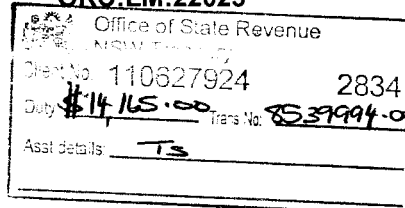


Contract for the sale and purchase of land 2014 edition

TERM	MEANING OF TERM	
vendor's agent	Hore & Davies PO Box 84, WAGGA WAGGA NSW 2650	Phone: 02 6922 2900 Fax: 02 6921 5844
co-agent		
vendor	Dennis John Brown & Tanya Cherie Brown ATF DJ & TC Brown Superannuation Fund 66-68 Back Creek Road, YOUNG, NSW 2594	
vendor's solicitor	Crampton Legal 39 Main Street, Young NSW 2594 DX 25575 Young	Phone: 0263 823822 Fax: 0263824855 Ref: ORC:LM:22023
date for completion land (address, plan details and title reference)	28th day after the contract date (clause 15) 119 Strickland Drive, BOOROOMA, New South Wales 2650 Registered Plan: Lot 41 Plan DP1188126 Folio Identifier 41/1188126	
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input checked="" type="checkbox"/> subject to existing tenancies <input checked="" type="checkbox"/> HOUSE <input checked="" type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input type="checkbox"/> other:	
attached copies	<input checked="" type="checkbox"/> documents in the List of Documents as marked or as numbered: other documents:	



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

inclusions	<input checked="" type="checkbox"/> blinds <input checked="" type="checkbox"/> dishwasher <input checked="" type="checkbox"/> light fittings <input checked="" type="checkbox"/> stove <input checked="" type="checkbox"/> built-in wardrobes <input checked="" type="checkbox"/> fixed floor coverings <input checked="" type="checkbox"/> range hood <input type="checkbox"/> pool equipment <input checked="" type="checkbox"/> clothes line <input checked="" type="checkbox"/> insect screens <input type="checkbox"/> solar panels <input checked="" type="checkbox"/> TV antenna <input type="checkbox"/> curtains <input checked="" type="checkbox"/> other: <i>Air Conditioner, remote control</i>
exclusions	<i>Garage door + 2 remotes</i>
purchaser	Dean Ryan Property Pty Ltd ACN 609 250 464 <i>①</i> 41 Mallon Avenue, Horseley, NSW 2530
purchaser's solicitor	Williamson Isabella Lawyers PO Box 338, Dapto NSW 2530 Phone: 42613355 Fax: 42618420
price	\$415,000.00
deposit	\$41,500.00 (10% of the price, unless otherwise stated)
balance	\$373,500.00
contract date	<i>14 January 2016</i> (if not stated, the date this contract was made)

buyer's agent
[Signature]
 vendor *[Signature]*

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

witness

 witness

purchaser JOINT TENANTS tenants in common in unequal shares

Choices

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

NO yes
 NO yes

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

land tax is adjustable

NO yes

GST: Taxable supply

NO yes in full yes to an extent

margin scheme will be used in making the taxable supply

NO yes

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

- not made in the course or furtherance of an enterprise that the vendor carries on section 9-5(b)
 by a vendor who is nether registered nor required to be registered for GST (section 9-5(d))
 GST-free because the sale is the supply of a going concern under section 38-325
 GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O
 input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

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

List of Documents

General

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

Strata or community title (clause 23 of the contract)

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

SPECIAL CONDITIONS

These are the special conditions to the contract for the sale of land

BETWEEN **Dennis John Brown & Tanya Cherie Brown ATF DJ & TC Brown**
Superannuation Fund of 66-68 Back Creek Road, YOUNG, New South
Wales (**Vendor**)

AND Dean Ryan Property Pty Ltd of 41 Mallon Avenue, HORSELEY NSW
2530 (**Purchaser**)

1. Notice to complete

In the event of either party failing to complete this contract within the time specified herein, then the other shall be entitled at any time thereafter to serve a notice to complete, requiring the other to complete within 14 days from the date of service of the notice, and this time period is considered reasonable by both parties. For the purpose of this contract, such notice to complete shall be deemed both at law and in equity sufficient to make time of the essence of this contract.

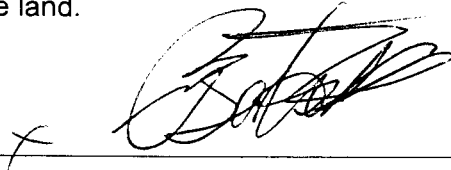
2. Death or incapacity

Notwithstanding any rule of law or equity to the contrary, should either party, or if more than one any one of them, prior to completion die or become mentally ill, as defined in the Mental Health Act, or become bankrupt, or if a company go into liquidation, then either party may rescind this contract by notice in writing forwarded to the other party and thereupon this contract shall be at an end and the provisions of clause 19 hereof shall apply.

3. Purchaser acknowledgements

The purchaser acknowledges that they are purchasing the property:

- (a) In its present condition and state of repair;
- (b) Subject to all defects latent and patent;
- (c) Subject to any infestations and dilapidation;
- (d) Subject to all existing water, sewerage, drainage and plumbing services and connections in respect of the property; and
- (e) Subject to any non-compliance, that is disclosed herein, with the Local Government Act or any Ordinance under that Act in respect of any building on the land.



The purchaser agrees not to seek, terminate rescind or make any objection requisition or claim for compensation arising out of any of the matters covered by this clause.

4. Late completion

In the event that completion is not effected on the nominated day due to the purchaser's default, the purchaser shall pay to the vendor on completion, in addition to the balance of the purchase price, ^{8.5%}~~10%~~ interest per annum calculated daily on the balance of the purchase price from the date nominated for completion until and including the actual day of completion, provided always that there shall be an abatement of interest during any time that the purchaser is ready, willing and able to complete and the vendor is not.

5. Agent

The purchaser warrants that they were not introduced to the vendor or the property by or through the medium of any real estate agent or any employee of any real estate agent or any person having any connection with a real estate agent who may be entitled to claim commission as a result of this sale other than the vendors agent, if any, referred to in this contract, and the purchaser agrees that they will at all times indemnify and keep indemnified the vendor from and against any claim whatsoever for commission, which may be made by any real estate agent or other person arising out of or in connection with the purchasers breach of this warranty, and it is hereby agreed and declared that this clause shall not merge in the transfer upon completion, or be extinguished by completion of this contract, and shall continue in full force, and effect, notwithstanding completion.

6. Smoke alarms

The property has smoke alarms installed.

7. Swimming pool

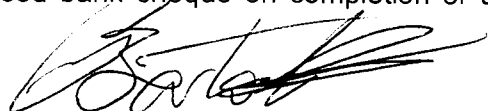
The property does not have a swimming pool.

8. Deposit bond

- (a) The word bond means the deposit bond issued to the vendor at the request of the purchaser by the bond provider.
- (b) Subject to the following clauses the delivery of the bond on exchange to the person nominated in this contract to hold the deposit or the vendor's solicitor will be deemed to be payment of the deposit in accordance with this contract.
- (c) The purchaser must pay the amount stipulated in the bond to the vendor in cash or by unendorsed bank cheque on completion or at

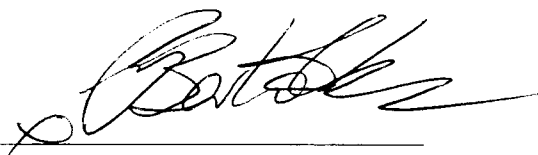






such other time as may be provided for the deposit to be accounted to the vendor.

- (d) If the vendor serves on the purchaser a written notice claiming to forfeit the deposit then to the extent that the amount has not already been paid by the bond provider under the bond, the purchaser must immediately pay the deposit or so much of the deposit as has not been paid to the person nominated in this contract to hold the deposit.



