

Contract for the sale and purchase of land - 2022 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent		phone fax ref
co-agent		
vendor		
vendor's solicitor		phone fax ref
date of completion	42nd day after the contract date (clause 15)	
Land (address, plan details and title reference)	2 ISABEL LANE, WILTON Registered Plan: Lot 961 in Deposited Plan 1280874 Folio Identifier 961/1280874	
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Vacant Land	
attached copies	<input checked="" type="checkbox"/> documents in the List of Documents as marked or numbered: <input type="checkbox"/> 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 type="checkbox"/> air conditioning	<input type="checkbox"/> clothes line	<input type="checkbox"/> fixed floor coverings	<input type="checkbox"/> range hood
	<input type="checkbox"/> blinds	<input type="checkbox"/> curtains	<input type="checkbox"/> insect screens	<input type="checkbox"/> solar panels
	<input type="checkbox"/> built-in wardrobes	<input type="checkbox"/> dishwasher	<input type="checkbox"/> light fittings	<input type="checkbox"/> stove
	<input type="checkbox"/> ceiling fans	<input type="checkbox"/> EV charger	<input type="checkbox"/> pool equipment	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> other:			
exclusions				
purchaser				
purchaser's				phone
<input type="checkbox"/> solicitor				fax
<input type="checkbox"/> conveyancer				ref
price	\$			inclusive of GST
deposit	\$			(10% of the price, unless otherwise stated)
balance	\$			
contract date				(if not stated, the date this contract was made)

Where there is more than one purchaser JOINT TENANTS
 tenants in common in unequal shares

GST AMOUNT (optional) The price includes GST.

buyer's agent

1RWH & ODXVH SURYLGHV 3:KHUH WKLW FRQWUDFW SURYLGHV IRU FK
 GLIIHUHQW FKRLFH LV PDUNHG

SIGNING PAGE

VENDOR	PURCHASER												
<p>Signed by</p> <p>_____</p> <p>Vendor</p> <p>_____</p> <p>Vendor</p>	<p>Signed by</p> <p>_____</p> <p>Purchaser</p> <p>_____</p> <p>Purchaser</p>												
VENDOR (COMPANY)	PURCHASER (COMPANY)												
<p>Signed by the Vendor in accordance with s127(1) of the Corporations Act 2001 by the authorised person(s) whose signature(s) appear(s) below:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; padding: 5px;"> _____ Signature of authorised person </td> <td style="width: 50%; padding: 5px;"> _____ Signature of authorised person </td> </tr> <tr> <td style="padding: 5px;"> _____ Name of authorised person </td> <td style="padding: 5px;"> _____ Name of authorised person </td> </tr> <tr> <td style="padding: 5px;"> _____ Office held </td> <td style="padding: 5px;"> _____ Office held </td> </tr> </table>	_____ Signature of authorised person	_____ Signature of authorised person	_____ Name of authorised person	_____ Name of authorised person	_____ Office held	_____ Office held	<p>Signed by _____ in accordance with s127(1) of the Corporations Act 2001 by the authorised person(s) whose signature(s) appear(s) below:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; padding: 5px;"> _____ Signature of authorised person </td> <td style="width: 50%; padding: 5px;"> _____ Signature of authorised person </td> </tr> <tr> <td style="padding: 5px;"> _____ Name of authorised person </td> <td style="padding: 5px;"> _____ Name of authorised person </td> </tr> <tr> <td style="padding: 5px;"> _____ Office held </td> <td style="padding: 5px;"> _____ Office held </td> </tr> </table>	_____ Signature of authorised person	_____ Signature of authorised person	_____ Name of authorised person	_____ Name of authorised person	_____ Office held	_____ Office held
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Choices

Vendor agrees to accept a **deposit bond** NO yes

Nominated Electronic Lodgment Network ELN (clause 4) PEXA

Manual transaction (clause 30) NO yes

(if yes, vendor must provide further details, including any applicable exception, in the space below):

Parties agree that the deposit be invested (clause 2.9) NO yes

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

Land tax is adjustable NO yes

GST: Taxable supply NO yes in full yes to an extent

Margin scheme will be used in making the taxable supply NO yes

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

- not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- GST-free because the sale is the supply of a going concern under section 38-325
- GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O
- input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

Purchaser must make an *GSTRW payment*: NO yes (if yes, vendor must provide further details)
(GST residential withholding payment)

If the details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice at least 7 days before the date for completion.

GSTRW payment (GST residential withholding payment) further details

Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the supplier is a partnership, a trust, part of a GST group or a participant in a GST joint venture.

Supplier's name: Bell River Homes Pty Ltd Superannuation Fund

Supplier's ABN: 30 071 433 930

Supplier's GST branch number (if applicable):

Supplier's business address: Level 2, 2 Burbank Place, Baulkham Hills NSW 2153

Supplier's representative: david.sandeman@bellriverhomes.com.au

Supplier's contact phone number: (02) 8858 6100

Supplier's proportion of *GSTRW payment*: Whole

Amount purchaser must pay price multiplied by the *GSTRW rate* (residential withholding rate): \$

Amount must be paid: AT COMPLETION at another time (specify):

Is any of the consideration not expressed as an amount in money? NO yes

If "yes", the GST inclusive market value of the non-monetary consideration:

Other details (including those required by regulation or the ATO forms):

Cooling off period ()

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

DISPUTES

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

AUCTIONS

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

WARNINGS

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

<p>APA Group Australian Taxation Office Council County Council Department of Planning and Environment Department of Primary Industries Electricity and gas Land and Housing Corporation Local Land Services</p>	<p>NSW Department of Education NSW Fair Trading Owner of adjoining land Privacy Public Works Advisory Subsidence Advisory NSW Telecommunications Transport for NSW Water, sewerage or drainage authority</p>
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If you think that any of these matters affects the property, tell your solicitor.
2. A lease may be affected by the Agricultural Tenancies Act 1990, the Residential Tenancies Act 2010 or the Retail Leases Act 1994.
3. If any purchase money is owing to the Crown, it will become payable before obtaining consent, or if no consent is needed, when the transfer is registered.
4. If a consent to transfer is required under legislation, see clause 27 as to the obligations of the parties.
5. If the vendor wants to give the purchaser possession before completion, the vendor should first ask the insurer to confirm this will not affect the insurance.
6. Most purchasers will have to pay transfer duty (and, sometimes, if the purchaser is not an Australian citizen, surcharge purchaser duty) on this contract. Some purchasers may be eligible to choose to pay first home buyer choice property tax instead of transfer duty. If a payment is not made on time, interest and penalties may be incurred.
7. The purchaser has a right to recover the
8. The purchaser should arrange insurance as appropriate.
9. Some transactions involving personal property may be affected by the Personal Property Securities Act 2009.
10. A purchaser should be satisfied that finance will be available at the time of completing the purchase.
11. Where the market value of the property is at or above a legislated amount, the purchaser may have to comply with a foreign resident capital gains withholding payment obligation (even if the vendor is not a foreign resident). If so, this will affect the amount available to the vendor on completion.
12. Purchasers of some residential properties may have to withhold part of the purchase price to be credited towards the GST liability of the vendor. If so, this will also affect the amount available to the vendor. More information is available from the ATO.





LIVE WITH NATURE AT SYDNEY'S GATEWAY

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INTRODUCTION

We are proud to present Wilton Greens, settled in its own idyllic pocket in the Wollondilly area, Wilton Greens enjoys a natural landscape at the gateway to Sydney.

This unique master-planned community shares a deep connection with the spectacular forests, mountains and a close connection to Campbelltown and Macarthur.

Wilton Greens presents a once in a lifetime opportunity to be a part of a real community created for families, where you are afforded all the



COMMITMENT AND OBJECTIVE

Our communities are aimed at offering a premium lifestyle that positively impacts the lives of those who live there.

Whether it be a master planned house and land estate or an urban apartment complex, our mission is to make each development a place our customers are proud to call home.

Wilton Greens is proudly owned by Risland Australia.

RISLAND

1.0

THE COMMUNITY VISION

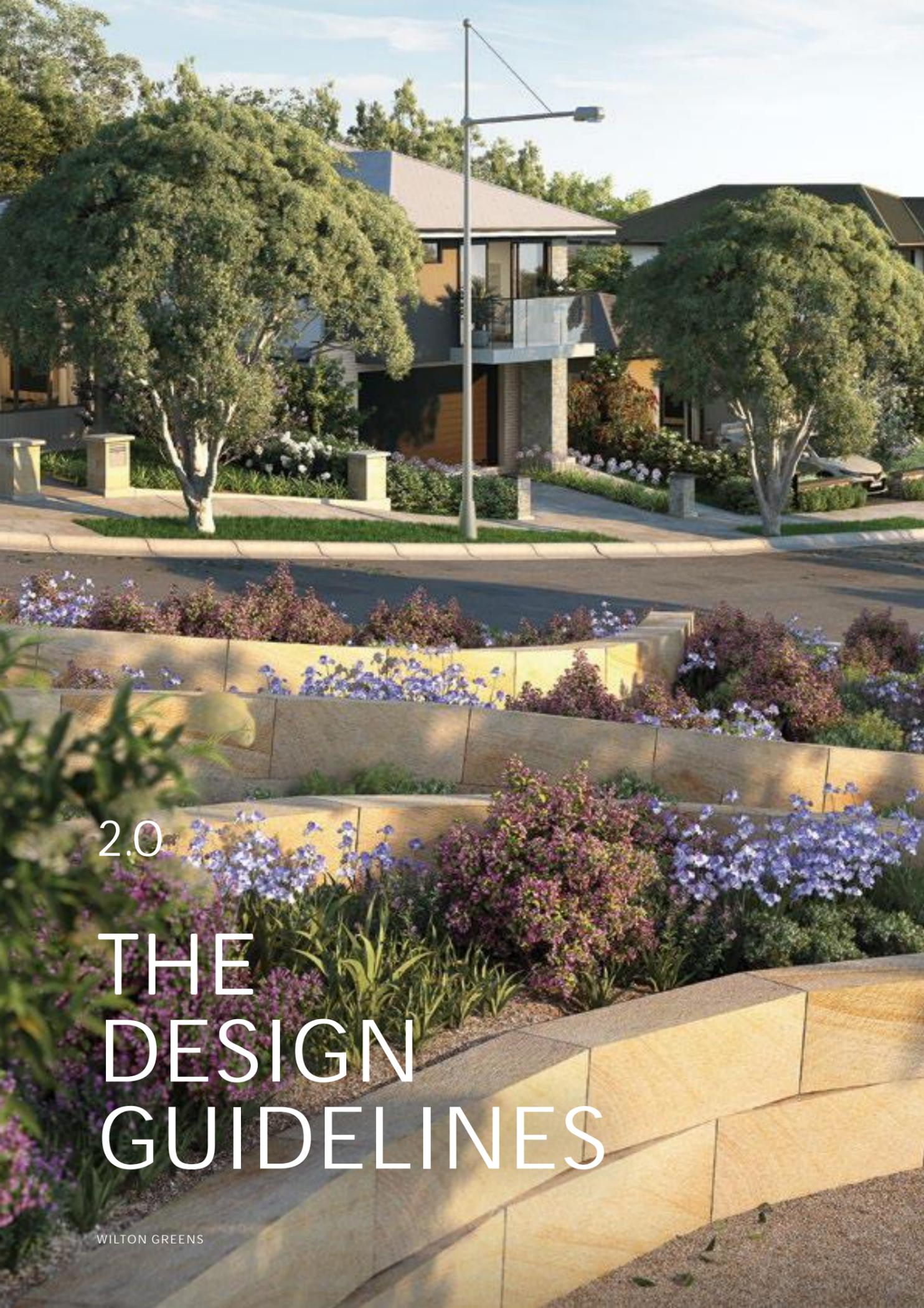
Be part of a visionary community that offers the best of modern living and a natural environment.

