencing associated with swimming pools.
- (h) No fence shall be erected on a lot burdened unless it is erected without expenses to Grange Estates (NSW) Pty Ltd, its successors and permitted assigns other than Purchasers on sale.
- (i) No obnoxious, noisy or offensive occupation, trade or business shall be conducted or carried on on any lot burdened.



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INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO  
SECTION 88B CONVEYANCING ACT 1919

(Sheet 7 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
Covered by Maitland City Council  
Subdivision Certificate No. 111824  
Dated 01.08.2017

- (j) No boarding kennels or animal boarding facilities shall be constructed or permitted to remain on any lot burdened.
- (k) No structure of a temporary character, basement, tent, shack, garage, trailer, camper, caravan or any other building may be used at any time as residential accommodation on the lot burdened.
- (l) No temporary structure, caravan, camper or detached ancillary building may be permitted to remain erected on a lot burdened prior to the issue of an Occupation Certificate for the dwelling house erected on the lot burdened.
- (m) No motor truck, lorry or semi-trailer with a load carrying capacity exceeding 4 tonnes shall be parked or permitted to remain on any lot burdened unless the same is being used in connection with the erection of a dwelling on the relevant lot burdened and only prior to occupation of the dwelling.
- (n) No boat, trailer, caravan, camper or other vehicle intended to be towed may be placed, parked, stored or permitted to remain on the lot burdened unless same is located behind the dwelling house erected on the lot burdened.
- (o) No shipping container may be placed, parked, stored or permitted to remain on any lot burdened.

Grange Estates (NSW) Pty Ltd is the only party empowered to release vary or modify the restrictions on the use of land thirdly referred to in the abovementioned plan whilst ever Grange Estates (NSW) Pty Ltd is a registered company (and is not under any external or internal insolvency actions) and own any lot or any part of a lot in the registered plan pursuant to which these restrictions were created and thereafter by the registered proprietor of the lots contained within 50 metres of the lot seeking the release, variation or modification.

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO  
SECTION 88B CONVEYANCING ACT 1919

(Sheet 8 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
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Subdivision Certificate No. 111824  
Dated 01.08.2017

**Terms of Restriction on the use of land numbered 4 in the plan:**

No dwelling shall be permitted to remain on the lot burdened unless the dwelling is constructed to Category 1 Standard as prescribed in Department of Planning Development near rail corridors and busy roads – Appendix C.

**Terms of Restriction on the use of land numbered 5 in the plan:**

No dwelling shall be permitted to remain on the lot burdened unless the dwelling is constructed to Category 2 Standard as prescribed in Department of Planning Development near rail corridors and busy roads – Appendix C.

**Terms of Easement numbered 6 in the plan:**

An Easement is created on the terms and conditions set out in memorandum registered number AK 908903. In this easement, "easement for electricity and other purposes" is taken to have the same meaning as "easement for electricity works" in the memorandum.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 6 in the plan.

**ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION ABN 67 505 337 385**

**Terms of Positive Covenant numbered 7 in the plan:**

The area identified as "APZ" on the plan shall be managed as an inner protection area (IPA) in perpetuity as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones' by the registered proprietor of the lot at the sole expense of the registered proprietor.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the positive covenant numbered 7 in the plan.

**MAITLAND CITY COUNCIL**

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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SECTION 88B CONVEYANCING ACT 1919

(Sheet 9 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
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Subdivision Certificate No. 111824  
Dated 01.08.2017

**Terms of Easement numbered 8 in the plan:**

Full and free right title liberty and licence for Hunter Water Corporation its successors and assigns TO CONSTRUCT lay maintain repair renew cleanse inspect replace and alter or divert the position of a waste water pumping station, sewer mains or pipelines for the conveyance of sewage and water, cables or wires to convey electricity either overhead or underground or both with all apparatus and appurtenances thereof in or under the surface of such part of the land described hereinafter as is delineated in the abovementioned plan (hereinafter called the servient tenement) and to carry and convey sewage through the said waste water pumping station and for the purposes aforesaid or any of them by its officers servants and or contractors with or without motor or other vehicles, plant and machinery to enter upon and break open the surface of the servient tenement and to deposit soil temporarily on the servient tenement but subject to a liability to replace the soil and restore the surface of the said servient tenement in a proper and workmanlike manner as soon as the operations are completed.

AND IT IS HEREBY DECLARED that no building shall be erected nor any structures fences or improvements of any kind shall be placed over or under that part of the lot burdened as is affected by the easement for waste water pumping station delineated in the abovementioned plan except with the prior consent in writing of Hunter Water Corporation and except in compliance with any conditions which Hunter Water Corporation may specify in such consent.

**Terms of Easement numbered 9 in the plan:**

**Part A**

**Definitions and interpretation**

I (a) The following terms have the following meanings:

**Ancillary Works** means works ancillary to the Pipeline whether above, on or below ground.

**Authorised Users** means Hunter Water's:

- (i) agents;
- (ii) employees;

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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SECTION 88B CONVEYANCING ACT 1919

(Sheet 10 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
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Subdivision Certificate No. 111824  
Dated 01.08.2017

- (iii) successors and assigns which are authorised to carry out the functions under the *Hunter Water Act 1991*; and
- (iv) All other Persons authorised to act on its or their behalf to do all things reasonably necessary or appropriate to carry out its functions under the *Hunter Water Act 1991*

**Burdened Owner** means the owner for the time being of the Lot Burdened and any Person having an estate or interest in the Lot Burdened.

**Easement Site** means that part of the Lot Burdened shown as easement for Pipeline on any plan registered with the New South Wales Department of Lands.

**Hunter Water** means the owner of the Pipeline and Ancillary Works, its successors and assigns.

**Lot Burdened** means the land over which the easement is granted.

**Person** includes a body corporate.

**Pipeline(s)** means a pipeline or pipelines for the conveyance of water, recycled water, effluent or sewerage whether above, on or below the ground and all associated apparatus and equipment and any ancillary works.

**Part B**

**Easement for Pipeline**

2 Hunter Water and its Authorised Users may:

- (a) Construct, lay, maintain, repair, renew, cleanse, inspect, replace, divert or alter the position of any Pipeline or any Ancillary Works in the Easement Site; and
- (b) Convey or permit the conveyance of water, recycled water, effluent or sewerage through the Pipeline within the Easement Site.

**Part C**

**General provisions of easement**

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INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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(Sheet 11 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
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Dated 01.08.2017

- 3 For the purpose of exercising its rights under this easement, Hunter Water and its Authorised Users, may:
  - (a) enter the Lot Burdened, with or without vehicles, plant and equipment, for any purpose permitted by this easement.
  - (b) do anything reasonably necessary to obtain access to and pass along to the Easement Site.
  - (c) do anything reasonably necessary for the exercise of Hunter Water's rights under this easement.
- 4 The Burdened Owner acknowledges that ownership of any Pipeline or other Ancillary Works located in the Easement Site remains with Hunter Water
- 5 Hunter Water covenants with the Burdened Owner that:
  - (a) it will promptly repair the Pipeline or any Ancillary Works on receiving your request to do so by the Burdened Owner;
  - (b) in exercising its rights under this easement, it will procure that as little damage as practicable is done to the Lot Burdened;
  - (c) it will procure that any damage caused to the surface of the Lot Burdened is restored as nearly as practicable to its original condition; and
  - (d) subject to its rights under this easement, it will procure that the Burdened Owner's reasonable use or occupation of the Lot Burdened is not impeded.
- 6 Subject to its foregoing rights under this easement, the Burdened Owner covenants with Hunter Water that it will not:
  - (a) do or allow anything which will interfere with, damage, or destroy the Pipeline or will interfere with the effective operation of the Pipeline or any Ancillary Work;
  - (b) obstruct Hunter Water in the exercise of its rights under this easement; or
  - (c) place any structures or improvements on the Easement Site without first seeking the consent in writing of Hunter Water which may be withheld in the absolute discretion of Hunter Water.