Information Provided Through
InfoTrack
 Ph. 1800 738 524 Fax. 1800 738 533

Title Search

InfoTrack
 An Approved LPI NSW
 Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 41/1188126

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
13/8/2015	12:55 PM	3	10/12/2014

LAND

LOT 41 IN DEPOSITED PLAN 1188126
 AT BOOROOMA
 LOCAL GOVERNMENT AREA WAGGA WAGGA
 PARISH OF NORTH WAGGA WAGGA COUNTY OF CLARENDON
 TITLE DIAGRAM DP1188126

FIRST SCHEDULE

DENNIS JOHN BROWN
 TANYA CHERIE BROWN
 AS JOINT TENANTS (T AJ109199)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1188126 EASEMENT TO DRAIN SEWAGE 2.5 METRE(S) WIDE AFFECTING
 THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP1188126 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE AFFECTING
 THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1188126 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND
 NUMBERED (5) IN THE S. 88B INSTRUMENT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

22023

PRINTED ON 13/8/2015

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

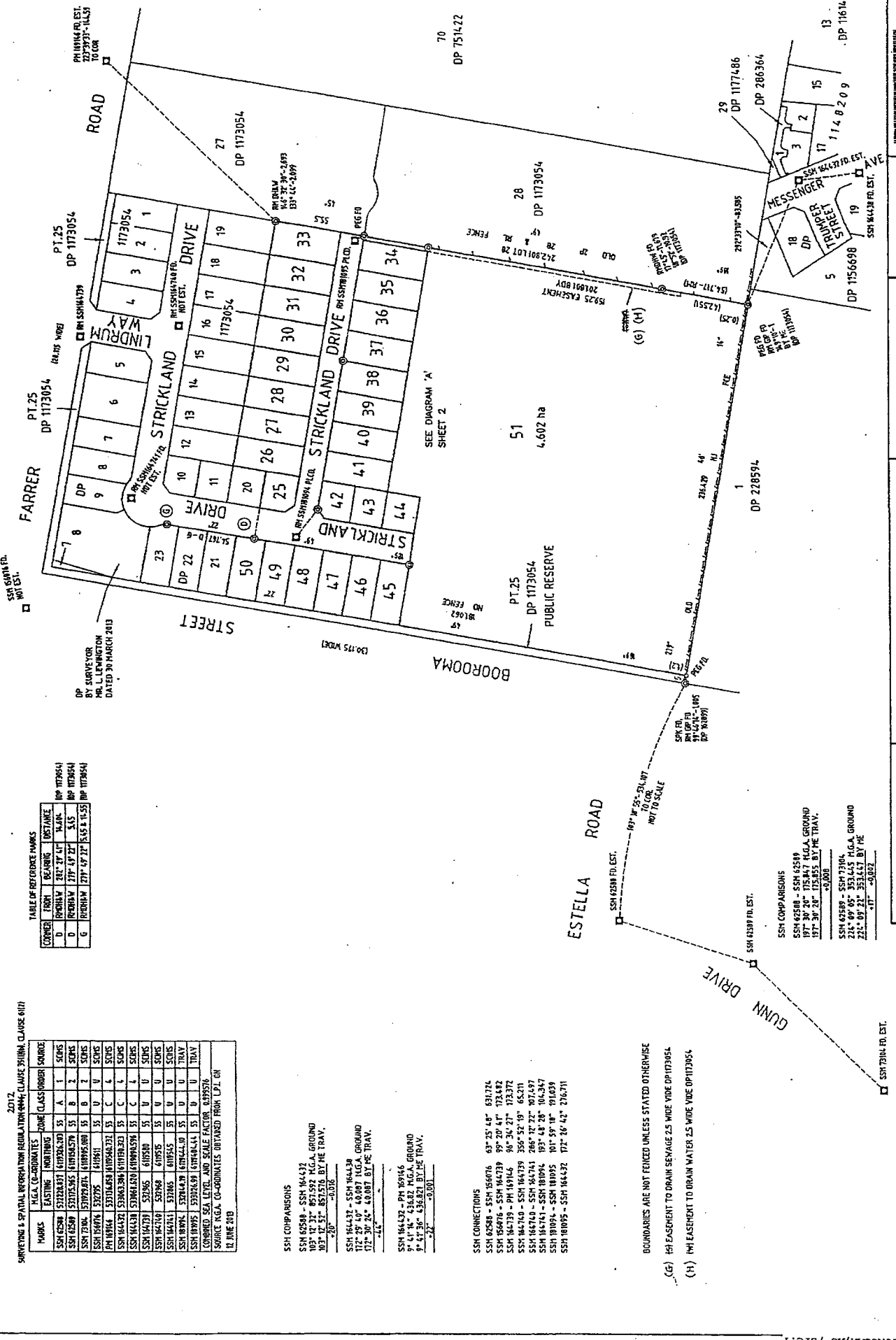


TABLE OF REFERENCE MARKS

MARK	BEARING	DISTANCE
D	135° 17' 11"	3.18m
E	217° 12' 22"	3.15m
F	137° 47' 21"	5.15m
G	271° 47' 21"	5.15m

SSN COMPANIONS

MARK	N.G.A. CO-ORDINATES	ZONE	CLASS	ORIBB	SOURCE	
SSN 62588	52128331	410326.20	55	A	1	SCRS
SSN 62589	52125385	410358.79	55	B	2	SCRS
SSN 18094	52079474	410049.00	55	B	2	SCRS
SSN 18095	52079474	410049.00	55	U	U	SCRS
SSN 18096	52079474	410049.00	55	U	U	SCRS
SSN 18097	52079474	410049.00	55	U	U	SCRS
SSN 18098	52079474	410049.00	55	U	U	SCRS
SSN 18099	52079474	410049.00	55	U	U	SCRS
SSN 18100	52079474	410049.00	55	U	U	SCRS
SSN 18101	52079474	410049.00	55	U	U	SCRS
SSN 18102	52079474	410049.00	55	U	U	SCRS
SSN 18103	52079474	410049.00	55	U	U	SCRS
SSN 18104	52079474	410049.00	55	U	U	SCRS
SSN 18105	52079474	410049.00	55	U	U	SCRS
SSN 18106	52079474	410049.00	55	U	U	SCRS
SSN 18107	52079474	410049.00	55	U	U	SCRS
SSN 18108	52079474	410049.00	55	U	U	SCRS
SSN 18109	52079474	410049.00	55	U	U	SCRS
SSN 18110	52079474	410049.00	55	U	U	SCRS
SSN 18111	52079474	410049.00	55	U	U	SCRS
SSN 18112	52079474	410049.00	55	U	U	SCRS
SSN 18113	52079474	410049.00	55	U	U	SCRS
SSN 18114	52079474	410049.00	55	U	U	SCRS
SSN 18115	52079474	410049.00	55	U	U	SCRS
SSN 18116	52079474	410049.00	55	U	U	SCRS
SSN 18117	52079474	410049.00	55	U	U	SCRS
SSN 18118	52079474	410049.00	55	U	U	SCRS
SSN 18119	52079474	410049.00	55	U	U	SCRS
SSN 18120	52079474	410049.00	55	U	U	SCRS
SSN 18121	52079474	410049.00	55	U	U	SCRS
SSN 18122	52079474	410049.00	55	U	U	SCRS
SSN 18123	52079474	410049.00	55	U	U	SCRS
SSN 18124	52079474	410049.00	55	U	U	SCRS
SSN 18125	52079474	410049.00	55	U	U	SCRS
SSN 18126	52079474	410049.00	55	U	U	SCRS
SSN 18127	52079474	410049.00	55	U	U	SCRS
SSN 18128	52079474	410049.00	55	U	U	SCRS
SSN 18129	52079474	410049.00	55	U	U	SCRS
SSN 18130	52079474	410049.00	55	U	U	SCRS

SSN COMPANIONS
 SSN 62588 - SSN 184432
 103° 12' 31" - 851.592 N.G.A. GROUND
 103° 12' 51" - 851.576 BY PE TRAV.
 -20' ±0.00

SSN 184432 - SSN 184439
 112° 29' 49" 40.007 N.G.A. GROUND
 112° 30' 24" 40.007 BY PE TRAV.
 -16'

SSN 184432 - PH 189146
 123° 43' 43.682 N.G.A. GROUND
 123° 43' 43.682 BY PE TRAV.
 -23'

SSN CONNECTIONS

SSN 62588 - SSN 184432	63° 25' 18"	63.721
SSN 62589 - PH 189146	99° 44' 14"	173.183
SSN 184432 - PH 189146	84° 34' 21"	173.372
SSN 184432 - SSN 184439	356° 52' 59"	65.211
SSN 184432 - SSN 18094	286° 32' 22"	97.149
SSN 184432 - SSN 18095	193° 48' 20"	104.347
SSN 18094 - SSN 18095	101° 59' 18"	91.639
SSN 18095 - SSN 184432	172° 16' 42"	216.271

BOUNDARIES ARE NOT FENCED UNLESS STATED OTHERWISE
 (G) 1M EASEMENT TO DRAIN SEWAGE 2.5 M WIDE VIDE DP1173054
 (H) 1M EASEMENT TO DRAIN WATER 2.5 M WIDE VIDE DP1173054

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAT APPROVED BY ALAN BROWN 27.8.13

SSN COMPANIONS

SSN 62588 - SSN 184432

103° 12' 31" - 851.592 N.G.A. GROUND

103° 12' 51" - 851.576 BY PE TRAV.