Strategically designed to be a more convenient and accessible community, this superior masterplan offers you the convenience of parks, playgrounds, retailers, education, employment and public transport all on your doorstep.

With close to 40% of your neighbourhood being a nature conservation area, Wilton Greens has everything you need for a balanced lifestyle. Wilton Greens will feature eight distinct villages with botanical names inspired by the tree species planted in each of them.

Wilton Greens will offer an impressive range of lifestyle activities, indoor and out, to ensure families can enjoy an active and vibrant life built around the exceptional natural attribute of the location.





2.0

THE DESIGN GUIDELINES

WILTON GREENS

2.1

About the Design Guidelines

The key objective of these Design Guidelines is to help protect the value of your home by setting out the minimum requirements for your new home and landscaping at Wilton Greens.

All home designs must be approved by the Design Review Committee (DRC) prior to submitting to Wollondilly Shire Council. Any departure from these design guidelines will be assessed on architectural merit and meeting the overall design objectives of these Design Guidelines.

What You Need to Know

Before constructing your new home, you will need a Development Consent from Wollondilly Shire Council. It is the responsibility of the purchaser (and the purchaser's builder and Building Surveyor) to ensure compliance with any applicable statutory requirements.

These Design Guidelines should be read in conjunction with:

- The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and Appendix 14 South East Wilton Precinct.
- The Draft Wilton Growth Area Development Control Plan (DCP) 2019 and Schedule 1 South East Wilton Precinct.

Approval from the DRC is not an endorsement that plans comply with such requirements and neither Risland Australia or the DRC will be liable for any cost or claim associated with approving plans.

2.2

The Design Review Committee (DRC) Approval

All house designs and building works including fencing, retaining walls landscaping and outbuildings require approval from the DRC. Approval from the DRC is required prior to applying for a building permit for the construction of a new dwelling.

The DRC will assess your design in terms of compliance with the applicable Wilton Greens Design Guideline (Design Guidelines) at the time of the application; and provide a letter of approval along with an

If the design submitted does not comply with the Design Guidelines, the DRC will advise the applicant on the areas of non-compliance and the required amendments. Applicants will be required to submit amended documents in order to gain approval.

Please refer to the Developer Approval Application Form at the rear of this document for further information. The Application Form must accompany the submission documents.

Compliance Bond

To promote design consistency in your neighbourhood, a \$4,000 compliance bond is payable to Risland upon settlement of your land. Once your home is built, you have landscaping; you can apply for a refund of your compliance bond.

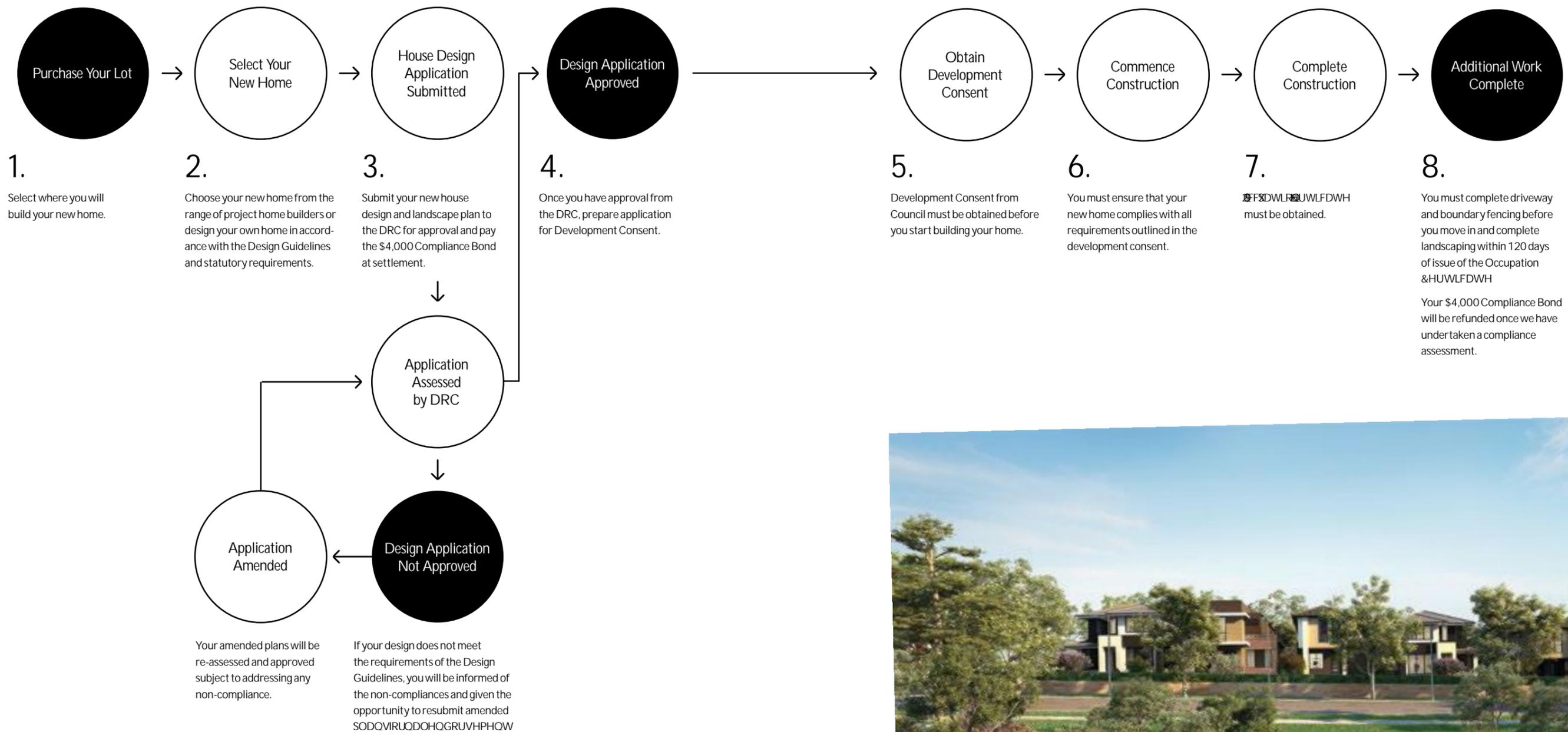
An inspection of your home will be undertaken to ensure it is in accordance with the plans approved by the DRC.

If a builder purchases land and enters into a house and land contract with a third party, the builder is responsible for the payment of the compliance bond to Risland and for requesting the reimbursement. The builder may not pass this responsibility on to the third party without prior written consent of Risland.

2.3

BUILDING YOUR NEW HOME

The following steps illustrate the process to build your new home at Wilton Greens.



3.0

YOUR HOUSE DESIGN

This section contains information that will help you design your new home.

It provides information on how your home information will ensure that you and your neighbours can enjoy your new homes at Wilton Greens.

This section only applies if your lot is greater than 300m² or has a frontage greater than 9m. If your lot is less than 300m² or has a frontage less than or equal to 9m, please refer to your Building Envelope Plan.

3.1

General Requirements

It is essential the following rules are adhered to.

YOUR DWELLING

Only one dwelling is permitted per allotment. Materials used on your dwelling must be new and of sound quality.

SUBDIVISION

The Design Guidelines prohibit further subdivision of all allotments, unless otherwise agreed to by the DRC and responsible authority.

DUAL OCCUPANCY

No dual occupancy dwelling or relocatable home is permitted within the estate, unless otherwise agreed to by Risland Australia and the responsible authority. UDQQDWLVDOORZHGSURYLGHWKHHVJOPHHWV requirements in the DCP.

CONSTRUCTION TIME

Construction of your dwelling must commence within 18 months from the date of settlement of your land and completed within 18 months of construction commencement.

HELPFUL HINT

The correct siting of your home can assist in reducing overall energy costs by allowing solar access in Winter and limiting solar access in Summer.

3.2

Siting Your Home

Your home should be in proportion to the land area. There should be enough room for a generous rear yard, a landscaped front garden and enough space between neighbours.

Site your home correctly to ensure that:

- Solar access to your living areas and private open spaces (POS) is optimised.
- Living spaces are on the north or east side of your home.
- Overlooking and overshadowing of your neighbours is minimised.
- Consider the location of any pressure sewer infrastructure.

3.3

Site Layout

Your home needs to be adequately setback from its lot boundaries to allow for generous front and rear yards. Refer relevant statutory and planning requirements, VVKDVKHUIW:LOWRQURZWK\$UHD&3b DQGSSOLFDEOH%KOGLOJ(QYHORSH3ODOBIRU setback requirements.

YOUR HOUSE DESIGN

3.4

Your Façade

How your home presents to the street is important. Ensure that the value of your home is maintained.

Mock reproduction of historical style home is not permitted, such as:

- Federation
- Victorian
- Edwardian

The façade of your home must not be the same as another façade within two lots adjacent or across the street, unless agreed by the DRC.

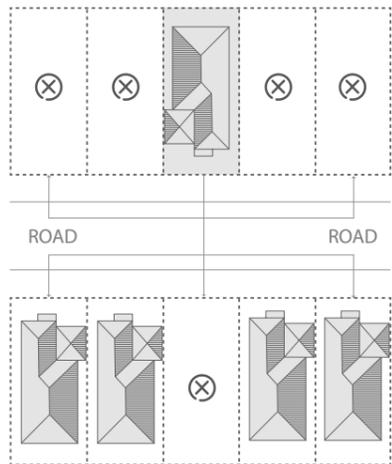
The entry to your home must either be recessed from the main building line or project forward. An entry

Piers / pillars used on the façade must not

Your home must have at least one habitable room window on the primary façade.

and doors on elevations visible to the public.

Unpainted and/ or untreated metalwork



Subject House Next Possible Replicated Façade





1 Roof Design

- Roof design is to be simple in form.
- Roof type can be skillion, hipped or gable.
- Roof pitch is to be minimum 22.5 degrees for hip or gable roofs and minimum 10 degrees for a skillion roof. Flat roofs are to be concealed behind a parapet and may require HGVKDGLQJRYHUJODIQJ to comply with sustainability requirements.
- 5RRQJWREHHLWKHUDWRUORZ SUROHURRIWLOHAWRP Orb' Colorbond or similar. Roof colour must be natural earthy tones. Colour resembling red or terracotta will not be permitted.
- Galvanised or non-coloured IQFDORHLVQRWWSHUPLWWHG
- Antenna is not allowed on the roof as free to air TV will be provided via broadband network service.

2 Windows

- Windows are to have a strong KRULROWDORUYHUWLFDOHPSKDVLV
- All windows to street frontages PXWEHFOHDUJODHONVWHG window is allowed for bathroom DQGHQVXWHb6OLGLOJZLQGRZV to street frontages are not permitted.
- Where practical larger windows should be oriented north or east for passive solar heating.
- Wrap-around windows on corner lots is encouraged.

3 Doors

- Front doors must face the street and preferably incorporate side light.

4 Verandahs, Terraces, Porches

- A front porch is encouraged. The porch can be roofed, have a pergola or be partially uncovered, provided the front door is covered. The porch can be located in the articulation RQHDQGFDOEHXHGDDVWVKH feature element for your home.
- On corner lots, the porch must address both street frontages.
- Upper level balconies are encouraged and preferably covered.

5 Eaves

- All roofs must include minimum 450mm eaves to the street frontage and return and continue around the house.
- Where parapet wall is constructed, eaves are not required.
- A reduced eave is permitted RQHURORWOLQH

6 Garages

- Carports are not permitted where they are visible to the public.
- The garage door must be electric sectional, tilt or panel lift. Roller doors are not permitted where visible to the public.