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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SECTION 88B CONVEYANCING ACT 1919

(Sheet 12 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
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Subdivision Certificate No. 111824  
Dated 01.08.2017

**Terms of Easement numbered 12 in the plan:**

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 12 in the plan.

Grange Estates (NSW) Pty Ltd ACN 079 624 909

**Terms of Restriction on the use of land numbered 16 in the plan:**

In perpetuity the land within the area marked "RP" on the subject land shall be managed in accordance with the Environmental Management Plan prepared by Douglas Partners, titled "Long-Term Environmental Management Plan" and dated 5 July 2017.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the Restriction on use of land numbered 16 in the plan.

**MAITLAND CITY COUNCIL**

**Terms of Restriction on the use of Land numbered 17 in the plan:**

No fence shall be permitted to remain on any lot or boundary of any lot unless the fence of an open style rural design comprising timber posts with timber rails or plain wire.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction on the use of land numbered 17 in the plan.

**MAITLAND CITY COUNCIL**

**Terms of Restriction on the use of Land numbered 18 in the plan:**

A 10.0m wide asset protection zone identified as "APZ" on the plan applies to the land in perpetuity as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'. No structures or buildings (other than fences) or any combustible material storage areas such as wood or mulch piles or trees with continuous canopies, or any other flammable material, are permitted within the asset protection zone.

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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(Sheet 13 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
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Subdivision Certificate No. 111824  
Dated 01.08.2017

**Terms of Restriction on the use of Land numbered 19 in the plan:**

A 10.0m wide asset protection zone identified as "APZ" on the plan applies to the land in perpetuity as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'. No structures or buildings (other than fences) or any combustible material storage areas such as wood or mulch piles or trees with continuous canopies, or any other flammable material, are permitted within the asset protection zone.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction on the use of land numbered 19 in the plan.

**MAITLAND CITY COUNCIL**

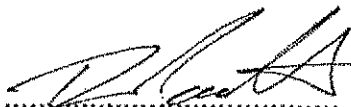
**Terms of Positive Covenant numbered 20 in the plan:**

The area of land identified as Lot 120 on the plan shall be managed as a temporary asset protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones' by the registered proprietor of the lot at the sole expense of the registered proprietor until such time as the land is further developed.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the positive covenant numbered 20 in the plan.

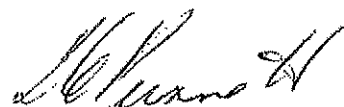
**MAITLAND CITY COUNCIL**

Executed on behalf of Grange Estates (NSW) Pty Ltd ACN 079 624 909  
Pursuant to Section 127 Corporations Act



Signature of Director

*Barry Bever Purnett*  
Name of Director / Secretary



Signature of Director

*TREVOR CHARLES PURNETT*  
Name of Director

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO  
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(Sheet 14 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
Covered by Maitland City Council  
Subdivision Certificate No. **111824**  
Dated 01.08.2017

Executed by Maitland City Council

By its authorised delegate pursuant to  
s.377 Local Government Act 1993

  
.....  
Signature of Delegate

LEANNE HARRIS

.....  
Name of Delegate

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

  
.....  
Signature of Witness

KAREN SCHRODER

.....  
Name of Witness

285 HIGH STREET MAITLAND

.....  
Address of Witness



ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
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OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO  
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(Sheet 15 of 16)

Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
Covered by Maitland City Council  
Subdivision Certificate No. **111824**  
Dated 01.08.2017

Signed Sealed and Delivered  
for an on behalf of Alpha Distribution  
Ministerial Holding Corporation  
ABN 67 505 337 385 in the presence of

.....  
Witness

.....  
Name of Witness (please print)  
52 Martin Place  
126 Phillip Street Sydney NSW 2000  
.....  
Address of Witness

.....  
Signature of Agent for Rob Whitfield  
NSW Treasury Secretary (NSW  
Treasurer's delegate under Delegation  
Dated 24 November 2015)  
on behalf of Alpha Distribution Ministerial  
Holding Corporation

.....  
Name of agent

.....  
John Bailey  
103 Tudor Street  
Hamilton

.....  
Craig Michael Chapman

"SIGNED in my presence by the duly  
constituted Attornies, for and on  
behalf of GREATER BANK LIMITED  
under Registered  
Book 4713 No. 162, who are  
personally known to me."

ePlan

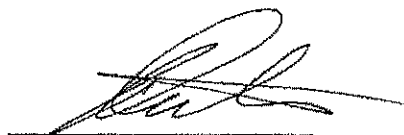
INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE  
INTENDED TO Be CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE  
OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO  
SECTION 88B CONVEYANCING ACT 1919

(Sheet 15 of 16)

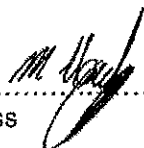
Plan: **DP1234656**

Subdivision of Lot 2 in DP 1229364  
Covered by Maitland City Council  
Subdivision Certificate No. 111824  
Dated 01.08.2017

Executed by **HUNTER WATER CORPORATION** )  
ABN 46 228 513 446 by its Attorney )  
**PETER JAMES KEMBREY** )  
pursuant to registered Power of Attorney )  
Book 4695 No 750 in the presence of: )

  
Peter James Kembrey

Witness

  
.....  
**MARK HICKEY**  
.....  
Name of Witness

**36 HONEYSUCKLE DR NEWCASTLE**  
.....  
Address of Witness

REGISTERED



01.09.2017

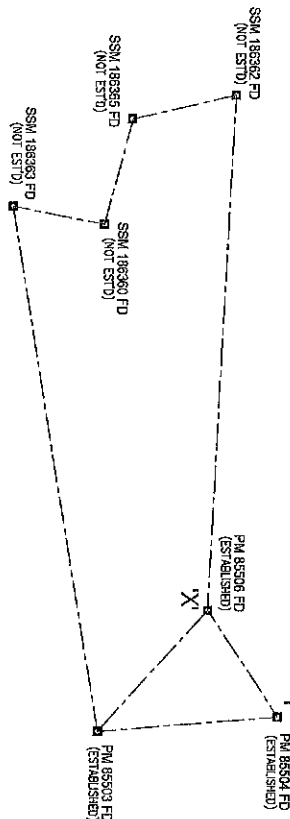
**WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION**

**Explian**

SHORT LINES TABLE		
LINE	BEARING	DISTANCE
1	197°49'20"	17 P.O.