-20' ±0.00

SSN 184432 - SSN 184439

112° 29' 49" 40.007 N.G.A. GROUND

112° 30' 24" 40.007 BY PE TRAV.

-16'

SSN 184432 - PH 189146

123° 43' 43.682 N.G.A. GROUND

123° 43' 43.682 BY PE TRAV.

-23'

SSN CONNECTIONS

SSN 62588 - SSN 184432 63° 25' 18" 63.721

SSN 62589 - PH 189146 99° 44' 14" 173.183

SSN 184432 - PH 189146 84° 34' 21" 173.372

SSN 184432 - SSN 184439 356° 52' 59" 65.211

SSN 184432 - SSN 18094 286° 32' 22" 97.149

SSN 184432 - SSN 18095 193° 48' 20" 104.347

SSN 18094 - SSN 18095 101° 59' 18" 91.639

SSN 18095 - SSN 184432 172° 16' 42" 216.271

PLAN OF SUBDIVISION OF LOT 26 IN DP 1173054

Surveyor: MICHAEL SUNGER

Date of Survey: 6 JUNE 2013

Surveyor's Ref.: 20121-2

Loc: WACCA WACCA

Locality: BOOROOKA

Subdivision Ref: SC13/00034

Lengths are in metres. Reduction ratio 1:1000

Registered

11.9.2013

DP1188126 P



SHORT LINES

No	BEARING	DISTANCE
1	S 4° 48' 26" E	7.073
2	N 4° 48' 26" E	7.089
3	S 9° 43' 22" E	11.5

TABLE OF REFERENCE MARKS

CORNER	FROM	BEARING	DISTANCE
A	IRON NAIL	279° 49' 22"	5.15 & 11.55
B	IRON NAIL	189° 47' 31"	3.15 & 11.05
C	SCREWDRIVER	144° 05'	3.00
D	IRON NAIL	287° 29' 41"	16.64
E	SCREWDRIVER	277° 48' 22"	5.15
F	IRON NAIL	279° 49' 22"	21.073
G	IRON NAIL	287° 29' 41"	2.00
H	IRON NAIL	287° 29' 41"	11.5

SSM 181004 - SSM 181005 181° 59' 18" - 191.039

- WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
- (M) RESTRICTION ON THE USE OF LAND
 - (G) EASEMENT TO DRAIN SEWAGE 2.5 WIDE VIDE DP 1173054
 - (H) EASEMENT TO DRAIN WATER 2.5 WIDE VIDE DP 1173054
 - (I) EASEMENT TO DRAIN SEWAGE 2.5 WIDE VIDE DP 1173054
 - (J) EASEMENT TO DRAIN WATER 2.5 WIDE
 - (K) EASEMENT TO DRAIN SEWAGE 2.5 WIDE
 - (L) EASEMENT TO DRAIN WATER 2.5 WIDE
 - (P) PATHWAY 2.5 WIDE

BORNDAMES ARE NOT FORCED UNLESS STATED OTHERWISE
 PKM PINCHMARK IN TOP RAIL OF FENCE
 GM GIMMEL IN TOP RAIL OF FENCE

DIAGRAM "A"
 RECONSTRUCTION 1:500



Surveyor: MICHAEL SLINGER
 Date of Survey: 6 JUNE 2013
 Surveyor's Ref: 20121-2

PLAN OF SUBDIVISION OF LOT 26 IN DP 1173054

Loc: WAGGA WAGGA
 Locality: BOOROOMA
 Subdivision No: SC1300034
 Lengths are in metres. Reduction ratio 1:500

Registered
 11.9.2013


DP1188126

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 4 sheet(s)
<p>Registered:  11.9.2013</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p style="text-align: center;">Office Use Only</p> <div style="text-align: center;">  DP1188126 S </div> <p style="text-align: right;">Use Only</p>	
<p>PLAN OF SUBDIVISION OF LOT 26 IN DP 1173054</p>	<p>LGA: WAGGA WAGGA</p> <p>Locality: BOOROOMA</p> <p>Parish: NORTH WAGGA WAGGA</p> <p>County: CLARENDON</p>	
<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</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 style="text-align: center;">Survey Certificate</p> <p>I, MICHAEL MATTHEW SLINGER of P.O. BOX 8336 KOORINGAL, WAGGA WAGGA a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><i>*(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 6 JUNE 2013.</i></p> <p><i>*(b) The part of the land shown in the plan (*being*[^]excluding) 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.</i></p> <p><i>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</i></p> <p>Signature: <i>Michael Slinger</i> Dated: 12 JUNE 2013</p> <p>Surveyor ID: 1988</p> <p>Datum Line: SSM62588 – SSM 62589</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p><i>*Strike through if inapplicable.</i></p> <p><i>^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</i></p>	
<p style="text-align: center;">Subdivision Certificate</p> <p>I, <u>Keith Seagners</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <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: <i>K. Seagners</i></p> <p>Accreditation number:</p> <p>Consent Authority: <u>Wagga Wagga City Council</u></p> <p>Date of endorsement: <u>11/07/2013</u></p> <p>Subdivision Certificate number: <u>SC13/0034</u></p> <p>File number: <u>DA09/0910</u></p> <p><i>*Strike through if inapplicable.</i></p>	<p>Plans used in the preparation of survey/compilation.</p> <p style="text-align: center;">DP 1173054</p> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p>	
<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>IT IS INTENDED TO DEDICATE TO THE PUBLIC AS PUBLIC ROAD, STRICKLAND DRIVE AND PATHWAY 2.5 WIDE WITHIN THE SUBDIVISION.</p>	<p>Surveyor's Reference: 201721-2</p>	
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>		

PLAN FORM VA (2014)

WARNING: Creating or forming this plan is subject to rejection

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 4 sheet(s)

Registered:  11.9.2013	Office Use Only Use Only <h1 style="margin: 0;">DP1188126</h1>
PLAN OF SUBDIVISION OF LOT 26 IN DP 1173054.	This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) SSI Regulation 2012 • Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals- see 195D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
Subdivision Certificate number: <u>5C13/0034</u> Date of Endorsement: <u>11/07/2013</u>	

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

1. EASEMENT TO DRAIN SEWAGE 2.5 WIDE
2. EASEMENT TO DRAIN WATER 2.5 WIDE
3. RESTRICTION ON THE USE OF LAND
4. RESTRICTION ON THE USE OF LAND
5. RESTRICTION ON THE USE OF LAND

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO RELEASE :

1. EASEMENT TO DRAIN SEWAGE 2 WIDE VIDE DP1173054 WITHIN STRICKLAND DRIVE.
2. EASEMENT TO DRAIN SEWAGE 2.5 WIDE VIDE DP1173054 WITHIN STRICKLAND DRIVE AND PATHWAY 2.5 WIDE.
3. EASEMENT TO DRAIN WATER 2.5 WIDE VIDE DP1173054 WITHIN STRICKLAND DRIVE AND PATHWAY 2.5 WIDE.