3.5

Colours and Materials

Natural, warm, earthy materials and colours are to be used throughout the development to reflect the natural surrounds of the area. Selected highlight colours are to be introduced to bring diversity and interest to each dwelling.

Paint and render colours should be in line with the provided palette. One background, accent and trim colour should be selected from the preferred palette.

Background colour is to be used predominantly for the main wall, with accent colour to be used on the feature wall, and trim colour to be limited to small elements such as gutters, downpipes, window frames, doors, etc.

Chosen face bricks must be complementary to the VHOHFWHGFRORXSDOHWWHDQGDUHWREHJHQHUUODW faced, square-edged and not deeply textured. The façade material must have a variation of at least two XWRPDLPXWKUHHVHSDUDWHPDWHULDOQLVKHV

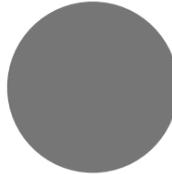
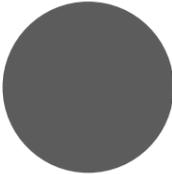
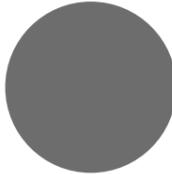
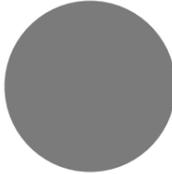
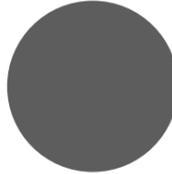
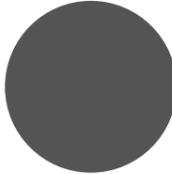
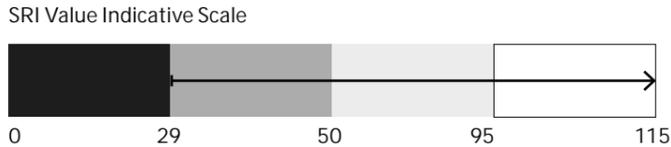
A minimum of 20% of the façade must be a feature material, unless:

- The home is solely constructed of EUHFHPHQWZHDWKHUERDUGRU
- :KHUHWKHIDBGHLVVROHOQLVKHGZLWKDUHQGHUHG material, the façade must have a minimum of 2 colours; or where there is architectural merit IRUKDYLQJRQORQHPDWHULDOQLVK
- 0DWHULDOVZLWKDçVRIWHUØRRNVKDVEDJJHG EULFNZRUNDQGRULRQWDOEUHFHPHQW weatherboard, are also encouraged as alternative wall materials.
- Stuck on stone tiles are not permitted.
- Gutter and fascia colours must complement the roof colour.
- Downpipes and meter boxes must complement the external wall colours.

To improve the thermal comfort of your home during summer, consider choosing Cool Roof colours with an SRI (Solar Reflective Index Value) of a minimum of 29.

Cool Rooves improve the thermal comfort of your home in summer and can result in lower energy use and costs to you and your family. Check with your builder about the SRI values of your roof colour before making a selection.

PREFERRED PALETTE

				
Brilliant White T12 2.G1	Pacific Pearl P236-N1	Quill T10 8J-2	Thin Ice T10 50J-1	Taupe Stone T08 154-3
				
Wistful Willow T10 8K-2	Moonraker T08 179-3	Dusty Plain T10 4K-1	Sheffield Grey T10 43L-1	Thundercloud T10 55K-2
				
Rock Quarry T06 153-3	Distance T08 169-4	Scotch Mist B159-07	Tabby P199-N5	Bay Brown T08 154-4+
				
Silver Charm T10 37K-1	Andiron T08 171-3	Beige Ash T10 8K-1	Grey Cast T08 179-2	Tornado T129.H9
				
Grey Moggy T10 50K-2	 <p>SRI Value Indicative Scale</p> <p>0 29 50 95 115</p>			

LANDSCAPING

SOLAR ACCESS

Your landscape design should consider the path of the sun throughout the day and throughout the year. Deciduous tree planting can be used to provide shade and relief from heat in summer, whilst allowing winter sun to penetrate into the garden and the home.

HEAT LOAD

The heat island effect is the process by which hard surfaces absorb heat from the sun during the day and release it slowly at night, increasing the ambient temperature of the area. This results in more demand for cooling and increased electricity usage.

Clever landscape design can reduce heat load by shading western and eastern elevations, particularly where large, masonry walls are located.

Heat absorption can also be reduced by careful selection of hard surfaces materials. Dark colours absorb more heat during the day and can become too hot underfoot for comfort if exposed to the sun. Selecting lighter colours can reduce heat gain and create a more comfortable and useful outdoor space.

Awnings with adjustable louvres, removable shade sails or umbrellas can allow for variable sun and shade access throughout the year, minimising heating and cooling requirements.



An exposed backyard can often be too hot and unusable in summer.

Stepping stone paths provide access while maximising green space and permeability.

Maximising permeable surfaces such as turf and planting increasing cooling and makes the space more comfortable.

Dark surfaces absorb heat, radiating it back at night and increasing temperatures both during the day and at night.

Trees provide shade and have a cooling effect, allowing outdoor spaces to be used more regularly.

Portable umbrellas provide small pockets of shade in summer but do not provide a long term solution.

HELPFUL HINT

Trees provide shade and have a cooling effect, allowing outdoor spaces to be used more regularly.

Waterwise Gardening

The amount of water your garden needs depend on three main factors – soil, plants and microclimate. Improving the soil, choosing low-water use plants and designing to suit your garden's microclimates can reduce the water needs of your garden and keep it looking greener for longer.

SOIL

Soil types can vary from pure sand to clay-dominant. The ideal soil is classed as loam – a good mix of sand, clay and organic matter. Loam has a good water holding capacity and good drainage. Make deep roots in your plants, meaning they'll survive drought spells better.

Testing and improving the soil quality before you plant will ensure that your garden thrives with less effort in the medium and long term. Incorporating soil wetting agents into your garden soil will also increase the water holding capacity of the soil and improve the health of your plants, reducing watering frequency.

A garden utilising low-water use plants is durable and will survive with minimal watering.

PLANTING

Choosing plants that are suited to local conditions minimises inputs such as additional water and fertiliser and increases the self-reliance of your garden. Many low-water use plants are available which to Mediterranean garden styles to succulents and cacti. natural habitat in terms of sun/shade, exposure and water availability.

Plants must also be considered for their weed potential prior to selection. Wilton Waters is located adjacent to a sensitive bushland ecosystem and care must be taken by residents to ensure that no additional weed species are introduced to the area as garden escapees.

MULCHING

Using mulch on garden beds helps to maintain soil moisture, suppress weeds, and improve the presentation of your garden. There are several mulch types available, including gravel, chipped material, pine bark, sugarcane or lucerne mulch.

A thick layer of chunky, organic mulch provides an excellent outcome, balancing presentation and plant health by cooling the roots and reduce water loss through evaporation.

A garden utilising low-water use plants is durable and will survive with minimal watering.

LANDSCAPING

MICROCLIMATE

The microclimate of your garden will vary from area to area depending on a variety of factors including:

- Sun exposure – east-facing areas are typically cooler than west-facing areas.
- Shade density – dappled shade from trees versus solid shade from roofs.
- Air circulation – roofs can contain heat while trees provide shade and let heat escape.
- Surrounding surfaces – hard surfaces such as brick, concrete or stone absorb heat during the day and radiate it back after the sun sets.
- Wind exposure / protection – garden fences offer some wind protection, whilst narrow gaps between homes can create a wind tunnel effect.
- Locating plants in the most suitable microclimate will reduce watering needs and encourage your garden to thrive.

Large areas of hard surfaces absorb heat, increasing the temperature of adjacent garden beds and evaporating water quickly.

IRRIGATION

Homeowners may consider installing irrigation to manage watering needs. A well-designed and correctly installed irrigation system will last for many years and enable garden health to be maintained easily.

Drip irrigation provides water directly to the soil around plants, reducing the amount of water use. It may be more expensive to install but can be fully automatic and requires minimal management.

Spray irrigation relies on elevated sprinkler heads in garden beds or pop-up heads in lawn and can water larger areas from one point. Increased volumes of water are required due to water loss to evaporation and wetting of other surfaces. Any spray irrigation system should be set up to avoid over-spray onto hard surfaces.

A raised, sunny position requires tough, sun-loving plants to thrive.

RECYCLED WATER

Homeowners will also have the opportunity to connect to the recycled water network for irrigation systems. Connection to the recycled water network will enable homeowners to continue watering during dry periods and periods of water restrictions.

around their bases which should be considered in plant selection.

4.3

Driveways and Letterboxes

DRIVEWAYS

The design and construction of driveways is to consider the following:

- Driveways must be constructed from either paving, crushed gravel with paved edging, coloured concrete or exposed aggregate. Plain, stencilled or stamped concrete are not permitted.
- Only one driveway is permitted per lot. A single kerb crossing has been provided which LGHQWLHVWKHGULYHZDORFDWLRQWRRWVEORFN Under the Contract of Sale, you are responsible for constructing a driveway from the kerb to the garage.
- Driveways must be completed prior to occupancy of your home.
- A separate pedestrian footpath is required from the property boundary to the front door.
- Crossover relocations are subject to approval by both DRC and the Responsible Authority. Relocations will only be considered by the DRC prior to construction. Requests for relocations will incur an administration fee – please speak to one of our sales staff for further details.

LETTERBOXES AND NUMBERING

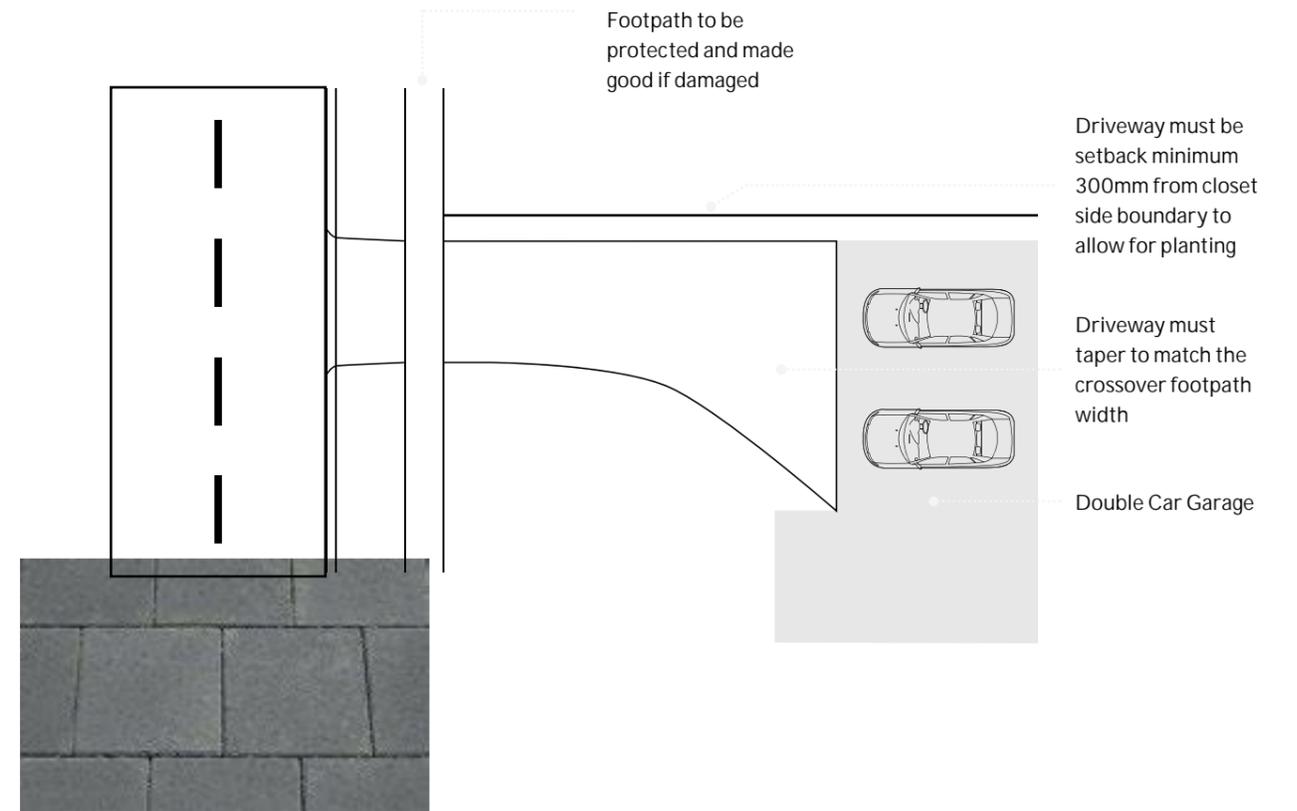
Letterboxes are required to be construct in accordance with Australia Post standards.