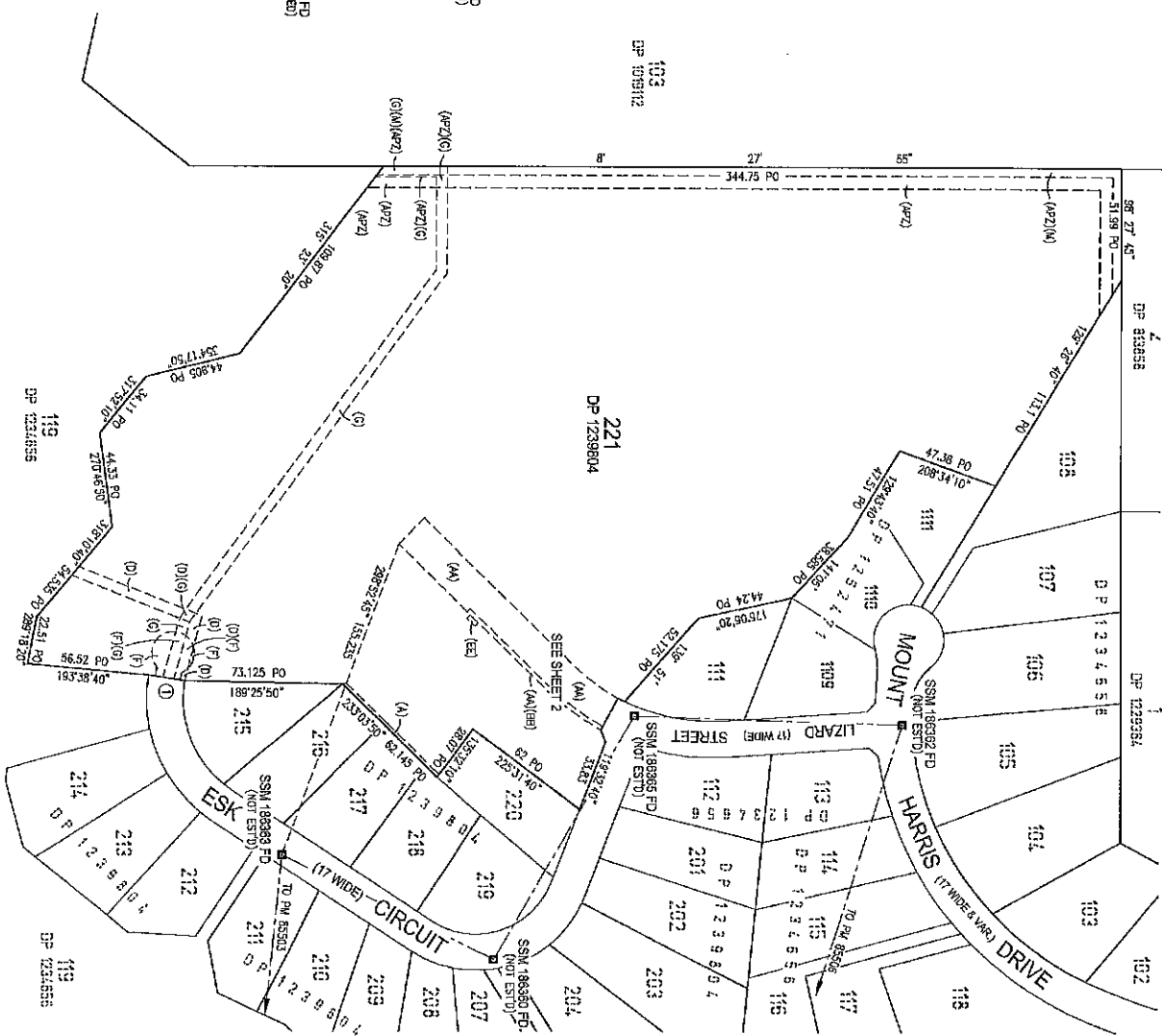
- (A) EXISTING TO DRAIN WATER 1.5 INCH DUE (12349040).
- (A47) POSITIVE CONNECTION (ASSET PROTECTION) DUE 10 INCH (12345656).
- (B) RESTRICTION ON THE USE OF LAND 10 INCH (12345656).
- (C) EXISTING TO DRAIN WATER 1.5 INCH AND VARIABLE (12349456).
- (D) EXISTING TO DRAIN WATER VARIABLE WIDTH (12345656).
- (E) EXISTING TO DRAIN WATER 1.5 INCH AND VARIABLE (12345656).
- (F) EXISTING TO DRAIN WATER 1.5 INCH (110641).
- (G) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (H) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (I) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (J) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (K) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (L) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (M) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (N) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (O) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (P) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (Q) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (R) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (S) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (T) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (U) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (V) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (W) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (X) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (Y) EXISTING TO DRAIN WATER 1.5 INCH (12345656).
- (Z) EXISTING TO DRAIN WATER 1.5 INCH (12345656).

PM & SSM TRAVERSE TABLE		DISTANCE
PERMANENT MARKS	READING	
PM 85506	7554.04	154.084 S.M. (NO)
X <sup>2</sup>	7659.54	154.084 S.M. (NO)
PM 85506	7795.18	154.084 S.M. (NO)
PM 85503	1537.44	154.084 S.M. (NO)
PM 85503	1553.47	154.084 S.M. (NO)
PM 85504	1829.50	216.010 S.M. (NO)
PM 85503	1985.37	216.010 S.M. (NO)
PM 85501	284.078	638.448
SSM 84851	34.41	110.19
SSM 84853	38.55	110.19
SSM 84850	39.64	113.33
SSM 84852	39.62	128.38
SSM 84849	1167.57	620.016



MARK	U.S.A. CO-ORDINATES		CLASS	ORDER	METHOD	OBSERV.
	EASTING	NORTHING				
PM 65503	356 742.025	6 381 986.133	B	2	SCANS	FOUND
PM 65504	356 811.285	6 382 191.769	B	2	SCANS	FOUND
PM 65506	356 650.205	6 382 166.764	B	2	SCANS	FOUND
PM 186480	356 184	6 382 245	U	--	SCANS	FOUND
PM 186490	356 184.712	6 382 235.857	U	--	CADASTRAL TRAVERSE	FOUND
SM 186502	356 105	6 382 440	U	--	SCANS	FOUND
SM 186502	356 105	6 382 440.594	U	--	CADASTRAL TRAVERSE	FOUND
SM 186503	356 104	6 382 149	U	--	SCANS	FOUND
SM 186503	356 104	6 382 149	U	--	CADASTRAL TRAVERSE	FOUND
SM 186504	356 127.010	6 382 145.286	U	--	CADASTRAL TRAVERSE	FOUND
SM 186505	356 601.524	6 382 317	U	--	SCANS	FOUND
SM 186505	356 601.524	6 382 317.263	U	--	CADASTRAL TRAVERSE	FOUND

DATE OF SCANS CO-ORDINATES: 06-02-2019 MAG. ZONE: 98  
 COMBINED SCALE FACTOR: 0.999827 MAG. DATUM: GDA94



Surveyor: TROY DANIEL SUMNER  
Date of Survey: 06/02/2019  
Surveyor's Ref: 16/20213/EA