SCHEDULE OF STREET ADDRESSES

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
25	46	STRICKLAND	DRIVE	BOOROOMA
26	92	STRICKLAND	DRIVE	BOOROOMA
27	90	STRICKLAND	DRIVE	BOOROOMA
28	88	STRICKLAND	DRIVE	BOOROOMA
29	86	STRICKLAND	DRIVE	BOOROOMA
30	84	STRICKLAND	DRIVE	BOOROOMA
31	82	STRICKLAND	DRIVE	BOOROOMA
32	80	STRICKLAND	DRIVE	BOOROOMA
33	78	STRICKLAND	DRIVE	BOOROOMA
34	105	STRICKLAND	DRIVE	BOOROOMA
35	107	STRICKLAND	DRIVE	BOOROOMA
36	109	STRICKLAND	DRIVE	BOOROOMA
37	111	STRICKLAND	DRIVE	BOOROOMA
38	113	STRICKLAND	DRIVE	BOOROOMA


If space is insufficient use additional annexure sheet

Surveyor's Reference: 201721-2

PLAN FORM 9A (2012)

WARNING: Creating or forming will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 4 sheet(s)

Registered:  11.9.2013

Office Use Only

Use Only

DP1188126

PLAN OF SUBDIVISION OF LOT 26 IN DP 1173054.

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

Subdivision Certificate number: SC13/0034

Date of Endorsement: 11/07/2013

SCHEDULE OF STREET ADDRESSES

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
39	115	STRICKLAND	DRIVE	BOOROOMA
40	117	STRICKLAND	DRIVE	BOOROOMA
41	119	STRICKLAND	DRIVE	BOOROOMA
42	44	STRICKLAND	DRIVE	BOOROOMA
43	42	STRICKLAND	DRIVE	BOOROOMA
44	40	STRICKLAND	DRIVE	BOOROOMA
45	43	STRICKLAND	DRIVE	BOOROOMA
46	45	STRICKLAND	DRIVE	BOOROOMA
47	47	STRICKLAND	DRIVE	BOOROOMA
48	49	STRICKLAND	DRIVE	BOOROOMA
49	51	STRICKLAND	DRIVE	BOOROOMA
50	53	STRICKLAND	DRIVE	BOOROOMA
51	NA	STRICKLAND	DRIVE	BOOROOMA

If space is insufficient use additional annexure sheet


Surveyor's Reference: 201721-2

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheet(s)

Registered:  11.9.2013

Office Use Only

Use Only

DP1188126


PLAN OF SUBDIVISION OF LOT 26 IN DP 1173054.

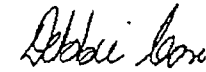
- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
 - Signatures and seals- see 195D Conveyancing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

Subdivision Certificate number: SC13/0034
 Date of Endorsement: 11/07/2013


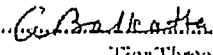
Executed by Boorooma Estate Pty Ltd ACN 136636121

by


 Director
 John Bhar


 Director/Secretary
 Deborah Lee Cox

Bank consent

<p>I certify that I am an eligible witness and that the attorney whose signature appears opposite signed this instrument in my presence. [See * below]</p>	<p>Certified correct for the purposes of the Real Property Act 1900 by the <u>BANK</u> SIGNED by <u>Geetha Bakketa</u> as attorney for Westpac Banking Corporation under power of attorney registered Book 4299 no. 332</p>
<p>Signature of witness: </p>	<p> (Signature) Tier Three Attorney</p>
<p>Name of witness: Laxmi Gairola Address of witness: 1 King Street Concord West NSW</p>	<p>By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney</p>
<p>*117RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation</p>	

If space is insufficient use additional annexure sheet

Surveyor's Reference: 201721-2

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



DP1188126 B

Sheet 1 of 6 Sheets

Plan of subdivision of Lot 26 DP 1173054
covered by Subdivision Certificate SC13/0034
dated 11 July 2013

Full name and address of the
owner of the land in Lot 26 DP
1173054

Boorooma Estate Pty Ltd
A.C.N. 136 636 121
135 Peter Street,
WAGGA WAGGA NSW 2650

PART 1

1. Identity of easement profits a Easement to drain sewage 2.5 wide
prendre restriction or positive
covenant firstly referred to in the
abovementioned plan.

Schedule of Lots etc. affected

Lots burdened

Lots 34, 35, 36, 37, 38, 39, 40,
41, 42, 43, 44 and 51

Lot or Authority benefited

The Council of the City of Wagga
Wagga

2. Identity of easement profits a Easement to drain water 2.5 wide
prendre restriction or positive
covenant secondly referred to in
the abovementioned plan.

Schedule of Lots etc. affected

Lots burdened

9
Lots 34, 35, 36, 37, 38, 39, 40,
41, 42, 43, 44 and 51
AND

Lot or Authority benefited

The Council of the City of Wagga
Wagga

J. B. ... Debbie Lane

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

Sheet 2 of 6 Sheets

DP1188126

Plan of subdivision of Lot 26 DP 1173054
covered by Subdivision Certificate SC1310034
dated 11 July 2013

3. Identity of easement profits a Restriction(s) on the use of land
prendre restriction or positive
covenant thirdly referred to in the
abovementioned plan.

Schedule of Lots etc. affected

<u>Lots burdened</u>	<u>Lot or Authority benefited</u>
Lots 45, 46, 47, 48, 49, 50	The Council of the City of Wagga Wagga

4. Identity of easement profits a Restriction(s) on the use of land
prendre restriction or positive
covenant fourthly referred to in
the abovementioned plan.

Schedule of Lots etc. affected

<u>Lots burdened</u>	<u>Lot or Authority benefited</u>
Lots 25, 42, 43 & 44	The Council of the City of Wagga Wagga

5. Identity of easement profits a Restriction(s) on the use of land
prendre restriction or positive
covenant fifthly referred to in the
abovementioned plan.

Schedule of Lots etc. affected

<u>Lots burdened</u>	<u>Lot or Authority benefited</u>
Lots 25 to 50	Each other lot except Lot 51

J. J. J. *Rebbie Jones*

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

Sheet 3 of 6 Sheets

DP1188126

Plan of subdivision of Lot 26 DP 1173054
covered by Subdivision Certificate SC 13 10034
dated 11 JULY 2013

PART 1A (Release)

1. Identity of easement profits a
prendre restriction or positive
covenant firstly referred to in the
abovementioned plan. Easement to drain sewage 2 wide vide
DP 1173054 within Strickland Drive

Schedule of Lots etc. affected

Lots burdened

Lot or Authority benefited

Part Lot 26 in DP 1173054
being Strickland Drive

The Council of the City of Wagga
Wagga

2. Identity of easement profits a
prendre restriction or positive
covenant secondly referred to in
the abovementioned plan. Easement to drain sewage 2.5 wide
vide DP 1173054 within Strickland Drive
and pathway 2.5 wide

Schedule of Lots etc. affected

Lots burdened

Lot or Authority benefited

Part Lot 26 in DP 1173054
being Strickland Drive and
pathway

The Council of the City of Wagga
Wagga

3. Identity of easement profits a
prendre restriction or positive
covenant thirdly referred to in the
abovementioned plan. Easement to drain water 2.5 wide vide
DP 1173054 within Strickland Drive and
pathway 2.5 wide

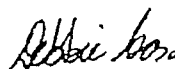
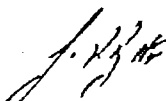
Schedule of Lots etc. affected

Lots burdened

Lot or Authority benefited

Part Lot 26 in DP 1173054
being Strickland Drive and
pathway

The Council of the City of Wagga
Wagga



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

Sheet 4 of 6 Sheets

DP1188126

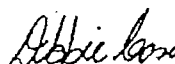
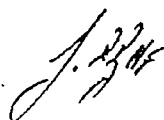
Plan of subdivision of Lot 26 DP 1173054
covered by Subdivision Certificate SC1310034
dated 11 July 2013

PART 2

1. Terms of easement, profits a prendre, restriction or positive covenant thirdly, referred to in the plan.
 - (a) No fence shall be erected on the rear of any Lot unless fencing shall be 1.8 metre high sheet metal type fencing, with all fence cladding erected so that any fence frame or support structures are not visible from Boorooma Street. Any such fence is to be constructed of beige trim deck custom orb with colourbond on both sides.
 - (b) No access shall be allowed to or from Boorooma Street to the lots burdened and creation or installation or reserve of access gates or access ways within fencing which adjoins Boorooma Street is prohibited.
 - (c) No dwelling shall be erected within the area marked (M) on the Plan registered with this instrument. This shall not restrict the erection of outbuildings and minor structures such as pergolas within the area marked (M).