Freestanding letter boxes of solid brick or masonry letterboxes are not permitted. The following principles should be followed when choosing your letterbox:

- High Quality materials should be used.
- Letterboxes should be clearly visible from the street.
- Letterboxes should be incorporated into front fences or walls.
- Materials used should be complementary to the main home façade.
- Letterboxes must be located within the lot boundary.

STREET NUMBERS

- Street number should be clearly visible from the street.



Brick Pavers



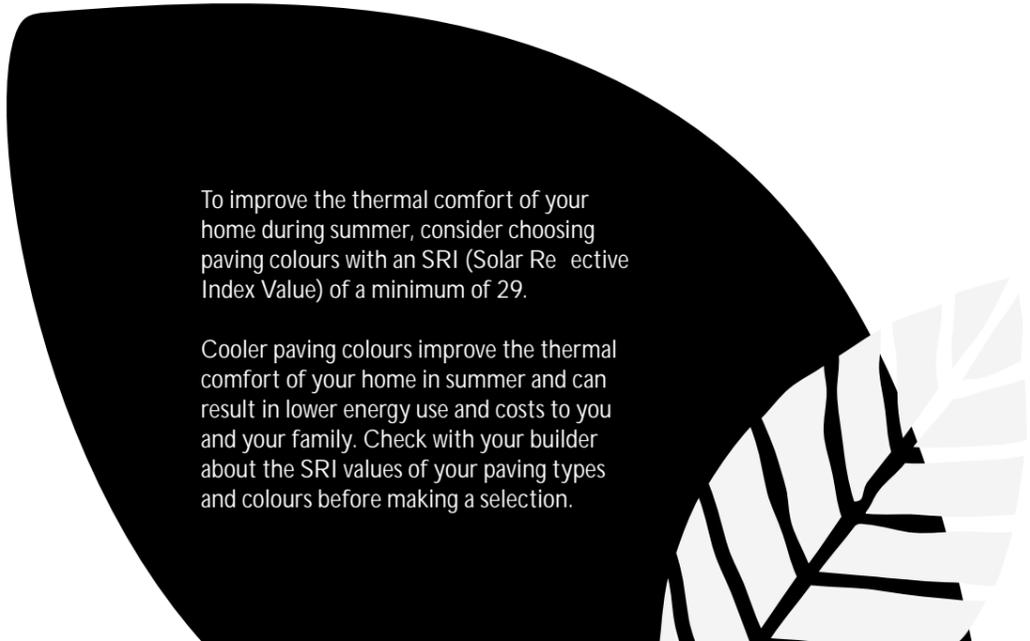
Concrete Pavers



Integrally Coloured Concrete

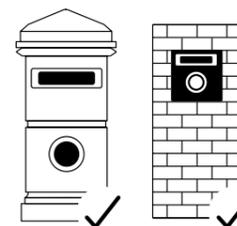


Gravel with Paved Edge



To improve the thermal comfort of your home during summer, consider choosing paving colours with an SRI (Solar Reflective Index Value) of a minimum of 29.

Cooler paving colours improve the thermal comfort of your home in summer and can result in lower energy use and costs to you and your family. Check with your builder about the SRI values of your paving types and colours before making a selection.



LANDSCAPING

4.4

Fencing by Lot

To ensure the neighbourhood of Wilton Greens maintains the same character throughout all streets, the adjacent overall community fencing guide has been developed in alignment with section 4.2.10 of the Wilton Growth Area Development Control Plan 2019. Refer your Building Envelope Plan for any other fencing requirements that have to be met.

General guidelines for fence types are set out in 4.5 General Fencing and Retaining Walls. Please see below IRUVSHFLFIHQFLOJJKGHOLQHVSHUORWWSRORJ\

STANDARD LOTS

W/DQGDUGORWVVDUHLGHQWLHGDVORWVWKDWUDUHQRWRQ a corner and do not face onto an open space or an avenue. These have been left as grey without highlighted edges LQWKHDGMDFHQWJ\HV5HIHUFHQHUDO)HQFLQJDQG Retaining Walls for fencing design guidelines.

CORNER LOTS

&RUQHUORWVVDUHLGHQWLHGDVORWVWKDWKDYHW Refer details on the next page for mandatory street facing boundaries and are visually prominent in the community.

- Front fencing should be a maximum of 1m in height and should extend to the sides to a point 2m behind the built form on the primary street and 4m behind the built form on the secondary street and then transition to meet the 1.8m side fence. Refer Figure 4.5.1.
- Side and rear fencing should be 1.8m high.
- Corner lots with highlighted edges in Figure 4.4.1 shall have mandatory fencing provided by the owner. Refer Figures 4.4.2 and 4.4.3 for fencing design guidelines.

OPEN SPACE OR AVENUE LOTS

Open Space or Avenue Lots as per their description are LGHQWLHGDVORWVWKDWKDYHDERQGDUMFLOJJDQDYHQ\ or open space and therefore are visually prominent in the community.

- Front fencing, should be a maximum of 1m in height and should extend to the sides to a point 2m behind the built form on the primary street and 4m behind the built form on the secondary street and then transition to meet the 1.8m side fence. Refer Figure 4.5.1.
- Side and rear fencing should be 1.8m high and provide permeable material for any area of fencing above 1m to allow casual surveillance.
- Open Space and Avenue lots with highlighted edges in Figure 4.4.1 shall have mandatory fencing either provided by the owner. Refer Figures 4.4.2 and 4.4.3 for fencing design guidelines.

Refer details on the next page for mandatory front, back and rear fencing requirements.

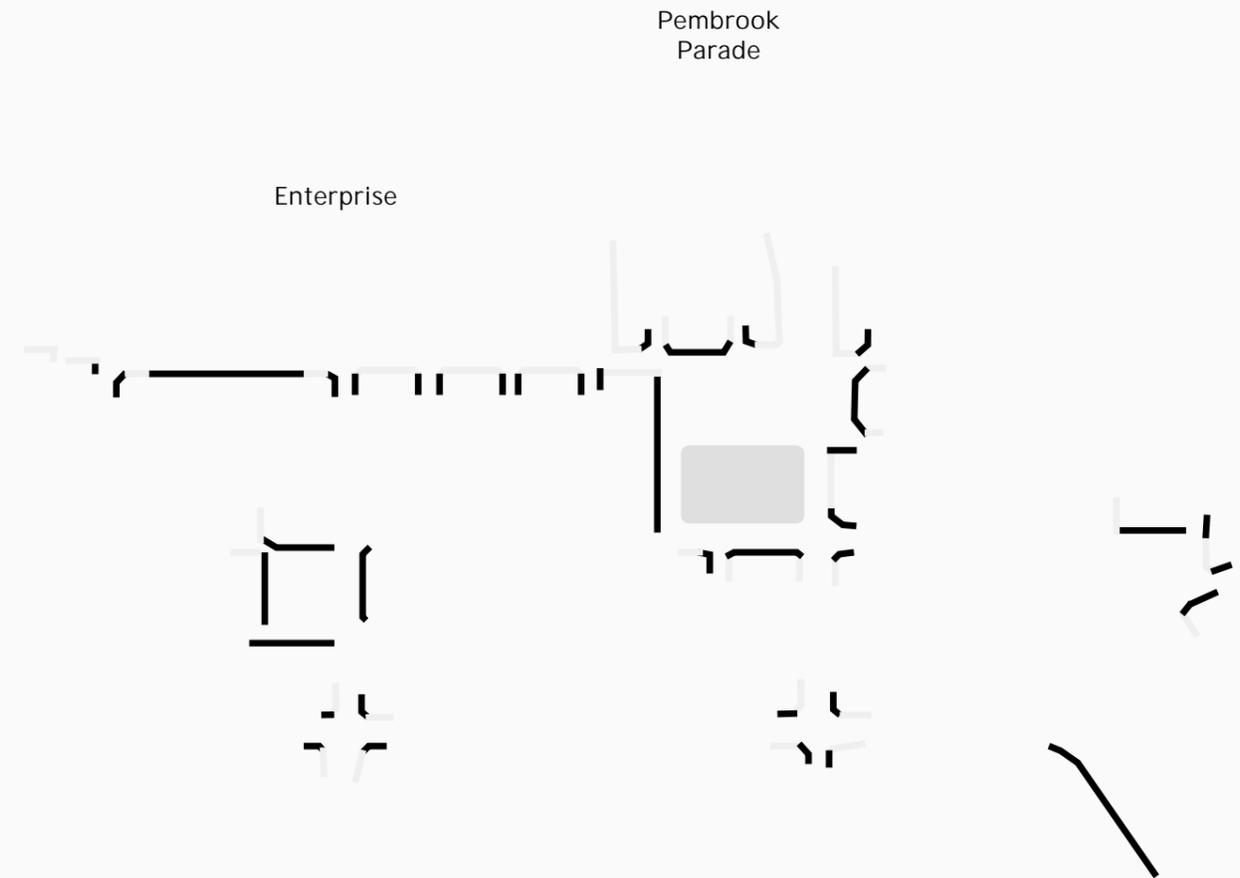


Figure 4.4.1 Mandatory Fencing by Owner

Legend

Mandatory Fencing (by Owner)

- Front Fence - Refer Figure 4.4.2
- Side Fence - Refer 4.4.3 and 4.4.4

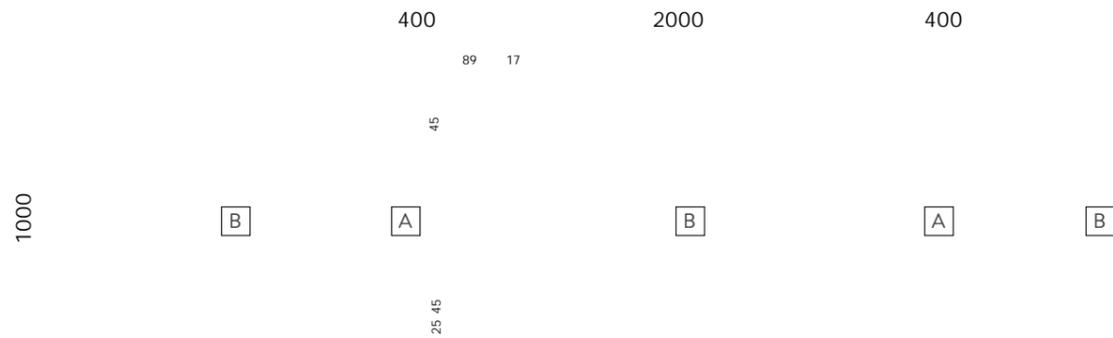
4.4

Fencing by Lot (cont d)

The images below and across form the design guidelines for the front, side and rear mandatory fencing in Figure 4.4.1.

All fencing shall follow the materials, form and dimensions shown. Flexibility is allowed for colour but it shall be neutral and in keeping with the façade of your home.