PLAN OF EASEMENTS OVER LOT 221 DP 1239804

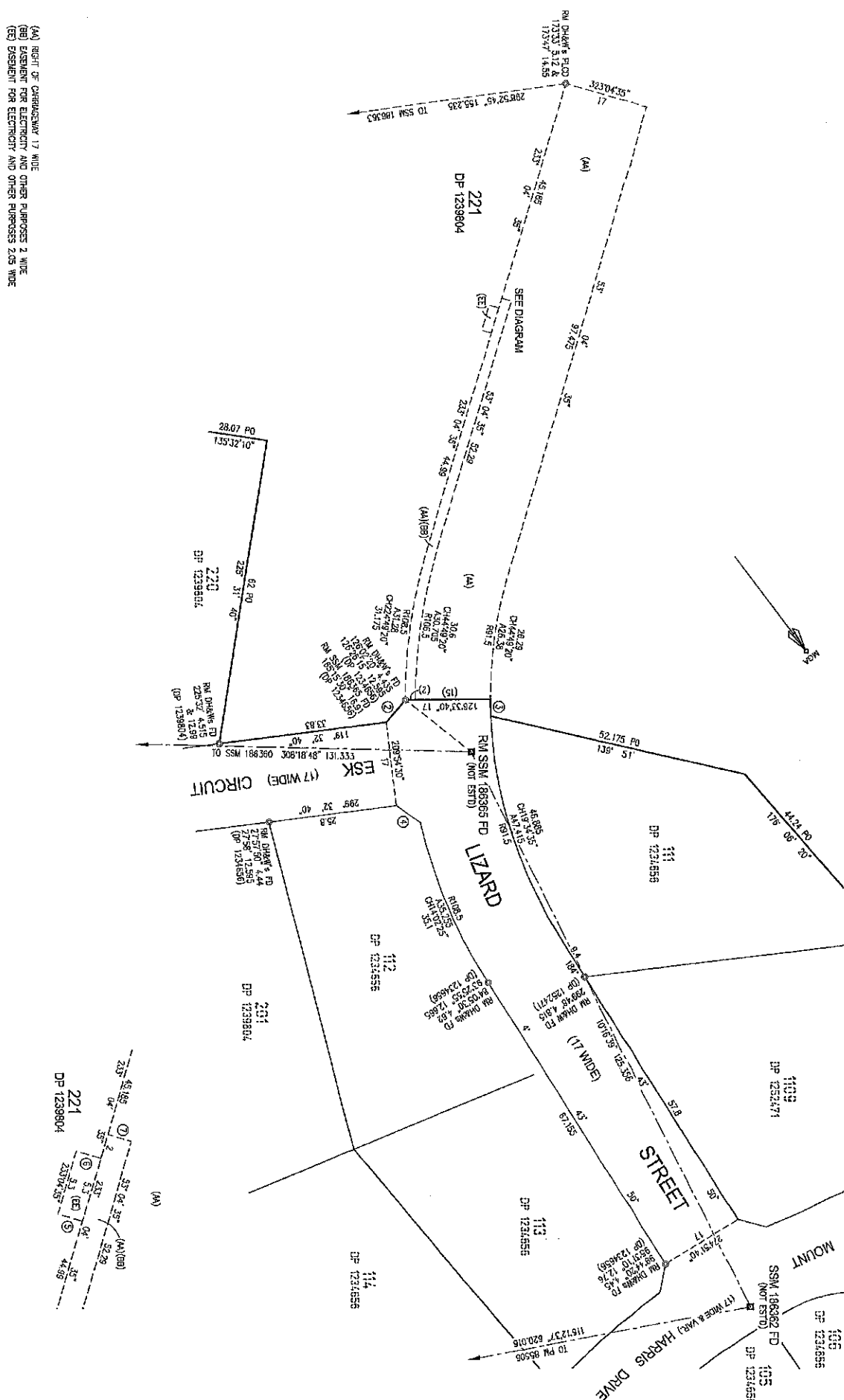
LGA: MATLAND

Registered:

DP1252626

**WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION**

Sheet 2 of 2 Sheets



LINE	BEARING	DISTANCE
2	257°31'25"	5.945
4	161°58'30"	5.905
5	143°04'35"	2.05
6	323°04'35"	2.05
7	323°04'35"	2

SCHEDULE OF CURVED BOUNDARIES			
No.	CHORD		ARC RADIUS
	BEARING	DISTANCE	
3	35°29'35"	3.415	3.415 91.5

Surveyor: TROY DANIEL SUMNER  
Date of Survey: 06/02/2019  
Surveyor's Ref: 16/20213/EA



PLAN OF EASEMENTS OVER LOT 221 DP 1239804

**LGA: MATTLAND**  
**Locality: MATTLAND VALE**  
**Subdivision No: N/A**  
**Lengths are in metres. Reduction Ratio 1:5000**


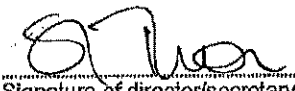
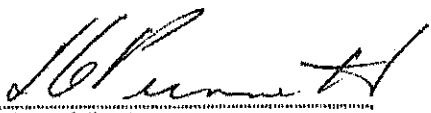
Registered:  
30/04/2019

DP1252626



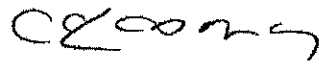
ePlan

PLAN FORM 6 (2018)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 4 sheet(s)	
Office Use Only		Office Use Only			
Registered:  30/04/2019		DP1252626			
Title System: TORRENS					
PLAN OF EASEMENTS OVER LOT 221 DP 1239804.		LGA: MAITLAND Locality: MAITLAND VALE Parish: MIDDLEHOPE County: DURHAM			
<p align="center"><b>Survey Certificate</b></p> <p>I, Troy Daniel Sumner – PULVER, COOPER &amp; BLACKLEY PTY LTD of 98 LAWES STREET, EAST MAITLAND 2323.</p> <p>a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><del>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate, and the survey was completed on ..... of</del></p> <p><del>*(b) The part of the land shown in the plan ("being easements sites and connection to existing survey marks") was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on 06/02/2019, the part not surveyed was compiled in accordance with that Regulation, or</del></p> <p><del>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.</del></p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>Signature:  Dated: 8/2/2019</p> <p>Surveyor Identification No: 8754</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words.</p> <p>**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>		<p align="center"><b>Crown Lands NSW/Western Lands Office Approval</b></p> <p>I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p>			
<p align="center"><b>Subdivision Certificate</b></p> <p>I, ..... *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of section 6.15 <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: .....</p> <p>Accreditation number: .....</p> <p>Consent Authority: .....</p> <p>Date of endorsement: .....</p> <p>Subdivision Certificate number: .....</p> <p>File number: .....</p> <p>*Strike through if Inapplicable.</p>		<p>Plans used in the preparation of survey/compilation.</p> <p>DP 1234656 DP 1239804 DP 1252471</p>		<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p>	
Surveyor's Reference: 16/202/3/EA		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A			



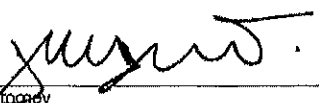

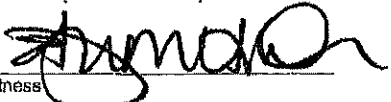

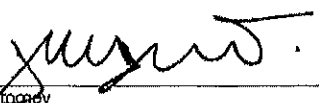

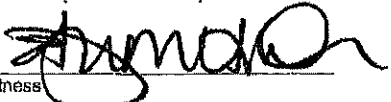

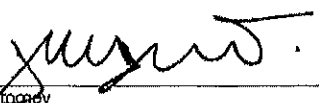

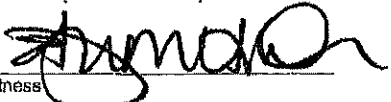
ePlan

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 4 sheet(s)
Office Use Only		Office Use Only
Registered:  30/04/2019		<b>DP1252626</b>
PLAN OF EASEMENTS OVER LOT 221 DP 1239804.		
Subdivision Certificate number: N/A Date of Endorsement: N/A		
		This sheet is for the provision of the following information as required: <ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li><li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li><li>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>
Pursuant to Section 88B of the Conveyancing Act 1919, as amended it is intended to create;		
<ol style="list-style-type: none"><li>1. Right of carriageway 17 wide (AA)</li><li>2. Easement for electricity and other purposes 2 wide (BB)</li><li>3. Easement for electricity and other purposes 2.05 wide (EE)</li></ol>		
EXECUTED by GRANGE ESTATES ) (NSW) PTY LIMITED ACN 079 824 909 ) in accordance with section 127 of the ) Corporations Act 2001 (Cth): )		
 Signature of director/secretary		 Signature of director
KELLIE LEE TURNER Name of director/secretary (please print)		TREVOR CHARLES PUNNETT Name of director (please print)
Surveyor's Reference: 16/202/3/EA		