2. Terms of easement, profits a prendre, restriction or positive covenant fourthly, referred to in the plan.

No dwelling shall be erected on the land unless it provides a private open space area, with minimum dimensions of 4 x 6 metres, directly accessible from a main internal living area, of which at least half receives 3 hours or more of sunlight between 9am – 3pm on 21 June each year. The private open space area required by this restriction is to be maintained so as to comply with this restriction at all times.



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

Sheet 5 of 6 Sheets

DP1188126

Plan of subdivision of Lot 26 DP 1173054
covered by Subdivision Certificate SC1310034
dated 11 JULY, 2013

3. Terms of easement, profits a prendre, restriction or positive covenant fifthly, referred to in the plan.
- (a) No external wall of any main building erected or standing on the Lot shall be of material other than brick, stone, brick veneer, hebel block or panel or concrete construction with or without walls or panels of glass or inserts of timber.
 - (b) No roof of any main building erected or standing on the Lot shall be of material other than concrete tiles, terracotta tiles, slate tiles or colourbond metal or such other material as approved by Boorooma Estate Pty Ltd, unless such roof is not visible from the level of and at the street frontage.
 - (c) No Lot or main building shall be used for any purpose other than as and for a private dwelling or dwellings.
 - (d) No fence or building shall be erected on the land hereby indicated on any street frontage or on any side boundary between the building line as fixed by the Council of the City of Wagga Wagga and the street frontage of the said land.
 - (e) No boundary fence shall be erected unless such fence is constructed to a height of 1800mm and is of beige trim deck custom orb with Colorbond on both sides or similar approved profile.

Name of the authority empowered to release, vary or modify Restrictions thirdly and fourthly referred to in the abovementioned plan:

The Council of the City of Wagga Wagga.

J. P. H. *Debbie Cox*

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

Sheet 6 of 6 Sheets

DP1188126

Plan of subdivision of Lot 26 DP 1173054
covered by Subdivision Certificate SC 13 / 0084
dated 11 JULY 2013

Name of person empowered to release, vary or modify Restriction fifthly
referred to in the abovementioned plan:

Boorooma Estates Pty Ltd

EXECUTED BY BOOROOMA ESTATE)
LIMITED A.C.N. 136 636 121 pursuant to)
Section 127 of the Corporations Act 2001)

[Signature]
.....
Director JOHN RALPH BITTAL
[Signature]
.....
Director/Secretary DEBORAH LEE COX

Consent of Westpac Banking Corporation as Mortgagee

[Signature]
Keith Seghers
Authorised Person
Wagga Wagga City Council

I certify that I am an eligible witness and that the attorney whose signature appears opposite signed this instrument in my presence. [See * below]

Signature of witness: *[Signature]*


Name of witness: Chiritha Ediriwickrama

Address of witness: 1 King Street
Concord West NSW

*s117RP Act requires that you must have known the Signatory for more than 12 mths or have sighted identifying documentation

Certified correct for the purposes of the Real Property Act 1900 by the *[Signature]*
SIGNED BY Raymond Timms as attorney
for Westpac Banking Corporation under power of attorney registered Book 4299 no. 332

[Signature] Tier Three Attorney
By executing this instrument the attorney states that the attorney has received no notice of the revocation of power of attorney or has sighted identifying documentation

REGISTERED  11.9.2013

PLANNING CERTIFICATE

(Section 149(2) – Environmental Planning and Assessment Act 1979)

Certificate No: ePL2015/0587
Receipt Details: No. N/A Date 12/11/2015 Amount \$53.00

Applicant Details

Name & Address: Infotrack Pty Ltd
Gpo Box 4029
SYDNEY NSW 2001

Your Reference: 22023

Background Information

This certificate is provided in good faith subject to sections 145B and 149(6) of the *Environmental Planning and Assessment Act 1979*. It contains information affecting land use, including specific development restrictions which Council is aware of from its environmental planning instruments, records and data supplied by State Government Agencies.

Land

Property No: 331261
Title Description: Lot 41 DP 1188126
Address: 119 Strickland Dr BOOROOMA NSW 2650

PLANNING MATTERS RELATING TO THE LAND

S.149(2)

1) Relevant Plans

a) Local Plans

i) Local Environmental Plans

Wagga Wagga Local Environmental Plan 2010 (WWLEP 2010)

ii) Development Control Plans

Wagga Wagga Development Control Plan 2010

iii) Draft Local Environmental Plans (Exhibited)

Nil

b) State Plans

i) State Environmental Planning Policies

- SEPP No. 1 - Development Standards
- SEPP No. 21 - Caravan Parks
- SEPP No. 30 - Intensive Agriculture
- SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)
- SEPP No. 33 - Hazardous and Offensive Development
- SEPP No. 36 - Manufactured Home Estates
- SEPP No. 44 - Koala Habitat Protection
- SEPP No. 50 - Canal Estate Development
- SEPP No. 55 - Remediation of Land
- SEPP No. 62 - Sustainable Aquaculture
- SEPP No. 64 - Advertising and Signage
- SEPP No. 65 - Design Quality of Residential Flat Development
- SEPP (Affordable Rental Housing) 2009
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (Major Development) 2005
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (Miscellaneous Consent Provisions) 2007
- SEPP (Rural Lands) 2008
- SEPP (State and Regional Development) 2011

ii) Draft State Environmental Planning Policies

- Draft State Environmental Planning Policy (Competition) 2010

2) Zoning and Land Use

a) Zone

i) The land is within Zone:

R1 General Residential, under WWLEP 2010

- b) *Purposes for which buildings, works or land may be erected, used or carried out without Council's consent, with Council's consent, or are prohibited, are summarised in the following extract from the above Local Environmental Plan. Reference should be made to that Plan and any relevant amendments, for full details of the effect of these zoning provisions:***

- i) For zone R1 General Residential under WWLEP 2010:

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure co-ordinated and cost-effective provision of physical, social and cultural infrastructure in new residential areas.

2 Permitted without consent

Home businesses; Home occupations; Roads

3 Permitted with consent

Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

- c) *Are there any development standards applying to the land which fix minimum land dimensions for the erection of a dwelling house on the land? If so, what are the minimum land dimensions fixed?*

No

- d) *Does the land include or comprise critical habitat?*

No

- e) *Is the land in a conservation area?*

No



f) *Is there an item of environmental heritage situated on the land?*

No

g) *Is the land affected by an environmental overlay?*

No

3) Complying Development

Can complying development be carried out on the land under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

General Housing Code

Yes

Rural Housing Code

Yes

Housing Alterations Code

Yes

General Development Code

Yes

Commercial and Industrial Alterations Code

Yes

Commercial and Industrial (New Buildings and Additions) Code

Yes

Subdivisions Code

Yes

Demolition Code

Yes

Fire Safety Code

Yes

Note: When identifying if complying development may be carried out on land under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the response is based only on those matters identified under clauses 1.17A (1)(c) to (e), (2), (3) and (4) and 1.19 of the policy. A s149 certificate cannot list other matters that may result in a development being precluded from complying development (e.g. zone, lot size, etc).

4) Coastal Protection

Is the land to which the certificate relates land which is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration?

No

5) Mine Subsidence

Is the land proclaimed to be in a Mine Subsidence District under s15 of the *Mine Subsidence Compensation Act 1961*?

No

6) Road Widening and Road Re-Alignment

Is the land affected by any road widening or road re-alignment proposals under:

a) *Division 2 of Part 3 of the Roads Act 1993*?

No

b) *Any environmental planning instrument*?

No

c) *Any resolution of the Council*?

No

7) Council And Other Public Authority Policies On Hazard Risk Restrictions

Is the land affected by a policy adopted by the Council or by any other public authority (and notified to the Council for the express purpose of its adoption being referred to in planning certificates issued by the Council) that restricts the development of the land because of the likelihood of:

a) *land slip*?

No

b) *bushfire*?

No

c) *tidal inundation*?

No

d) *subsidence*?

No

e) *acid sulphate soils*?

No

f) *any other risk (other than flooding)*?