Figure 4.4.2 - Front Mandatory Fencing Design Guide - Masonry with Metal Pickets Infill



A - 400 x 400 x 1000mm masonry pillars without capping. Painted or rendered in neutral colour.

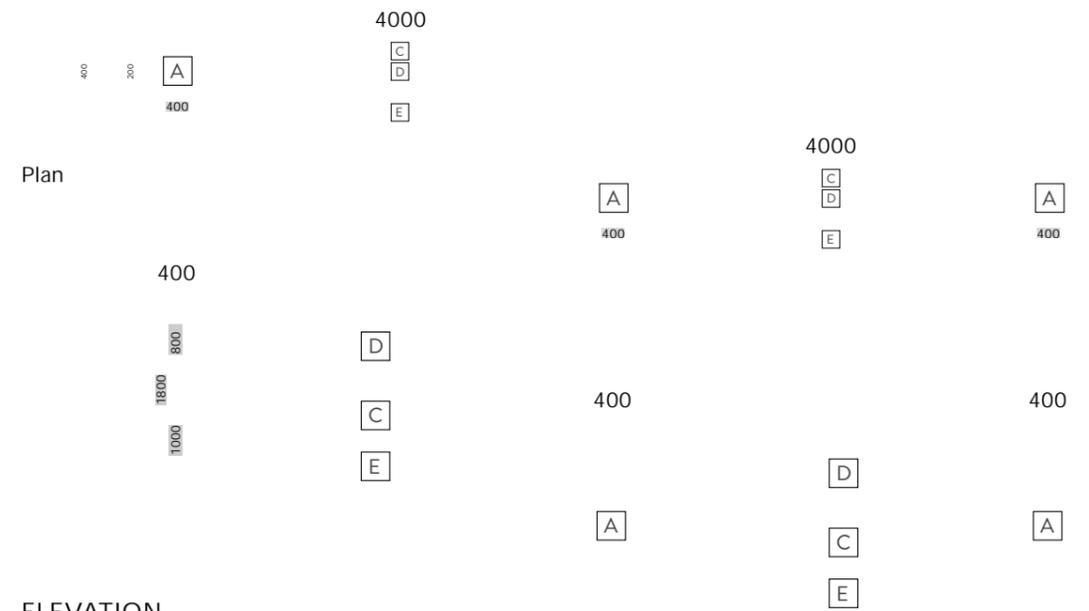
B - 0HWDOSLFNHWLQOOVLPLODUWR6WUDWFRSUHVV... at 89mm spacing with top and bottom Aluminium Batten System' with 975mm long x 65mm deep x 17mm...
 IURQWSUROHYHUWLFDOEDWWHQVDWPPVDFLQJZLWK...
 DQGERWWRPFDSVHGWRQRPPPPP
 KRULRQWDOUDLOVQLVKHGLQOHXWUDOFRORX

C - 200 x 1000mm masonry walls without capping. Painted or rendered in neutral colour

D - 0HWDOSLFNHWLQOOVLPLODUWR6WUDWFRSUHVV... Aluminium Batten System' with 975mm long PPGHSPPIURQWSUROHYHUWLFDO

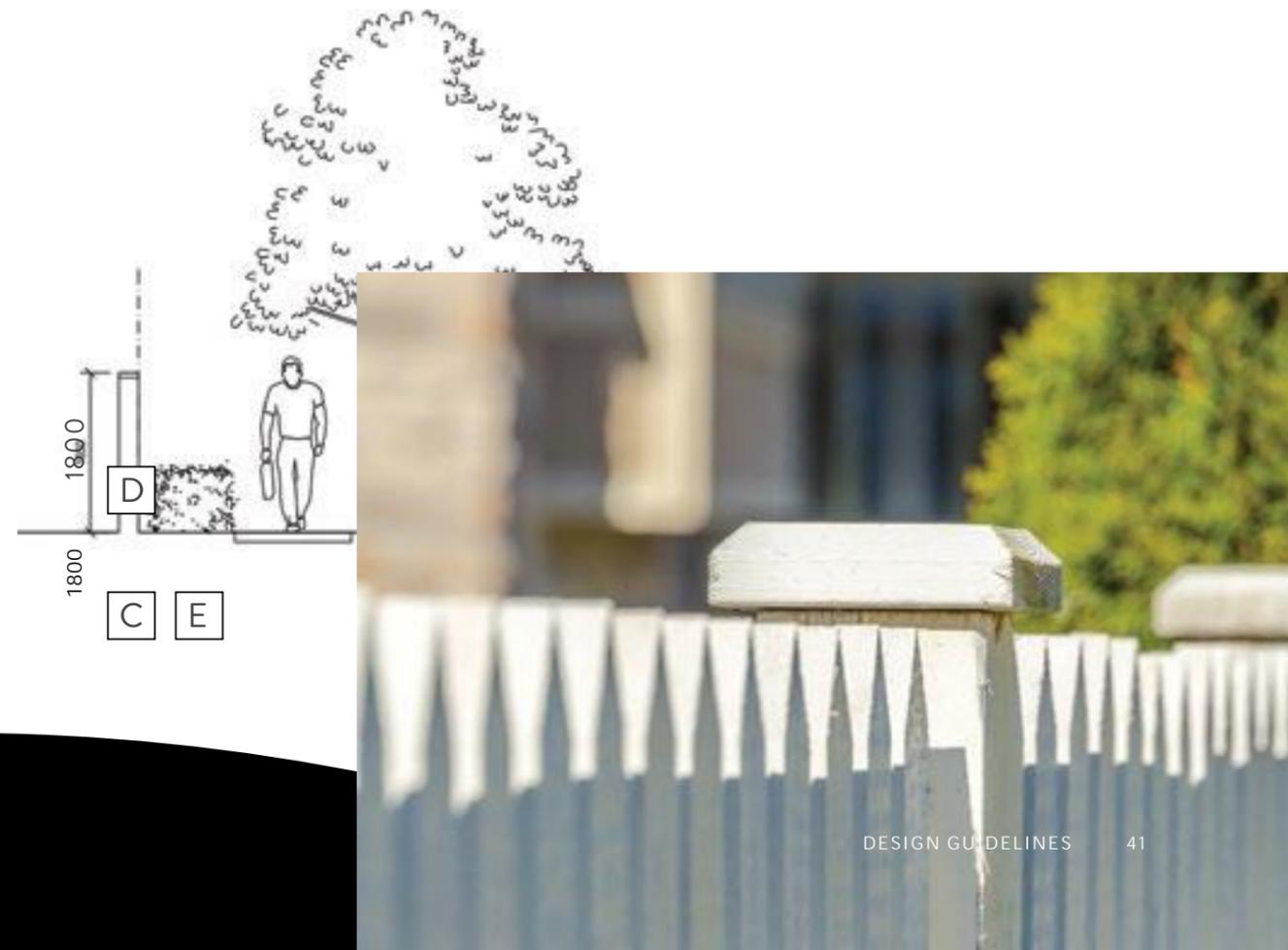
E - Allow to plant low shrubs to 500mm high.

Figure 4.4.3 - Side & Rear Mandatory Fencing Adjoining Open Space



ELEVATION

Figure 4.4.4 - Side & Rear Mandatory Fencing Section



4.5

General Fencing and Retaining Walls

These fencing guidelines apply to all lots that have not retaining walls guidelines have not been developed in alignment with section 4.2.10 of the Wilton Growth Area Development Plan 2019.

GENERAL FRONT FENCING

A built front fence is recommended and is to comply with the following requirements.

Timber Picket	Finish	Natural, oiled, stained or SDLQWHGQLVQLVDFHSHWG If painted, colour must complement house façades
Masonry posts with timber or metal picket LQOO	Finish	Brick, concrete blocks, rendered or natural stone. Fences must complement house façades. Natural grey concrete blocks are not permitted.
Hedge	Planting	Refer to the landscaping chapter for suggestions

- Front fencing should be a maximum of 1m in height and should extend to the sides behind the built form and transition to meet the 1.8m side fence. Refer Figure 4.5.1
- Front fencing and gates are to be parallel to the front boundary. If planting is desired in front of front fence, the fence is to be set back by a minimum of 500mm. Refer to the landscaping chapter for suggestions.
- Gates must match the adjoining fence type and complement the house façades.
- Retaining walls within your front setback or forward of the home must be constructed of sandstone or masonry to match the dwelling. Plain concrete block, concrete sleepers and timber retaining walls are not permitted.

Masonry Front Fence
Infill Front Fence

Timber Picket Front Fence

Hedge Front Fence

SIDE AND BACK FENCING

ALL built side and rear fences must be built and comply with the following:

- Side and rear fencing should be a maximum of 1.8m high.
- Side and back boundary with combined fencing and retaining wall on sloping site must be designed to avoid excess height. The preference is not to exceed a maximum combined height of the retaining wall and fencing at 2.8m.

COLORBOND FENCING

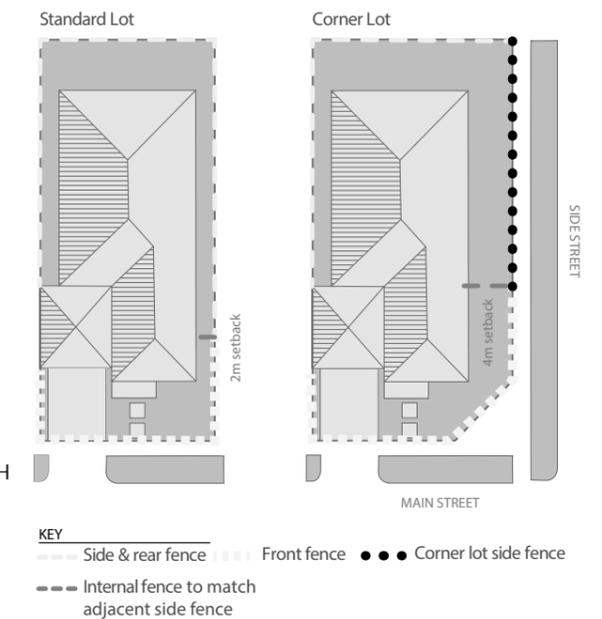
- Fencing colour must complement house together with pastel colours such as Surfacemist, (YHQLQJ+DHSDSHUEDUN6KDOHJH) Riversand, Basalt, Pale Eucalypt is preferred. Colorbond fence is not allowed on any boundary that faces open space, park, reserve, road, street or laneway.