ePlan

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 4 sheet(s)
<div>Office Use Only</div> <div>Registered:  30/04/2019</div> <div>PLAN OF EASEMENTS OVER LOT 221 DP 1239804.</div> <div>Subdivision Certificate number: N/A Date of Endorsement: N/A</div>		<div>Office Use Only</div> <div>DP1252626</div> <div>This sheet is for the provision of the following information as required:<ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li><li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li><li>• Signatures and seals- see 196D <i>Conveyancing Act 1919</i></li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul></div>
Execution by GREATER BANK LIMITED (ACN 087 651 956):		
<div> John Bailey 103 Tudor Street Hamilton</div> <div> CRAIG MICHAEL CHAPMAN HEAD OF LENDING</div> <div>"SIGNED in my presence by the duly constituted Attornies, for and on behalf of GREATER BANK LIMITED under Registered Book 4713 No. 162, who are personally known to me."</div> <div>ABN 88 087 651 956.</div>		
Surveyor's Reference: 16/202/3/EA		

ePlan

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 4 of 4 sheet(s)										
<div>Office Use Only</div> <div>Registered:  30/04/2019</div> <div>PLAN OF EASEMENTS OVER LOT 221 DP 1239804.</div> <div>Subdivision Certificate number: N/A Date of Endorsement: N/A</div>		<div>Office Use Only</div> <div>DP1252626</div> <div>This sheet is for the provision of the following information as required:<ul style="list-style-type: none"><li>A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li><li>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li><li>Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li><li>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul></div>										
<p>Certified correct for the purposes of the Real Property Act 1900 by the Transferee's/Lessee's/Prescribed Authority's [strike out those not applicable] attorneys who signed this dealing pursuant to the power of attorney specified.</p> <p>Signed, sealed and delivered for ERIC Alpha Asset Corporation 1 Pty Ltd ACN 612 974 044 ERIC Alpha Asset Corporation 2 Pty Ltd ACN 612 975 023 ERIC Alpha Asset Corporation 3 Pty Ltd ACN 612 975 032 ERIC Alpha Asset Corporation 4 Pty Ltd ACN 612 975 078 Blue Asset Partner Pty Ltd ACN 615 217 493 on behalf of Alpha Distribution Ministerial Holding Corporation pursuant to s. 36 of the Electricity Network Assets (Authorised Transactions) Act 2015 by its attorneys under power of attorney registered book 4734 no. 386</p> <table border="0"><tr><td>sign here ▶  Attorney</td><td>sign here ▶  Attorney</td></tr><tr><td>print name NIGEL PETER JOHN LOWRY</td><td>print name TREVOR MARK ARMSTRONG</td></tr></table> <p>I certify that I am an eligible witness and that the Transferee's/Lessee's/Prescribed Authority's [strike out those not applicable] attorney signed this dealing in my presence. [See note*below]</p> <table border="0"><tr><td>sign here ▶  Witness</td><td>sign here ▶  Witness</td></tr><tr><td>print name Sharon Lee Daley</td><td>print name Effie Dimitriou</td></tr></table> <table border="0"><tr><td>print address 570 GEORGE ST, SYDNEY</td><td>print address 570 GEORGE ST, SYDNEY</td></tr></table> <p>*s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.</p>			sign here ▶  Attorney	sign here ▶  Attorney	print name NIGEL PETER JOHN LOWRY	print name TREVOR MARK ARMSTRONG	sign here ▶  Witness	sign here ▶  Witness	print name Sharon Lee Daley	print name Effie Dimitriou	print address 570 GEORGE ST, SYDNEY	print address 570 GEORGE ST, SYDNEY
sign here ▶  Attorney	sign here ▶  Attorney											
print name NIGEL PETER JOHN LOWRY	print name TREVOR MARK ARMSTRONG											
sign here ▶  Witness	sign here ▶  Witness											
print name Sharon Lee Daley	print name Effie Dimitriou											
print address 570 GEORGE ST, SYDNEY	print address 570 GEORGE ST, SYDNEY											
Surveyor's Reference: 16/202/3/EA												



ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE INTENDED TO BE CREATED OR RELEASE AND OF RESTRICTIONS ON THE USE OF THE LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919.**

(Sheet 1 of 4 Sheets)

PLAN: **DP1252626**

Plan of Easements over Lot 221 DP 1239804

FULL NAME AND ADDRESS OF OWNER  
OF THE LAND:

GRANGE ESTATES (NSW) PTY LIMITED  
ACN 079 624 909  
SUITE 20/19-21 CENTRAL ROAD  
MIRANDA NSW 2228

FULL NAME AND ADDRESS OF THE  
MORTGAGEE OF THE LAND:

GREATER BANK LIMITED  
ACN 087 651 956  
103 TUDOR STREET  
HAMILTON 2303

**PART 1 (CREATION)**

Number of item shown in the intention panel on the plan	Identify of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Right of carriageway 17 wide (AA)	221/1239804	Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385
2	Easement for electricity and other purposes 2 wide (BB)	221/1239804	Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385
3	Easement for electricity and other purposes 2.05 wide (EE)	221/1239804	Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385

**PART 2 (TERMS)**

**1 TERMS OF RIGHT OF CARRIAGEWAY NUMBERED 1 IN THE PLAN.**

- 1.1 Subject to clause 1.2, a right of carriageway within the meaning of Schedule 4A Part 1 of the Conveyancing Act 1919 together with the right to park vehicles upon the right of carriageway.
- 1.2 This right of carriageway extinguishes automatically when that part of the lot burdened containing the easement site (or part thereof) is dedicated as public road. In this easement, "easement site" means the right of carriageway 17 wide (AA).

**2 TERMS OF EASEMENT FOR ELECTRICITY & OTHER PURPOSES NUMBERED 2 IN THE PLAN.**

- 2.1 Subject to clause 2.2, an easement is created on the terms and conditions set out in memorandum registered number AK980903. In this easement, "easement for electricity and other purposes" is taken to have the same meaning as "easement for electricity works" in the memorandum.

ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE INTENDED TO BE CREATED OR RELEASE AND OF RESTRICTIONS ON THE USE OF THE LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919.**

(Sheet 2 of 4 Sheets)

PLAN: **DP1252626**

Plan of Easements over Lot 221 DP 1239804

- 2.2 This easement for electricity and other purposes extinguishes automatically when that part of the lot burdened containing the easement site (or part thereof) is dedicated as public road. In this easement, "easement site" means the easement for electricity and other purposes (BB).

**3 TERMS OF EASEMENT FOR ELECTRICITY & OTHER PURPOSES NUMBERED 3 IN THE PLAN.**

- 3.1 An easement is created on the terms and conditions set out in memorandum registered number AK980903. In this easement, "easement for electricity and other purposes" is taken to have the same meaning as "easement for electricity works" in the memorandum.

**NAME OF AUTHORITY EMPOWERED TO RELEASE, VARY OR MODIFY RIGHT OF CARRIAGEWAY OR EASEMENT NUMBERED 1-3 INCLUSIVE IN THE PLAN.**

ALPHA DISTRIBUTION MINISITERIAL HOLDING CORPORATION ABN 67 505 337 385

EXECUTED by GRANGE ESTATES  
(NSW) PTY LIMITED ACN 079 624 909  
in accordance with section 127 of the  
Corporations Act 2001 (Cth):



Signature of director/secretary



Signature of director

KELUE LEE TURNER  
Name of director/secretary (please print)

TREVOR CHARLES PUNNETT  
Name of director (please print)



ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE INTENDED TO  
BE CREATED OR RELEASE AND OF RESTRICTIONS ON THE USE OF THE LAND OR POSITIVE  
COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE  
CONVEYANCING ACT 1919.