No

7A) Flood Related Development Controls Information

- a) *Whether or not development on that land or part of that land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.*

No

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

No

8) Land Reserved For Acquisition

Does any environmental planning instrument or draft environmental planning instrument applying to the land provide for the acquisition of the land by a public authority as referred to in section 27 of the *Environmental Planning and Assessment Act 1979*?

No

9) Contribution Plans

The name of each contributions plan applying to the land:

City of Wagga Wagga - Section 94 Contributions Plan 2006-2019

City of Wagga Wagga - Section 94A Levy Contributions Plan 2006

9A) Biodiversity Certified Land

Is the land "biodiversity certified land" under Part 7AA of the *Threatened Species Conservation Act 1995*?

Yes

10) Biobanking Agreements

Is the land, land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates?

No

11) Bush Fire Prone Land

Is the land or any part of it bush fire prone land?

No



12) Property Vegetation Plans

Is the land subject to a property Vegetation Plan under the *Native Vegetation Act 2003*.

No

13) Order under Trees (Dispute Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No

14) Site Compatibility Certificates and Conditions for Seniors Housing

Has a development application been granted on or after the date on which this clause commences under the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* on the subject land, if so are there any conditions on which the application was granted of the kind referred to in clause 18(2) of that policy.

No

15) Site Compatibility Certificates Infrastructure

Is Council aware that there is a valid site compatibility certificate issued under clause 19 of the *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the subject land?

No

16) Site Compatibility Certificates and Conditions for Affordable Rental Housing

Is Council aware of whether there is a current Site Compatibility Certificate (Affordable Rental Housing) in respect of proposed development on the land?

No

17) Matters Arising Under The Contaminated Land Management Act 1997

a) *Is the land (or part of the land) significantly contaminated land within the meaning of the Act?*

No

b) *Is the land subject to a management order within the meaning of the Act?*

No

c) *Is the land the subject of an approved voluntary management proposal within the meaning of the Act?*

No



d) *Is the land subject to an ongoing maintenance order within the meaning of the Act?*

No

e) *Has Council been provided with a copy of a statement that land is the subject of a site audit statement within the meaning of the Act?*

No

Notes:

1. The 2011 Wagga Wagga Major Overland Flow Flood Study indicates that some land in the study area may be subject to local overland flooding. This information is available on Council's website (<http://www.wagga.nsw.gov.au/city-of-wagga-wagga/engineering-services/flood-management>).
2. A study is currently being undertaken to determine Council's flood risk management policy relating to overland flow flooding. Until such time as Council has completed this work, property owners should contact Council to obtain current information regarding local overland flooding.
3. Property owners should conduct their own investigations to be satisfied that this property is not affected by land contamination.

FOR:
GENERAL MANAGER



DIAGRAM OF SEWERAGE SERVICE

DESCRIPTION OF PREMISES

Residential Dwelling

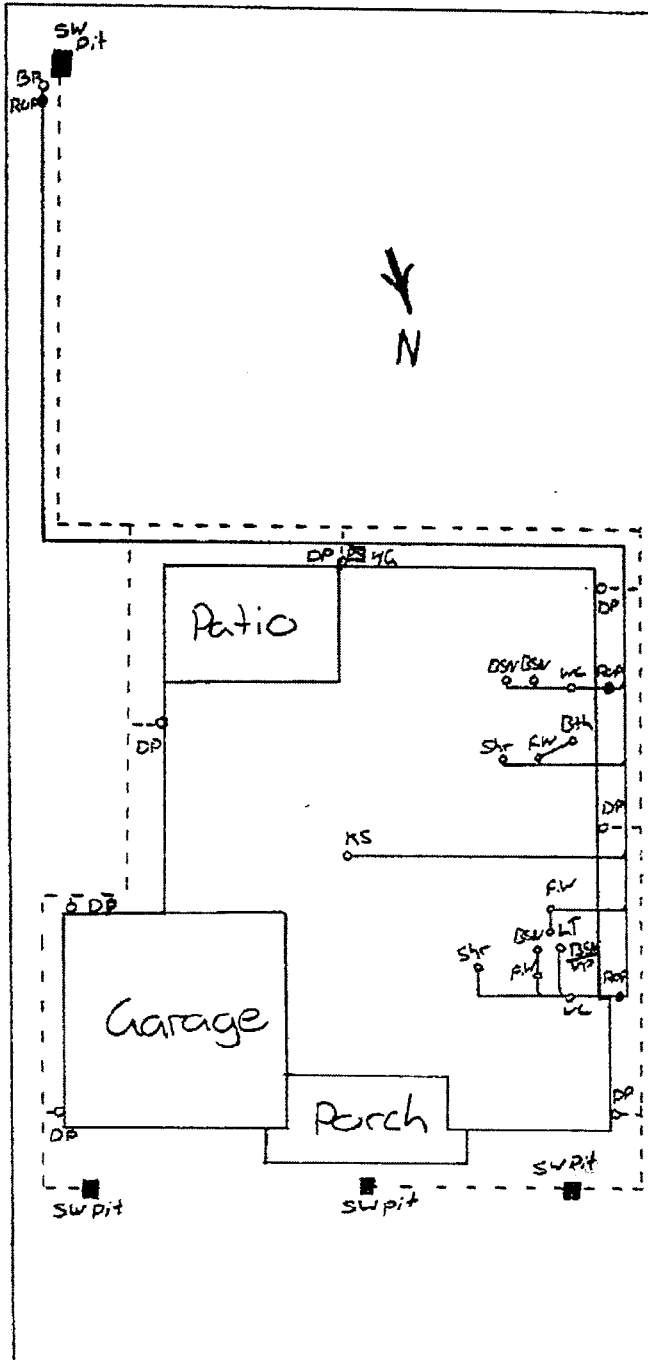
(RESIDENTIAL DWELLING, COMMERCIAL, WAREHOUSE, FACTORY, HOME UNITS, SCHOOL ETC.)

NOTE

1. This diagram is not to scale.
2. The owner is responsible for any maintenance of a reflux valve

SYMBOLS AND ABBREVIATIONS

○	Council Manholes.
○□	I.H. Internal Manholes.
□	B.R. Boundary Riser.
□	B.T. Boundary Trap.
●	R.O.P. Rod Out Point.
■	SW P.I. Stormwater P.I.
▨	G.I. Grease Interceptor.
▨	C.P.S. Coalescing Plate Separator.
▨	Grated Drain.
▨	P.S.V.B. Pumped Sewer Valve Box.
▨	Y.G. Yard Gully.
▨	R.V. Reflux Valve.
●	C.E. Cleaning Eye.
●	I.O. Inspection Opening.
●	I.V.P. Induct Vent Pipe.
●	V.P. Vent Pipe.
●	D.P. Stormwater Downpipe.
●	F.W. Floor Waste.
●	P.T. P Trap Floor Waste.
■	B.T.F.M. Basket Trap.
●	A.A.V. Air Admittance Valve.
●	B.S. Bar Sink.
●	C.S. Cleaners Sink.
●	S.S. Slop Sink.
●	B.W. Bath Waste.
●	B.S. Hand Basin.
●	S.H. Shower.
●	H.C. Water Closet Pan.
●	L.T. Laundry Tub.
●	K.S. Kitchen Sink.
●	Urn.
●	Tub.
●	D.W. Dish Washer.
●	G.W. Glass Washer.
●	D.F. Drinking Fountain.
○	Stack Work
○	P.U. Pump Unit
▨	G.T.S. Grey Water Treatment System
—	Sewer Pipe
- - -	Stormwater Pipe
· · · · ·	Subsoil "Agricultural" Pipe
—	Grey Water
—	Sewer Main
—	Stormwater Main
—	Council Easement
—	H.D.P.E. Trade Waste Line



SEWERAGE SERVICE DIAGRAM	
OWNER:	<i>Carry Cox Homes</i>
LOT No.:	<i>41</i>
HOUSE No.:	<i>119</i>
STREET:	<i>Strickland dr</i>
LOCALITY:	<i>Boorooma</i>
PLUMBER:	<i>Andrew Cox</i>
LICENSE No.:	<i>235796C</i>
C.D.C. No.:	
SIGNATURE:	<i>Asst.</i>
DATE:	<i>7-6-14</i>
SCALE:	<i>1:200</i>
PERMIT No.:	<i>AA 14/0089</i>
CONSTRUCTION CERTIFICATE No.:	<i>CDC 14/0028</i>