CORNER, AVENUE AND OPEN SPACE LOT SIDE AND REAR FENCING

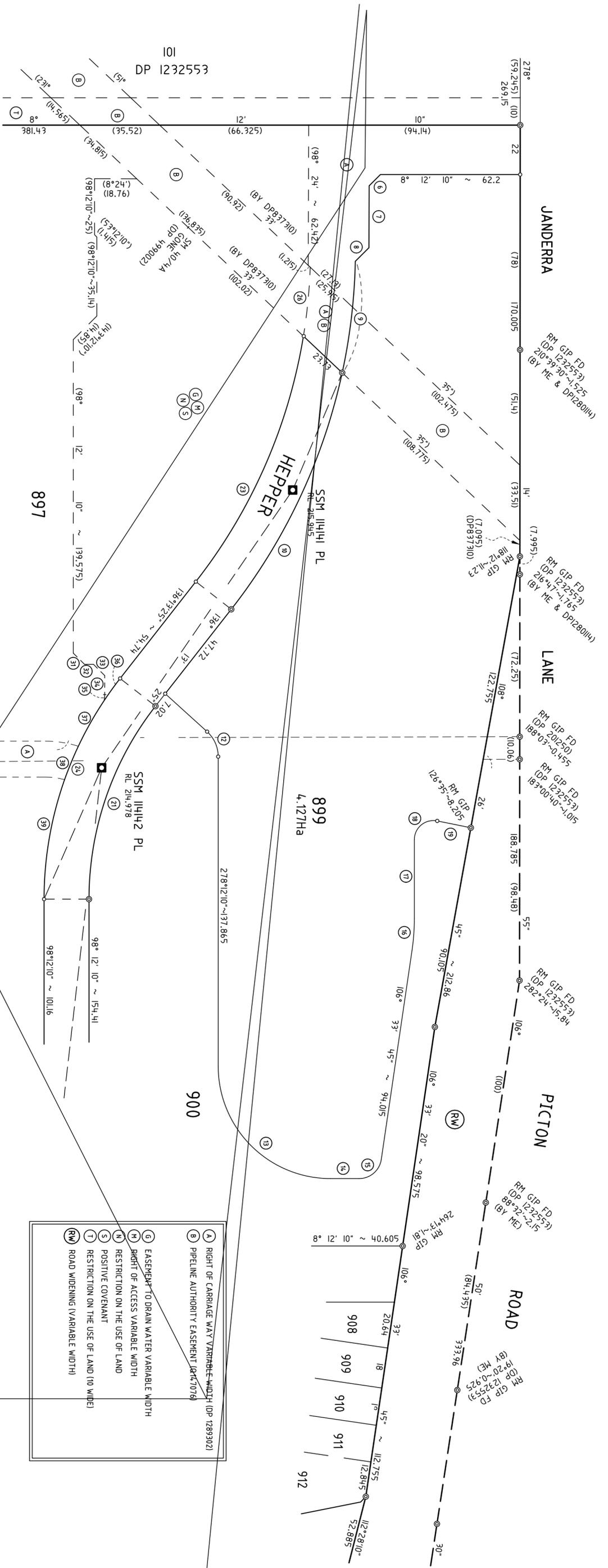
Corner, avenue and open space lots are visually prominent in the community and therefore Colorbond fencing is not permitted on these frontages. Fencing must be timber RUPDVRQUSRVVZLWKWLPURUPHWOSLNFHNLQOO5HIH Figure 4.5.1 for Corner Lot fencing type extents.

- Side and rear fencing should be a maximum of 1.8m high and follow guidelines set out under General Side and Rear Fencing.
- A maximum of 1m height of non-permeable fencing material is allowable to lot boundaries facing an avenue or open space. The remaining area of the fence shall be semi-permeable to allow passive surveillance. Refer Figure 4.4.3 for design ideas.

Figure 4.5.1 - Fencing Guide Per Lot Typology



To improve the thermal comfort of your home during summer, consider choosing wall and fence colours with an SRI (Solar Reflective Index Value) of a minimum of 29. Cooler colours improve the thermal comfort of your home in summer and can result in lower energy use and costs to you and your family. Check with your builder about the SRI values of your walls and fence colours before making a selection.



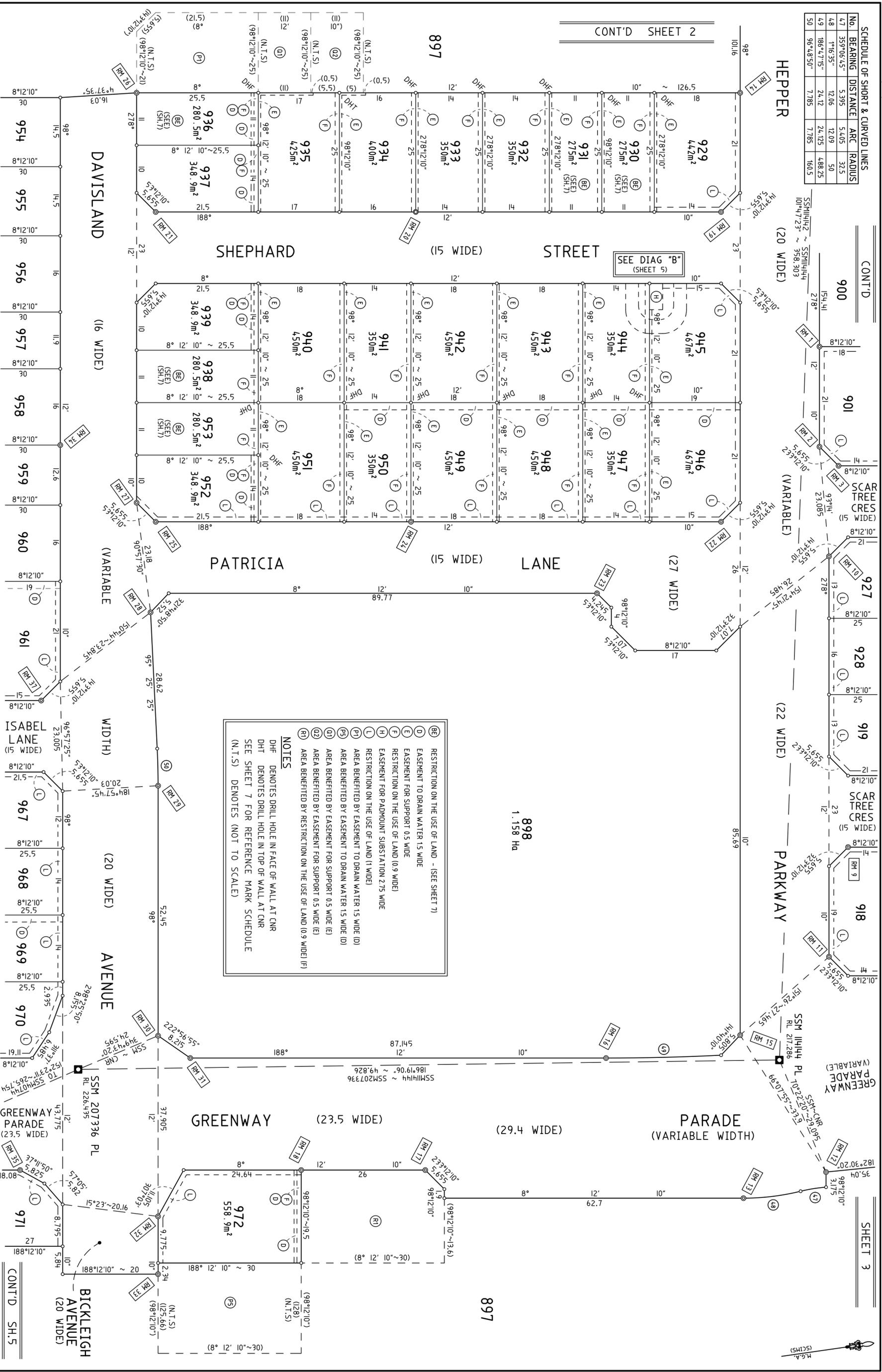
- (A) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (DP 1289302)
- (B) PIPELINE AUTHORITY EASEMENT (DP 170716)
- (G) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (H) RIGHT OF ACCESS VARIABLE WIDTH
- (M) RESTRICTION ON THE USE OF LAND
- (N) POSITIVE COVENANT
- (S) RESTRICTION ON THE USE OF LAND (10 WIDE)
- (T) ROAD WIDENING (VARIABLE WIDTH)
- (RW) ROAD WIDENING (VARIABLE WIDTH)

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
6	14.3°18'05"	7.085	-	-
7	278°24'	27.565	-	-
8	14.3°12'10"	8.575	-	-
9	104°55'20"	49.955	50.03	260.5
10	123°19'25"	116.31	117.3	260.5
11	230°21'50"	25.15	-	-
12	74°17'00"	12.65	12.525	15.0
13	233°12'10"	70.71	78.54	50.0
14	8°12'10"	12.705	-	-
15	14.7°23'	13.075	14.25	10.0
16	102°23'	14.215	14.225	97.5
17	278°12'10"	35.16	-	-
18	328°54'15"	13.16	15.055	8.5
19	199°44'20"	15.26	-	-
21	297°12'45"	90.88	92.57	199.5
23	127°54'40"	119.31	120.57	240.5
24	117°12'45"	103.91	105.84	159.5
26	103°44'25"	30.835	30.855	1240.5
31	53°12'10"	7.077	-	-
32	8°12'10"	4.1	-	-
33	53°12'10"	7.077	-	-
34	98°12'10"	8.485	2.66	13.645
35	103°48'1	2.655	2.66	13.645
36	134°02'40"	12.725	12.73	159.5
37	127°44'05"	23.355	23.38	159.5
38	120°34'40"	16.085	16.095	159.5
39	107°56'40"	53.98	54.24	159.5
40	107°10'20"	29.55	29.565	1260.5
41	101°44'15"	20.46	20.465	1260.5

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DISTANCE	ARC RADIUS
47	S35°06'45"	5.395	5.405
48	T16°35'	12.06	12.09
49	S16°47'15"	24.12	24.125
50	S6°48'50"	7.785	7.785



CONT'D SHEET 2

CONT'D

SCARLETT CRES (5 WIDE)

SCARLETT CRES (5 WIDE)

SCARLETT CRES (5 WIDE)

SCARLETT CRES (5 WIDE)

GREENWAY PARADE (VARIABLE WIDTH)

SSM 207336 PL RL 226.495

SSM 207336 PL RL 226.495

SSM 207336 PL RL 226.495

SEE DIAG "B" (SHEET 5)

NOTES

- (BE) RESTRICTION ON THE USE OF LAND - (SEE SHEET 7)
- (D) EASEMENT TO DRAIN WATER 1.5 WIDE
- (E) EASEMENT FOR SUPPORT 0.5 WIDE
- (F) RESTRICTION ON THE USE OF LAND (1 WIDE)
- (H) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (I) RESTRICTION ON THE USE OF LAND (1 WIDE)
- (J) AREA BENEFITED BY EASEMENT TO DRAIN WATER (1 WIDE)
- (K) AREA BENEFITED BY EASEMENT FOR SUPPORT (0.5 WIDE)
- (L) AREA BENEFITED BY EASEMENT FOR SUPPORT (0.5 WIDE)
- (M) AREA BENEFITED BY RESTRICTION ON THE USE OF LAND (0.9 WIDE)
- (N) AREA BENEFITED BY RESTRICTION ON THE USE OF LAND (0.9 WIDE)
- (O) AREA BENEFITED BY RESTRICTION ON THE USE OF LAND (0.9 WIDE)
- (P) AREA BENEFITED BY RESTRICTION ON THE USE OF LAND (0.9 WIDE)
- (Q) AREA BENEFITED BY RESTRICTION ON THE USE OF LAND (0.9 WIDE)
- (R) AREA BENEFITED BY RESTRICTION ON THE USE OF LAND (0.9 WIDE)

NOTES

- DHF DENOTES DRILL HOLE IN FACE OF WALL AT CNR
- DHT DENOTES DRILL HOLE IN TOP OF WALL AT CNR
- SEE SHEET 7 FOR REFERENCE MARK SCHEDULE
- (N.T.S) DENOTES (NOT TO SCALE)

Surveyor: GARY MARK WARREN
Date of Survey: 16-11-2022
Surveyor's Ref: 78155.1A101

PLAN OF SUBDIVISION OF LOT 102 DP 1232553 & LOT 50 DP 1244223 AND EASEMENTS OVER LOTS 101 & 103 DP 1232553

LGA: WOLLONDILLY
Locality: WILTON
Subdivision No: 14.2018.339.1
Lengths are in metres. Reduction Ratio 1:500