(Sheet 3 of 4 Sheets)

PLAN: **DP1252626**

Plan of Easements over Lot 221 DP 1239804

Executed by **GREATER BANK LIMITED** (ACN 087 651 956)



John Bailey  
103 Tudor Street  
Hamilton



CRAIG MICHAEL CHAPMAN

HEAD OF LENDING

"SIGNED in my presence by the duly  
constituted Attornies, for and on  
behalf of GREATER BANK LIMITED  
under Registered  
Book 4713 No. 162, who are  
personally known to me."

ABN 88 087 651 956.

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE INTENDED TO  
BE CREATED OR RELEASE AND OF RESTRICTIONS ON THE USE OF THE LAND OR POSITIVE  
COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE  
CONVEYANCING ACT 1919.

(Sheet 4 of 4 Sheets)

PLAN:

**DP1252626**

Plan of Easements over Lot 221 DP 1239804

Certified correct for the purposes of the Real Property Act 1900 by the  
Transferee's/Lessee's/Prescribed Authority's [strike out those not applicable] attorneys who  
signed this dealing pursuant to the power of attorney specified.

Signed, sealed and delivered for  
ERIC Alpha Asset Corporation 1 Pty Ltd  
ACN 612 974 044  
ERIC Alpha Asset Corporation 2 Pty Ltd  
ACN 612 975 023  
ERIC Alpha Asset Corporation 3 Pty Ltd  
ACN 612 975 032  
ERIC Alpha Asset Corporation 4 Pty Ltd  
ACN 612 975 078  
Blue Asset Partner Pty Ltd ACN 615 217  
493

*on behalf of Alpha Distribution  
Ministerial Holding Corporation  
pursuant to s. 36 of the Electricity  
Network Assets (Authorised  
Transactions) Act 2015*

by its attorneys under power of attorney  
registered book 4734 no. 366

at

sign here ▶

Attorney

NIGEL PETER JOHN LOWRY

sign here ▶

Attorney

TREVOR MARK ARMSTRONG

I certify that I am an eligible witness and  
that the Transferee's/Lessee's/Prescribed  
Authority's [strike out those not applicable]  
attorney signed this dealing in my  
presence. [See note\*below]

I certify that I am an eligible witness and  
that the Transferee's/Lessee's/Prescribed  
Authority's [strike out those not applicable]  
attorney signed this dealing in my  
presence. [See note\*below]

sign here ▶

Witness

Sharon Lee Daley

sign here ▶

Witness

Effie Dimitriou

print  
address

510 GEORGE ST, SYDNEY

print  
address

510 GEORGE ST, SYDNEY

\*s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted  
identifying documentation.

REGISTERED



30/04/2019

Form: 16LM  
Release: 24

# MEMORANDUM



New South Wales  
Section 80A Real Property Act 191

AK980903H

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(B) LODGED BY

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Reference: SH - AUS 096-647		

(B) APPLICANT

Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385

(C) The applicant requests the Registrar General to record this memorandum, comprising 3 pages including this page, which contains provisions deemed to be incorporated in any instrument which refers to it.

- (D) i. For option to renew see clause NOT APPLICABLE  
ii. For option to purchase see clause NOT APPLICABLE

(E) Signature of applicant's representative:

Name of signatory:

Helen Elizabeth Murray

Capacity of signatory (if applicable):

Applicant's solicitor

Date:

6 December 2016

FOR THE PROVISIONS CONTAINED IN THIS MEMORANDUM SEE ANNEXURE

A

**THIS IS ANNEXURE 'A' TO EASEMENT MEMORANDUM LODGED ON  
BEHALF OF ALPHA DISTRIBUTION MINISTERIAL HOLDING  
CORPORATION DATED 6 DECEMBER 2016**

**PART A**

**1 Definitions and Interpretation**

**1.1 The following terms have the following meanings:**

**ancillary works** means works ancillary to the functions performed by electricity works, including structures (whether above, on or below the ground), equipment for signals, signals cables, service cables, connecting cables, and supports (including towers and poles);

**Ausgrid** means Alpha Distribution Ministerial Holding Corporation (ABN 67 505 337 385);

**easement area** means that part of the land shown as the site of an "easement for electricity and other purposes" on any plan registered with the NSW Land & Property Information;

**electricity works** means any electricity power lines or associated equipment or electricity structures (whether above, below or on the ground) that form part of Ausgrid's transmission or distribution network and includes mains, wires, cables (including optic fibre cables), pipes or conduits, switches, switchgear, fuses, control equipment, pillars, kiosks, transformers (including pole-mounted and pad-mounted transformers), substations (including pole-mounted and padmounted substations) and their contents, pits, ducts and ancillary works;

**land** means the land over which this easement is granted (being the land burdened by this easement);

**landowner** means the owner of the land and any person having an estate or interest in the land;

**person** includes a body corporate and a partnership; and

**signals** includes data or signals of any kind.

**1.2 A reference to a person includes its successors and assigns.**

**PART B**

**Easement for electricity works**

**2 Ausgrid and all persons which Ausgrid authorises may:**

- (a) construct, place, alter, extend, repair, inspect, renew, replace, maintain, remove, and use, on, to and from the easement area, any electricity works for conveying electricity or signals (or both); and
- (b) convey, or permit the conveyance of, electricity or signals (or both) through the electricity works.

**3 The landowner agrees that:**

- (a) any lessee of Ausgrid's transmission and distribution systems, and any nominee of any lessee (which may include a sublessee of Ausgrid's transmission and distribution systems from that lessee), may exercise the rights and perform the obligations of Ausgrid as if that lessee or nominee were

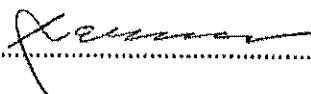
Ausgrid, but only for so long as the lessee leases Ausgrid's transmission and distribution systems from Ausgrid; and

- (b) a reference to persons which Ausgrid authorises is deemed to include lessees, employees, agents, contractors, visitors, invitees, licensees of and other persons claiming by, through or under such lessee or nominee.

## **PART C**

### **General provisions of easements**

- 4 For the purpose of exercising its rights under the easement for electricity works, Ausgrid and all persons which Ausgrid authorises may:
  - (a) enter the land at any time, with or without vehicles, plant and equipment, for any purposes within the terms of the easement; and
  - (b) do anything reasonably necessary to obtain access to the easement area; and
  - (c) cut fences and walls in or on the land and install gates in them; and
  - (d) on any part of the easement area, cut, trim or remove any trees, vegetation, undergrowth or anything that may interfere with the exercise of Ausgrid's rights under the easement; and
  - (e) do anything reasonably necessary for the exercise of Ausgrid's rights under the easement.
- 5 The landowner acknowledges that ownership of all electricity works remains with Ausgrid.
- 6 Ausgrid covenants with the landowner that:
  - (a) it will endeavour to keep the electricity works in good repair; and
  - (b) in exercising its rights under the easement, it will do as little damage as practicable to the land; and
  - (c) it will repair any damage it causes to the land, except that if after this easement is granted the landowner installs paving or other works to the surface of the easement area Ausgrid will not be obliged to restore the paving or those works; and
  - (d) subject to its rights under the easement, it will not unreasonably impede the landowner's reasonable use of the land.
- 7 The landowner covenants with Ausgrid that it will not:
  - (a) do or allow anything that may interfere with, damage, or destroy the electricity works or interfere with the effective operation of the electricity works; or
  - (b) obstruct Ausgrid in the exercise of its rights under the easement (or the exercise of those rights by a lessee or sublessee of Ausgrid's transmission and distribution systems as contemplated under clause 3); or
  - (c) alter or permit to be altered the existing ground level within the easement area, or place or allow to be placed on the easement area any building, structure, driveway, paving, plant or item without Ausgrid's prior written permission, such permission not be unreasonably withheld.