NOTE

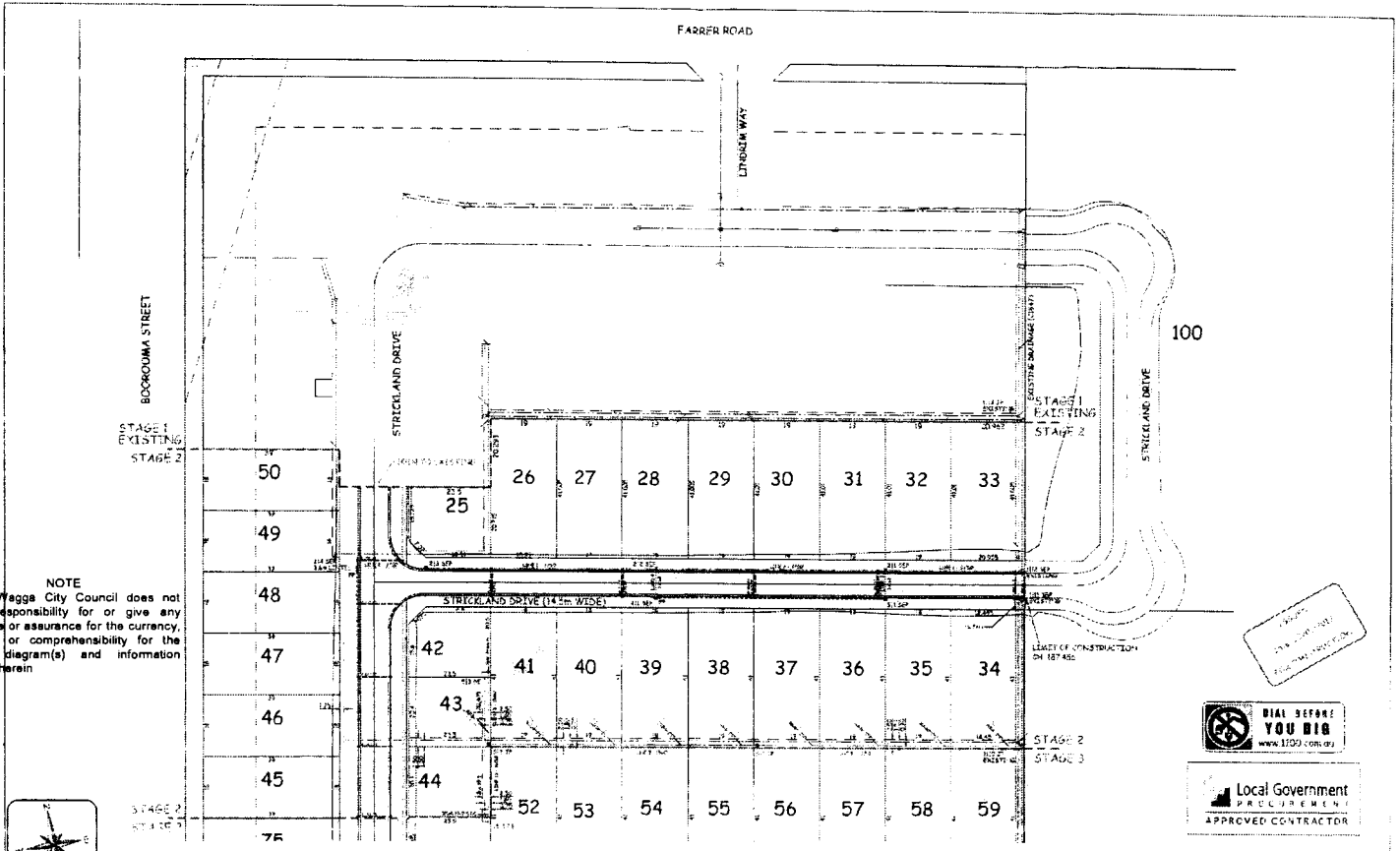
Wagga Wagga City Council does not accept responsibility for or give any guarantee or assurance for the currency, accuracy or comprehensibility for the plan(s), diagram(s) and information supplied herein.

COPY OF COUNCIL'S RECORDS AS PER SHEET/DIAGRAM No.

DATED

COUNCIL REF PLANNING DIRECTORATE

A final certificate has been issued in respect to plumbing or drainage works.



NOTE
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WAGGA WAGGA CITY COUNCIL
 APPROVED CONTRACTOR



Local Government
 APPROVED CONTRACTOR

BAR SCALE

NO.	DATE	DESCRIPTION	BY
1	15/01/2014	ISSUED FOR APPROVAL	MJM
2	15/01/2014	ISSUED FOR APPROVAL	MJM
3	15/01/2014	ISSUED FOR APPROVAL	MJM
4	15/01/2014	ISSUED FOR APPROVAL	MJM
5	15/01/2014	ISSUED FOR APPROVAL	MJM

DESIGNED BY: MJM CONSULTING ENGINEERS
 DRAWN BY: MJM CONSULTING ENGINEERS
 CHECKED BY: MJM CONSULTING ENGINEERS
 DATE: 15/01/2014

MJM
 CONSULTING ENGINEERS
 LEVEL 1 25 TOMPOUR STREET
 WAGGA WAGGA NSW 2650
 Telephone: (02) 69 218 321
 Facsimile: (02) 69 218 179
 E-MAIL: mjmc@mjmc.com.au
 4/24-107 50A ROAD, AUSTIN TERRACE NSW 2088
 00254 421 1111

PROPOSED SUBDIVISION
 CNR OF FARRER RD &
 BOOKOOMA ST
 WAGGA WAGGA, NSW

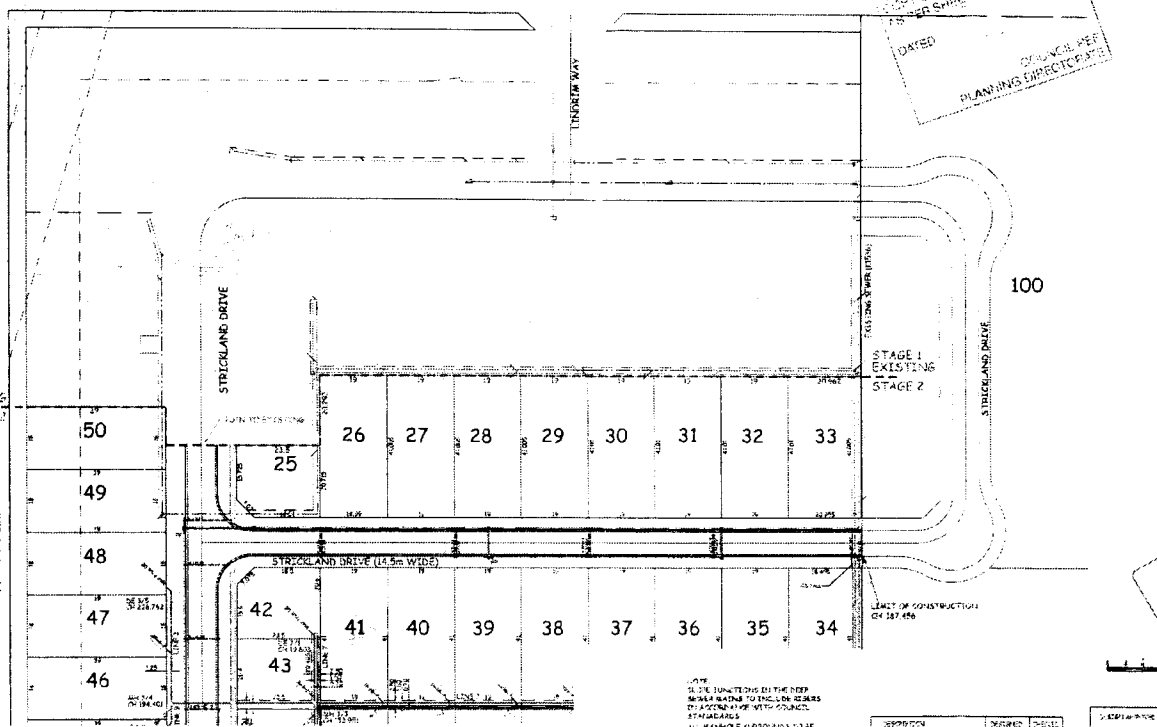
PROJECT NAME:
 DRAINAGE PLAN
 Sheet 1
 PREPARED BY:
 Bookooma Estates P/L

REVISION	SCALE
M.M. PREPARED	1:500 (AS 1700/2013)
DRAWN	DATE
CHECKED	DATE
DATE	DATE
C1847/2	D 110310
	3

GROUP OF COUNCILS RESOLVED
 7-5-2010 SHEET 1 OF 2
 DATED
 GRANGE PEF
 PLANNING DIRECTOR/CPPE

FARRER ROAD

BOOKROOMA STREET



NOTE
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 responsibility for or give any guarantee or
 responsibility for the currency, accuracy or
 comprehensibility for the plans, diagrams and
 information supplied herein.