Registered
24/02/2023

DP1280874

Table of mm

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CONT'D

SHEET 5

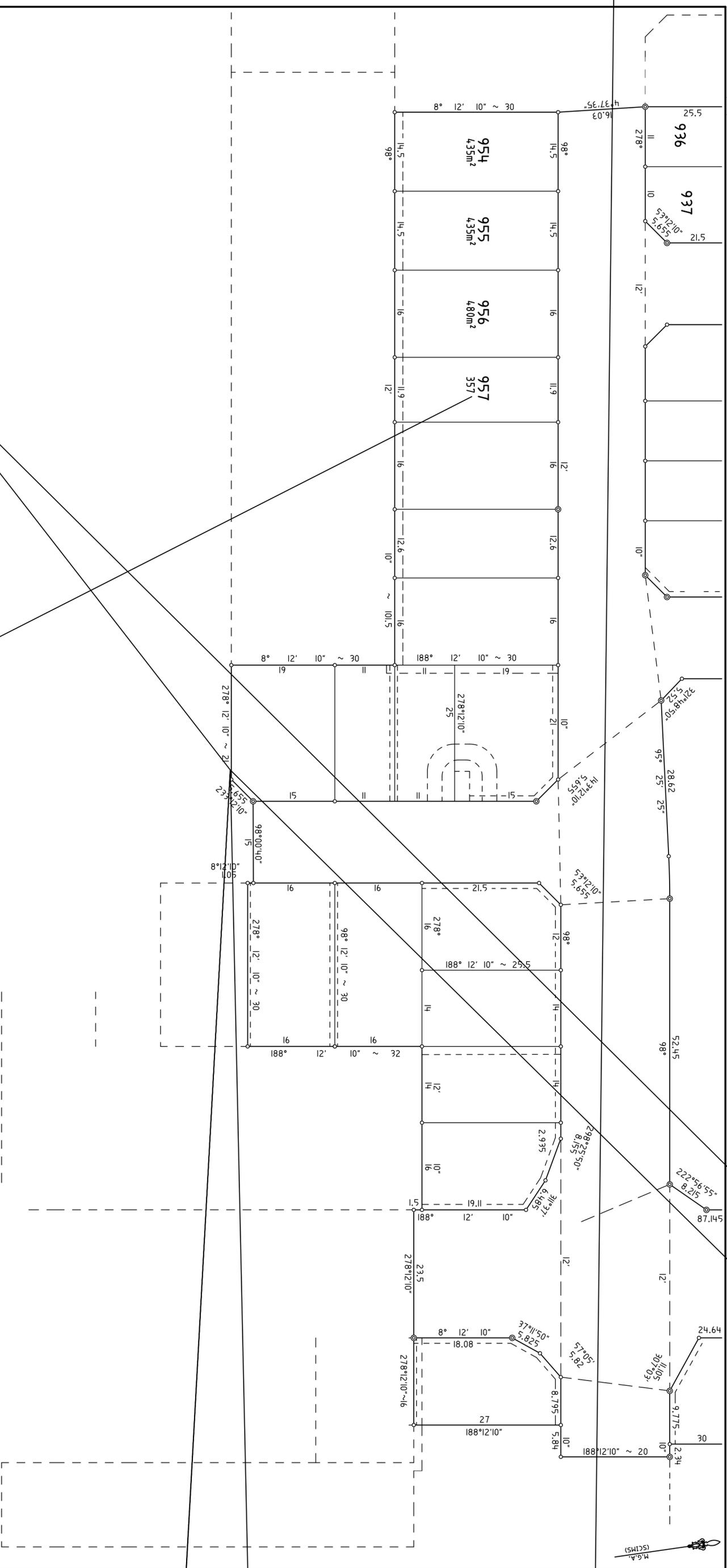
Surveyor: GARY MARK WARREN
Date of Survey: 16-11-2022
Surveyor's Ref: 78155.1A101

PLAN OF SUBDIVISION OF LOT 102 DP 1232553 & LOT 50 DP 1244223 AND EASEMENTS OVER LOTS 101 & 103 DP 1232553

LGA: WOLLONDILLY
Locality: WILTON
Subdivision No: 14.2018.339.1
Lengths are in metres. Reduction Ratio 1:500

Registered
24/02/2023

DP1280874



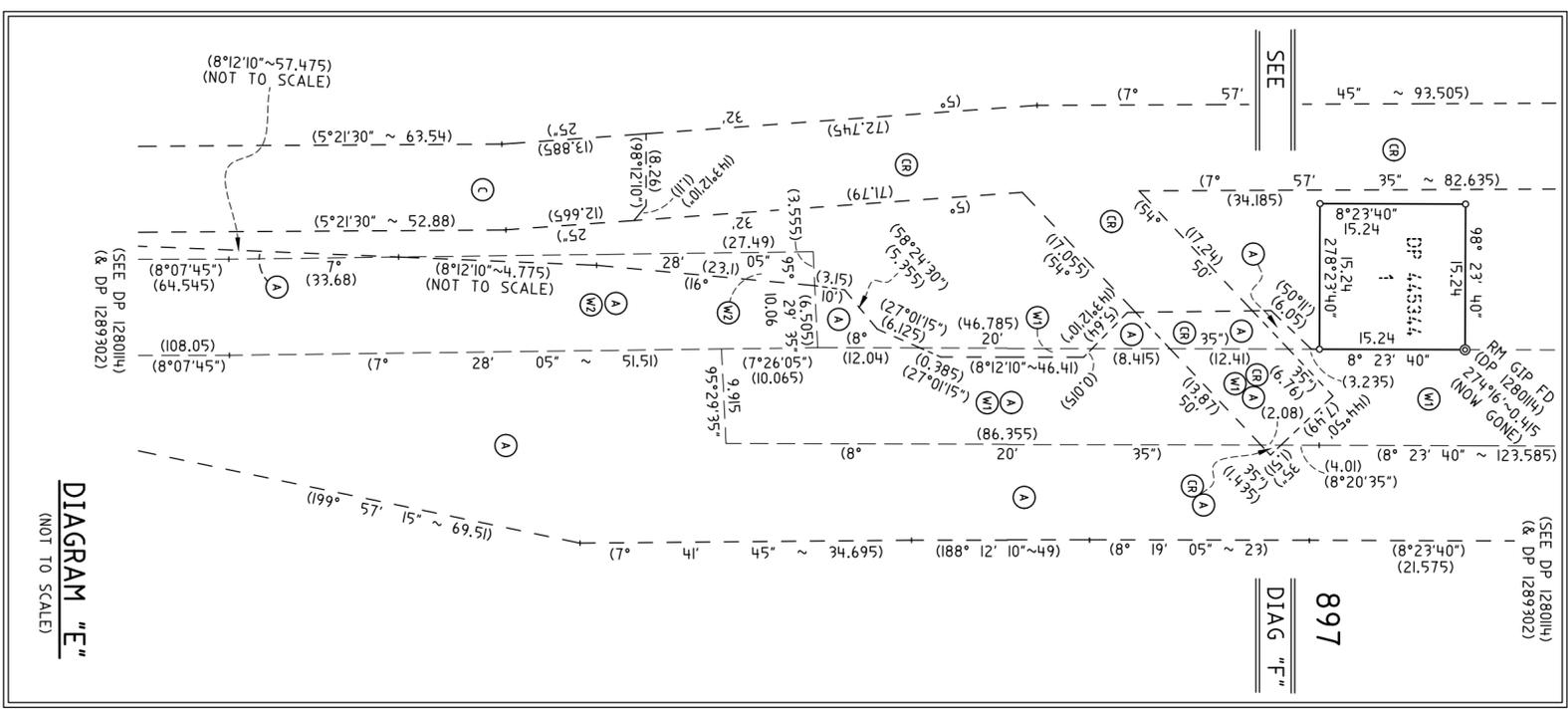
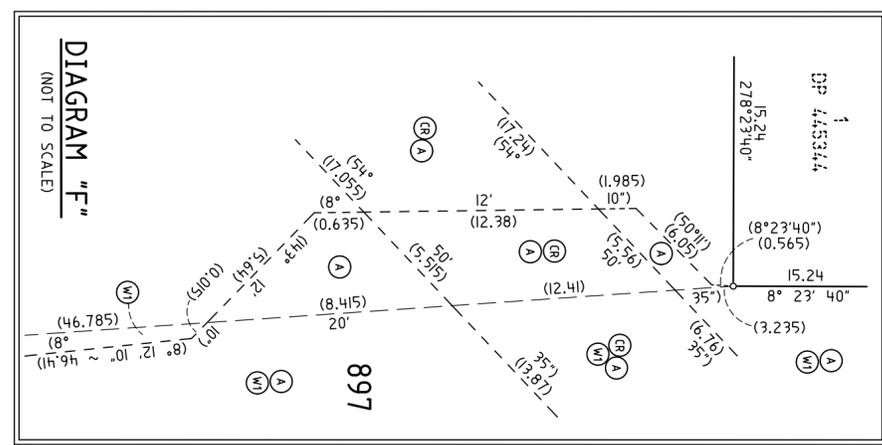
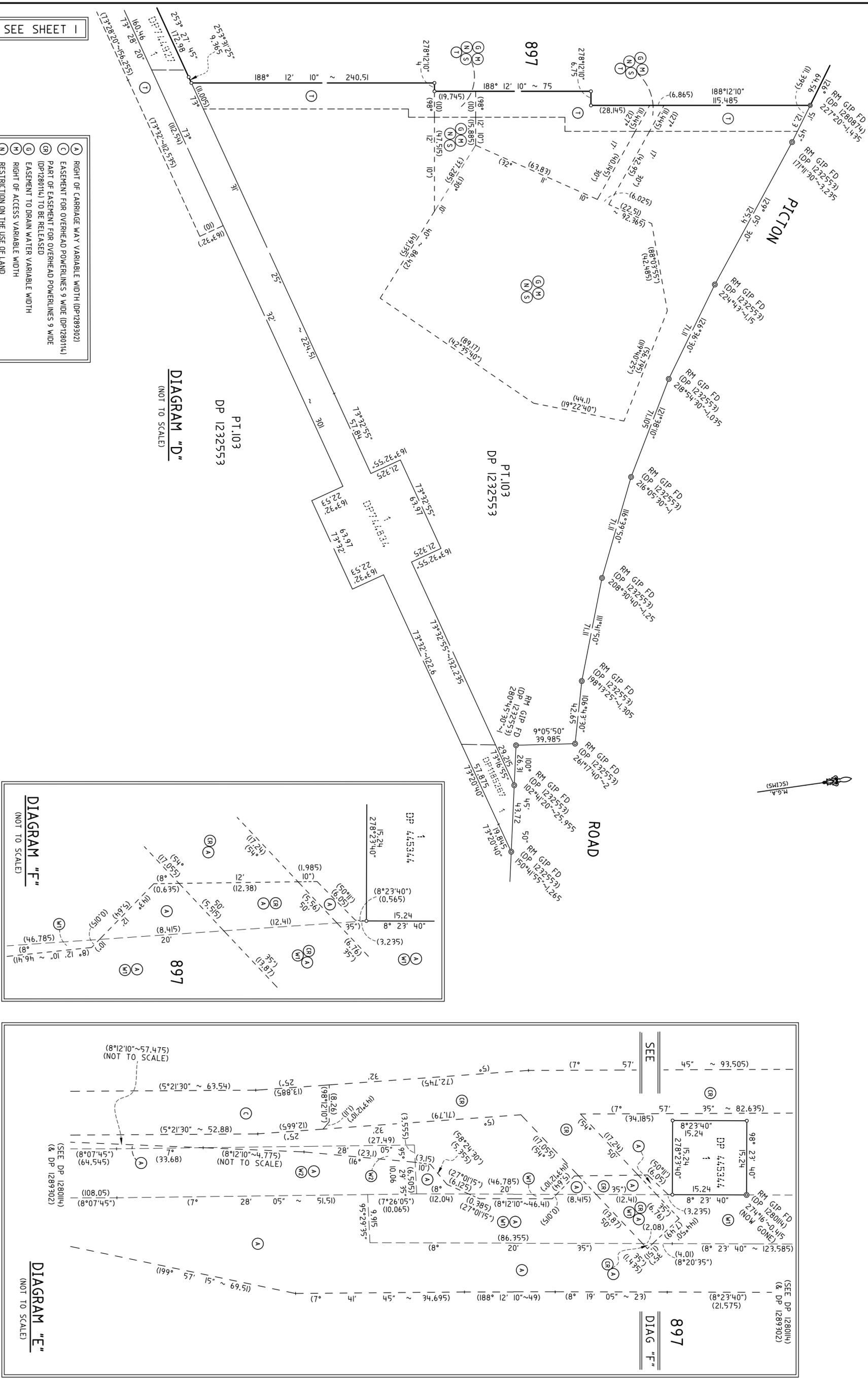
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140