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HUNTER WATER CORPORATION  
A.B.N. 48 228 513 446

SERVICE LOCATION PLAN

Enquiries: 1300 657 657



APPLICATION NUMBER: 4640028329

APPLICANT NAME: InfoTrack

RATEABLE PREMISE NO.: 5174159083

PROPERTY ADDRESS: 16 ESK COT MAITLAND VALE 2320

LOT/SECTION/DP:SP: LOT/SECTION/DP:SP

APPLICANT REF: M 36676

N/A

N/A



Date: 18/05/2018

CADASTRAL DATA © LPI OF NSW  
CONTOUR DATA © AAR/Arndt  
© Department of Planning

IF A SEWERMAIN IS LAID WITHIN THE BOUNDARIES OF THE LOT, SPECIAL REQUIREMENTS FOR THE PROTECTION OF THE SEWERMAIN APPLY IF DEVELOPMENT IS UNDERTAKEN. IN THESE CASES, IT IS RECOMMENDED THAT YOU SEEK ADVICE ON THE SPECIAL REQUIREMENTS PRIOR TO PURCHASE. PHONE 1300 657 657, FOR MORE INFORMATION.

SEWER POSITION APPROXIMATE ONLY.  
SUBJECT PROPERTY BOLD.  
ALL MEASUREMENTS ARE METRIC.

IMPORTANT:  
IF THIS PLAN INDICATES A SEWER CONNECTION IS AVAILABLE OR PROPOSED FOR THE SUBJECT PROPERTY, IT IS THE INTENDING OWNER'S RESPONSIBILITY TO DETERMINE WHETHER IT IS PRACTICABLE TO DISCHARGE WASTEWATER FROM ALL PARTS OF THE PROPERTY TO THAT CONNECTION.  
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.

Scale: at A3 1:5,000

SEWER/RECYCLED WATER  
UTILITY DATA  
© HUNTER WATER CORPORATION



**Certificate No.: PC/2019/1300**

**Certificate Date:** 17/05/2019

**Fee Paid:** \$53.00

**Receipt No.:** 447366

**Your Reference:** SE:JMM:37722

**SECTION 10.7 PLANNING CERTIFICATE**

**Environmental Planning and Assessment Act, 1979 as amended**

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<b>APPLICANT:</b>	1 Tranter Lawyers  sarah@tranterlawyers.com.au
<b>PROPERTY DESCRIPTION:</b>	16 Esk Circuit MAITLAND VALE NSW 2320
<b>PARCEL NUMBER:</b>	96482
<b>LEGAL DESCRIPTION:</b>	Lot 221 DP 1239804

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**IMPORTANT: Please read this Certificate carefully.**

This Certificate contains important information about the land described above.

Please check for any item, which could be inconsistent with the proposed use or development of the land. If there is anything you do not understand, please contact Council by phoning (02) 4934 9700, or personally at Council's Administration Building at 285-287 High Street, Maitland.

The information provided in this Certificate relates only to the land described above. If you require information about adjoining or nearby land, or about the Council's development policies or codes for the general area, contact Council's Planning & Environment Department.

All information provided is correct as at the date of issue of this Certificate, however it is possible for changes to occur at any time after the issue of this Certificate. We recommend that you only rely upon a very recent Certificate.

The following responses are based on the Council's records and/or information from sources outside the Council. The responses are provided with all due care and in good faith, however the Council cannot accept responsibility for any omission or inaccuracy arising from information outside the control of the Council.

Furthermore, while this Certificate indicates the general effect of the zoning of the abovementioned land, it is suggested that the applicable planning instruments be further investigated to determine any additional requirements.

**Copies of Maitland City Council's Local Environmental Planning Instrument, Development Control Plans and Policies are available from Council's website.**

## **PART 1: MATTERS PROVIDED PURSUANT TO SECTION 10.7 (2)**

### **1. Local Environmental Plan (LEP)**

Maitland LEP 2011, published 16 December 2011, applies to the land.

#### **Exhibited draft Local Environmental Plans**

No draft local Environmental Plans that have been on public exhibition under the Act are applicable to the land.

#### **Development Control Plan prepared by Council**

Maitland Development Control Plan 2011 applies to the land.

#### **Development Control Plan prepared by the Director General**

The Council has not been notified of any Development Control Plan applying to the land that has been prepared by the Director-General under section 51A of the Act.

#### **State Environmental Planning Policies**

The Minister for Planning has notified that the following State Environmental Planning Policies (SEPPs) shall be specified on Certificates under Section 10.7 of the Environmental Planning and Assessment Act, 1979.

The land is affected by the following State Environmental Planning Policies:

- SEPP21 Caravan Parks
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (State and Regional Development) 2011
- SEPP33 Hazardous and Offensive Development
- SEPP36 Manufactured Home Estates
- SEPP44 Koala Habitat Protection
- SEPP50 Canal Estate Development
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP55 Remediation of Land
- SEPP Affordable Rental Housing 2009
- SEPP Building Sustainability Index: BASIX 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Infrastructure) 2007
- SEPP (Miscellaneous Consent Provisions) 2007
- SEPP64 Advertising and Signage
- SEPP Primary Production and Rural Development
- SEPP65 Design Quality of Residential Apartment Development
- SEPP70 Affordable Housing (Revised Schemes)
- SEPP (Educational Establishments and Child Care Facilities) 2017

- SEPP (Coastal Management) 2018

### **Draft State Environmental Planning Policies**

The following draft State Environmental Planning Policy(s) applying to the land is, or has been, the subject of community consultation or on public exhibition under the Act:

### ***Draft State Environmental Planning Policy (Infrastructure) Amendment (Review) 2016***

The draft policy amends the existing SEPP by including new provisions for health services facilities, correctional centres, emergency and police services, public administration buildings, and council services on operational lands. The draft policy coincides with the development of the new State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

### ***Review of State Environmental Planning Policy 44 - Koala Habitat Protection***

The proposed amendment to this SEPP will update the controls to better protect koala habitat. The update will bring the SEPP into line with the current planning system and support councils to prepare comprehensive plans of management. The amendments will also improve the application of the SEPP by recognising the extent of tree species important to koalas.

## **2. Zoning and land use under relevant LEPs**

Maitland LEP 2011, published 16 December 2011, identifies the zone applying to the land as:

### **R5 Large Lot Residential, RU1 Primary Production**

The following development information gives the objectives of the zone, the description of the zone and identifies development allowed or prohibited in each zone. Development consent where required, must be obtained from the Council.

### **R5 Large Lot Residential**

#### **a) Purpose/Objective**

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

#### **b) Permitted with Consent**

Bed and breakfast accommodation; Building identification signs; Business identification signs; Dual occupancies; Dwelling houses; Home-based child care; Home industries; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Roads; Tank-based aquaculture; Any other development not specified in item 2 or 4

### **c) Permitted without Consent**

Home occupations

### **d) Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies.

## **RU1 Primary Production**

### **a) Purpose/Objective**

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base
- To encourage diversity in primary industry enterprises and systems appropriate for the area
- To minimise the fragmentation and alienation of resource lands
- To minimise conflict between land uses within this zone and land uses within adjoining zones

### **b) Permitted with Consent**

Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Cellar door premises; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Jetties; Landscaping material supplies; Markets; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural supplies; Signage; Turf farming; Water supply systems

### **c) Permitted without Consent**

Extensive agriculture; Home occupations; Intensive plant agriculture

**d) Prohibited**

Any other development not specified in item 2 or 3.