Local Government
 PRODUCEMENT
 APPROVED CONTRACTOR

NOTE
 1. THE LIMITATIONS IN THE DEEP
 NUMBER BEARS TO THE PLAN BEARS
 TO ACCORDANCE WITH COUNCIL
 STANDARDS
 ALL BEARINGS SHOWN SHOULD BE
 RECORDED TO MATCH CONSTRUCTED
 WORK AS

LEGEND
 EXISTING
 PROPOSED
 EXISTING SEWER
 PROPOSED SEWER

DESCRIPTION	QUANTITY	PRICE
1. ALL RATES PAID/STATED		
2. ALL RATES PAID/STATED		
3. ALL RATES PAID/STATED		
4. ALL RATES PAID/STATED		
5. ALL RATES PAID/STATED		

DESCRIPTION	QUANTITY	PRICE
1. ALL RATES PAID/STATED		
2. ALL RATES PAID/STATED		
3. ALL RATES PAID/STATED		
4. ALL RATES PAID/STATED		
5. ALL RATES PAID/STATED		

NO.	DATE	REVISIONS	BY
1	2010/05/28	ISSUED FOR APPROVAL	CP
2	2010/05/28	ISSUED FOR CONSTRUCTION	CP
3	2010/05/28	ISSUED FOR CONSTRUCTION	CP

1. THESE CITY PARTICIPATING
 WORKS ARE NOT TO BE CONSIDERED
 AS A GUARANTEE OR WARRANTY
 FOR THE WORKS. THE CITY IS NOT
 RESPONSIBLE FOR THE WORKS.
 2. THE CITY IS NOT RESPONSIBLE FOR
 THE WORKS. THE CITY IS NOT
 RESPONSIBLE FOR THE WORKS.
 3. THE CITY IS NOT RESPONSIBLE FOR
 THE WORKS. THE CITY IS NOT
 RESPONSIBLE FOR THE WORKS.

MJM
 CONSULTING ENGINEERS
 LEVEL 1, 25 TOMPSON STREET
 WAGGA WAGGA NSW 2650
 Telephone: (02) 959 218 333
 Facsimile: (02) 959 218 374
 Email: admin@mjmenr.com.au
 Lic No: 118 551 - 118 552
 Lic No: 118 553 - 118 554

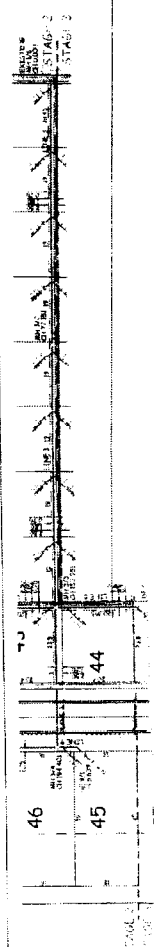
PROJECT
 PROPOSED SUBDIVISION
 CNR OF FARRER RD &
 BOOKROOMA ST
 WAGGA WAGGA, NSW

SHEET NO
 SEWER PLAN - Sheet 1

DATE
 2010/05/28

SCALE
 As Shown

PROJECT NO
 K1536/2





Home Warranty Insurance Fund

calliden
group

NSWMBIS/169641-Builder

13/02/2014

Shbran Pty Ltd
11 Tallowood Crescent
WAGGA WAGGA NSW 2650

Calliden Insurance Ltd
ABN 47 004 125 268 AFS Licence 234438
Level 9, 11-33 Exhibition Street
MELBOURNE VIC 3000
Phone: (03) 9637 1300 FAX: 1300 662 215

Certificate of Insurance

RESIDENTIAL BUILDING WORK BY CONTRACTORS

A contract of insurance complying with sections 92 and 96A of the Home Building Act 1989 has been issued by **Calliden Insurance Limited** (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In respect of: New Single Dwelling

At: Lot 41 No. 119 Strickland Drive
 BOOROOMA NSW 2650

Carried out by: Shbran Pty Ltd

Licence Number: 23841C

ABN: 32 051 528 048

For: Boorooma Estate Pty Ltd

In the amount of: \$280,000.00

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to:

- a beneficiary described in the contract and successors in title to the beneficiary,
- OR
- the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Authorisation: Signed by Calliden Insurance Ltd (ABN 47 004 125 268) (AFSL 234438) as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650)

Issued on the 13th day of February, 2014.

NOTICE: To download a copy of your insurance policy wording visit <http://www.policywording.com.au>.



City of Wagga Wagga

2574

OCCUPATION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979, Sections 109C(1)(c) and 109H

TYPE OF CERTIFICATE	<input type="checkbox"/> Interim occupation certificate	<input type="checkbox"/> Change of building use
	<input checked="" type="checkbox"/> Final occupation certificate	<input checked="" type="checkbox"/> Occupation/use of a new building

APPLICANT	NAME: <u>Shivan Pty Ltd.</u>
	POSTAL ADDRESS: <u>11 Tallowood Cres Lake Albert</u>
	CONTACT No. (PH/FAX): <u> </u> DATE: <u>18/02/2014</u>

SUBJECT LAND	OWNER: <u> </u>
	ADDRESS OF WORK: <u>119 Strickland Drive</u>
	TOWN: <u>Booroomba</u> LOT/DP: <u>41/1188126</u>

DA/CDC	DA/CDC No: <u>14/0028</u>	DATE OF DETERMINATION: <u>18/02/2014</u>
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BUILDING DETAILS	The building classification must be the same as that specified in the development consent or complying development certificate.	
	BCA CLASS: <u>1A & 10A</u>	USE: <u>Dwelling, Garage & Patio</u>
	<input checked="" type="checkbox"/> Whole of building <input type="checkbox"/> Part of building	<input checked="" type="checkbox"/> New <input type="checkbox"/> Existing

CONSTRUCTION CERTIFICATE	CERTIFICATE No: <u>14/0028</u>	DATE OF ISSUE: <u>18/02/2014</u>
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REQUIRED ATTACHMENTS	<ul style="list-style-type: none"> • Copy of development consent or complying development certificate • Construction certificate (where relevant) • Final fire safety certificate or interim fire safety certificate (where relevant) • Other certificates relied on
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DETERMINATION <small>In the case of an interim certificate, the work listed below is to be completed within 60 days from the date of this certificate.</small>	The occupation certificate / interim occupation certificate is:
	<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> REFUSED: The reasons for refusal are shown below RIGHT OF APPEAL: Under section 109K where the certifying authority is Council an applicant may appeal to the Land and Environment Court against the refusal to issue an occupation certificate within 12 months from the date of the decision.

CERTIFICATE FINAL / INTERIM	Wagga Wagga City Council confirms that it has been appointed as the principle certifying authority under S.109E, a development consent/CDC is in force with respect to the building, where required, a construction certificate has been issued with respect to the plans and specifications for the building, the building is suitable for occupation or use in accordance with its classification under the BCA, where required, a final safety certificate has been issued for the building and a report from the Commissioner of Fire Brigades has been considered. In the case of an Interim Occupation certificate, Council has taken into consideration the health and safety of the occupants of the building.
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Name: <u>Mark Kistan</u>	BPB Accreditation No: <u>1757</u>
Signature: <u>[Signature]</u>	Date: <u>3/09/2014</u>
<u>Final Occupation of Dwelling, Garage & Patio.</u>	