**e) Land dimensions to permit the erection of a dwelling house on the land**

For the land zoned RU1 Primary Production Clause 4.2A in the Maitland Local Environmental Plan 2011 applies to the land. This clause fixes a minimum lot size for the erection of a dwelling-house that is identified on the Maitland Local Environmental Plan 2011 Lot Size Map as 40 hectares. For the land zoned R5 Large Lot Residential the Maitland LEP 2011 does not contain a development standard specifying the land dimensions required to permit the erection of a dwelling house on the land.

**f) Critical Habitat**

No Local Environmental Plan or draft Local Environmental Plan identifies the land as including or comprising critical habitat.

**g) Conservation Area**

The land IS NOT in a Heritage Conservation Area.

**h) Item of Environmental Heritage**

The land does NOT contain an Item of Environmental Heritage.

**3. Complying Development**

Complying development under the **Housing Code** may not be carried out on the land as it is not within an applicable zone.

Complying development under the **Low Rise Medium Density Housing Code and Greenfield Housing Code** may not be carried out on the land as it is not within an applicable zone.

Complying development under the **Rural Housing Code** may be carried out on the land.

Complying development under the **Housing Alterations Code** may be carried out on the land.

Complying development under the **General Development Code** may be carried out on the land.

Complying development under the **Commercial and Industrial Alterations Code** may be carried out on the land.

Complying development under the **Commercial and Industrial (New Buildings and Additions) Code** may not be carried out on the land as it is not within an applicable zone.

Complying development under the **Subdivisions Code** may be carried out on the land.

Complying development under the **Demolition Code** may be carried out on the land.

Complying development under the **Fire Safety Code** may be carried out on the land.

Complying development under the **Container Recycling Facilities Code** may not be carried out on the land.

**Note:** Despite the above provisions, if only part of a lot is subject to an exclusion or exemption under Clause 1.17A or Clause 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other Matters) 2013*, complying development may be carried out on that part of the lot that is not affected by the exclusion or exemption.

**4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

The owner (or any previous owner) of the land 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).

**5. Coal Mine Subsidence Compensation Act 2017**

The land has NOT been proclaimed to be within a Mine Subsidence District under the meaning of section 20 of the Coal Mine Subsidence Compensation Act 2017.

**6. Road widening and road realignment**

- a) The land is NOT affected by road widening under Division 2 of Part 3 of the Roads Act 1993.
- b) The land is NOT affected by any environmental planning instrument
- c) The land is NOT affected by any road-widening or realignment under any resolution of the Council

The information above relates to Council's road proposals only. Other authorities, including Roads and Maritime Services, may have proposals, which have not been set out.

**7. Council and other public authority policies on hazard risk restrictions**

All land within the Maitland Local Government Area has the potential to contain acid sulfate soils. Clause 7.1 of the Maitland Local Environmental Plan 2011 generally applies. Development consent is required where works described in the Table to this clause are proposed on land shown on the Maitland LEP 2011 Acid Sulfate Soils Map as being of the class specified for those works.

The Council has adopted a Contaminated Lands Policy to provide a framework to appropriately manage land contamination risk through the land use planning process. This Policy seeks to ensure that changes in land use will not increase the risk to human health or the environment. The Policy applies to all land in the Maitland Local Government Area.

**7A. Flood Related Development Controls**

Development on this land or part of this land for the purposes of dwelling houses, attached dwellings, 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 contained within clause 7.3 of the Maitland LEP 2011 and s.B3 of the Maitland DCP 2011.

Development on this land or part of this land for any other purpose IS subject to flood related development controls contained within clause 7.3 of the Maitland LEP 2011 and s.B3 of the Maitland DCP 2011.

Information given in relation to flooding is based upon Council's adopted 1:100 ARI (Average Recurrent Interval) flood event.

The Maitland LEP 2011 identifies the flood planning level (FPL) as the level of a 1:100 ARI flood event plus 0.5m freeboard.

## **8. Land Reserved for Acquisition**

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

## **9. Contribution Plans**

The following contribution plan(s) apply to the land:

- Maitland S94A Levy Contributions Plan 2006
- Maitland City Wide Section 94 Contributions Plan 2016
- Maitland S94 Contributions Plan (City Wide) 2006

Contributions Plans may be viewed on Council's website or inspected and purchased at Council's Customer Service Centre.

## **9A. Biodiversity Certified Land**

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

## **10. Biodiversity Stewardship Sites**

The Council is not aware if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under part 5 of the *Biodiversity Conservation Act 2016*.

## **10A. Native Vegetation clearing set asides**

The Council is not aware if the land contains a set aside area under 60ZC of the *Local Land Services Act 2013*.

## **11. Bushfire Prone Land**

The land is mapped as bushfire prone land and as such restrictions may apply to new development on this land.

## **12. Property vegetation plans**

The Council has not received any notification from Hunter Local Land Services that this land is affected by a property vegetation plan under Part 4 of the Native Vegetation Act 2003 (and that continues in force).

## **13. Order under Trees (Disputes between Neighbours) Act 2006**

Council has not received notification from the Land and Environment Court of NSW that the land is affected by an Order under Trees – (Disputes Between Neighbours)

Act 2006.

#### **14. Directions under Part 3A**

There is NO direction by the Minister 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 (other than a project of a class prescribed by the regulations) of the Act does not have effect.

#### **15. Site Compatibility Certificate and Conditions for Seniors Housing**

##### **a) Site Compatibility Certificate**

Council is unaware of whether a current Site Compatibility Certificate issued under Clause 25 of the State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 has been issued for the land.

##### **b) Conditions of Development Consent since 11 October 2007**

No development consent has been granted for the development permitted under State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 after 11 October 2007.

#### **16. Site compatibility certificates for infrastructure, schools or TAFE establishments**

Council is unaware of whether a valid Site Compatibility Certificate has been issued under clause 19 of State Environmental Planning Policy (Infrastructure) 2007 for the land.

#### **17. Site compatibility certificates and conditions for affordable rental housing**

Council is unaware if a Site Compatibility Certificate (Affordable Rental Housing) has been issued in accordance with State Environmental Planning Policy (Affordable Rental Housing) 2009.

#### **18. Paper subdivision information**

There is no development plan that applies to the:

- 1) Land or that is proposed to be subject to a consent ballot
- 2) There is no subdivision order that applies to the land.

#### **19. Site verification certificates**

Council is not aware of any current site verification certificate in respect of the land.

#### **20. Loose-fill asbestos insulation**

There are no premises on the subject land listed on the register.

#### **21. Affected building notices and building product rectification orders**

The Council is NOT aware of any affected building notice which is in force in respect of the land.

The Council is NOT aware of any building product rectification order which is in force in respect of the land and that has not been fully complied with.

The Council is NOT aware of any notice of intention to make a building product rectification order being given in respect of the land and that is outstanding.



**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.**

**Contaminated Land**

- a) The land to which this certificate relates is NOT significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
  - b) The land to which this certificate relates is NOT subject to a management order within the meaning of the Contaminated Land Management Act 1997.
  - c) The land to which this certificate relates is NOT the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
  - d) The land to which this certificate relates is NOT the subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
  - e) Council has NOT been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for the land to which this Certificate relates.
- 

**David Evans**  
**General Manager**