Surveyor: GARY MARK WARREN
 Date of Survey: 16-11-2022
 Surveyor's Ref: 78155.1A.L01

PLAN OF SUBDIVISION OF LOT 102 DP 1232553 &
 LOT 50 DP 1244223 AND EASEMENTS OVER
 LOTS 101 & 103 DP 1232553

LGA: WOLLONDILLY
 Locality: WILTON
 Subdivision No: 14.2018.339.1
 Lengths are in metres. Reduction Ratio 1:500

Registered



- (A) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (DP1289302)
- (C) EASEMENT FOR OVERHEAD POWERLINES 9 WIDE (DP1280114)
- (D) PART OF EASEMENT FOR OVERHEAD POWERLINES 9 WIDE (DP1280114)
- (E) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (G) EASEMENT TO ACCESS VARIABLE WIDTH
- (N) RESTRICTION ON THE USE OF LAND
- (S) POSITIVE COVENANT
- (T) RESTRICTION ON THE USE OF LAND (10 WIDE)
- (W) RIGHT OF WAY 10.05 WIDE (GG 20/06/1952 FOL 2117, BOOK 784, No.774 & BOOK 782 No.217)
- (X) RIGHT OF WAY 10.05 WIDE (GG 20/06/1952 FOL 2117 & BOOK 784, No.775)

SEE SHEET 1

DIAGRAM "D"
(NOT TO SCALE)

DIAGRAM "F"
(NOT TO SCALE)

DIAGRAM "E"
(NOT TO SCALE)

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Table of mm													

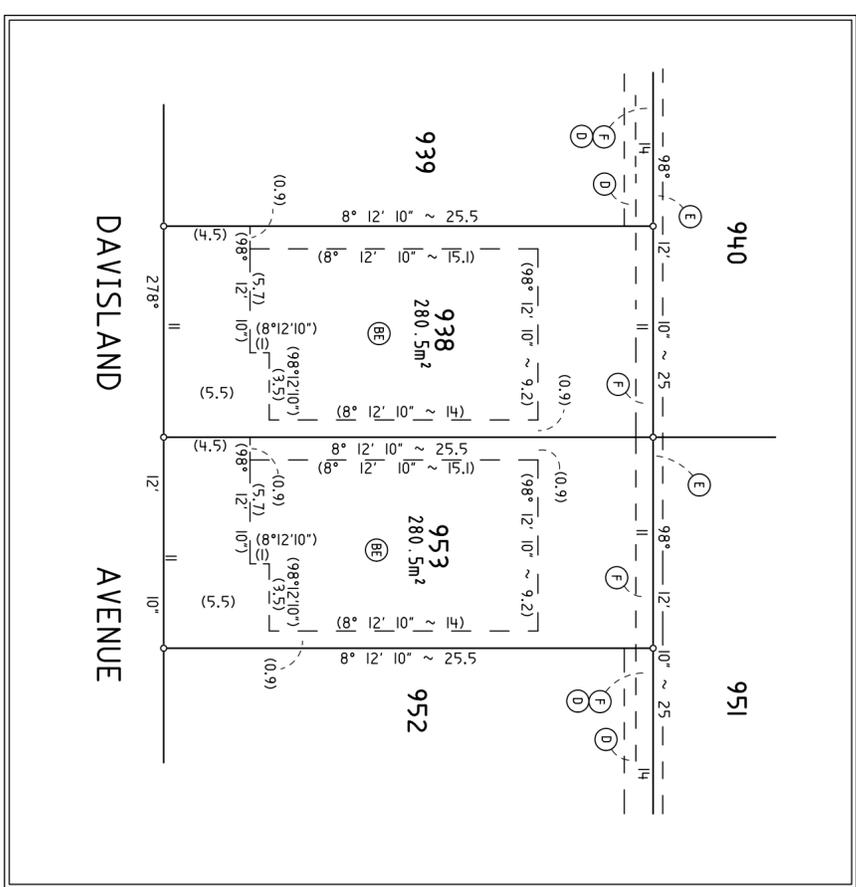
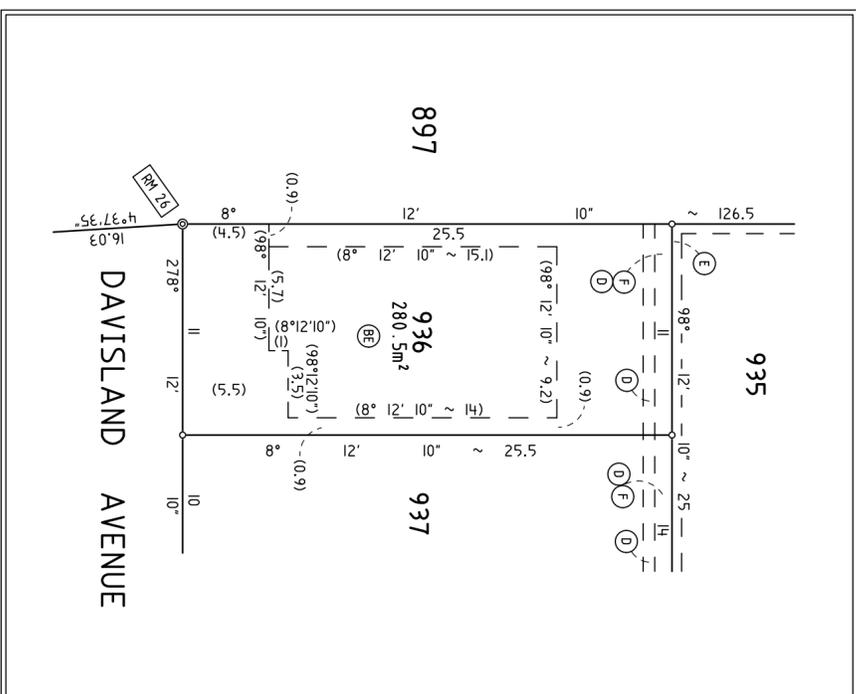
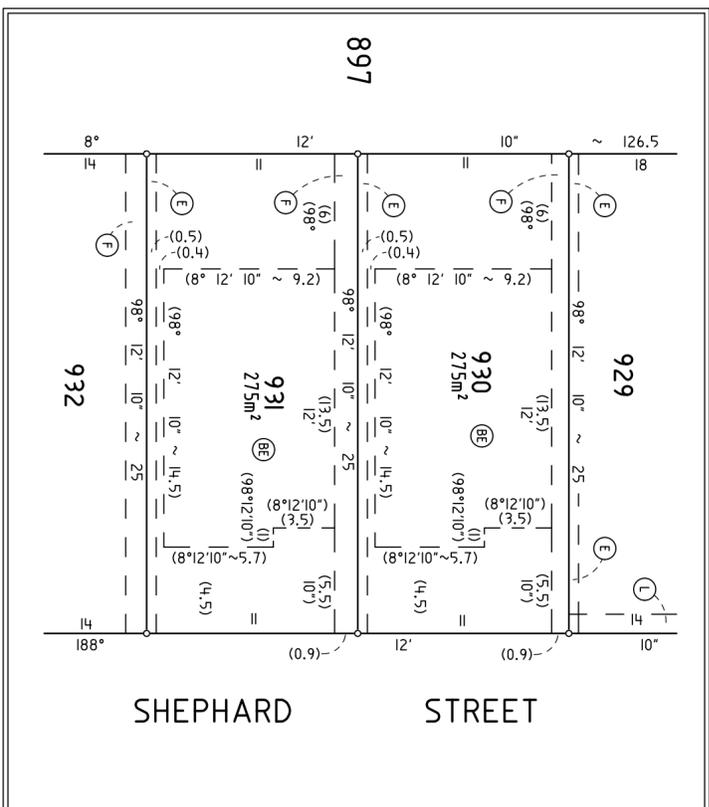
Surveyor: GARY MARK WARREN
 Date of Survey: 16-11-2022
 Surveyor's Ref: 78155.1A.L01

PLAN OF SUBDIVISION OF LOT 102 DP 1232553 &
 LOT 50 DP 1244223 AND EASEMENTS OVER
 LOTS 101 & 103 DP 1232553

LGA: WOLLONDILLY
 Locality: WILTON
 Subdivision No: 14.2018.339.1
 Lengths are in metres. Reduction Ratio As Shown

Registered
 24/02/2023

DP1280874



BUILDING ENVELOPE RESTRICTION DIAGRAMS

REFERENCE MARK SCHEDULE

No.	BEARING	DISTANCE	MARK	ORIGIN
1	358°57'	4.42	DHW	PLACED
2	32°01'	6.155	DHWS	PLACED
3	15°02'	16.675	DHWS	PLACED
4	262°59'	3.555	DHWS	PLACED
5	273°51'	11.52	DHWS	PLACED
6	283°19'	3.42	DHWS	PLACED
7	281°14'	11.505	DHWS	PLACED
8	17°30'	11.92	DHWS	PLACED
9	330°17'	17.93	DHWS	PLACED
10	32°29'	8.59	DHWS	PLACED
11	43°19'	18.05	DHWS	PLACED
12	94°06'	3.435	DHWS	PLACED
13	90°23'	11.51	DHWS	PLACED
14	114°16'	3.6	DHWS	PLACED
15	98°18'	11.49	DHWS	PLACED
16	98°42'	3.315	DHWS	PLACED
17	98°59'	11.5	DHWS	PLACED
18	359°28'	8.7	DHWS	PLACED
19	6°09'	18.585	DHWS	PLACED
20	321°53'	9.19	DHWS	PLACED
21	344°29'	17.86	DHWS	PLACED
22	63°16'	6.27	DHWS	PLACED
23	74°44'	12.23	DHWS	PLACED
24	95°38'	10.2	DHWS	PLACED
25	90°14'	18.08	DHWS	PLACED

REFERENCE MARK SCHEDULE

No.	BEARING	DISTANCE	MARK	ORIGIN
14	177°57'	3.41	DHW	PLACED
15	191°51'	4.71	DHWS	PLACED
16	143°11'	7.595	DHWS	PLACED
17	271°56'	3.87	DHWS	PLACED
18	279°57'	9.985	DHWS	PLACED
19	92°55'	5.695	DHWS	PLACED
20	97°27'	17.825	DHWS	PLACED
21	98°19'	5.63	DHW	PLACED
22	292°	3.4	DHWS	PLACED
23	283°45'	11.68	DHWS	PLACED
24	290°22'	3.3	DHWS	PLACED
25	283°09'	11.69	DHWS	PLACED
26	251°44'	3.74	DHWS	PLACED
27	272°05'	11.635	DHWS	PLACED
28	308°46'	6.635	DHWS	PLACED
29	279°09'	10.03	DHWS	PLACED
30	80°02'	2.55	DHWS	PLACED
31	92°22'	11.645	DHWS	PLACED
32	274°02'	3.37	DHWS	PLACED
33	280°15'	11.585	DHWS	PLACED
34	243°51'	4.055	DHWS	PLACED
35	267°36'	11.715	DHWS	PLACED
36	5°17'	4.39	DHWS	PLACED
37	8°36'	12.51	DHWS	PLACED

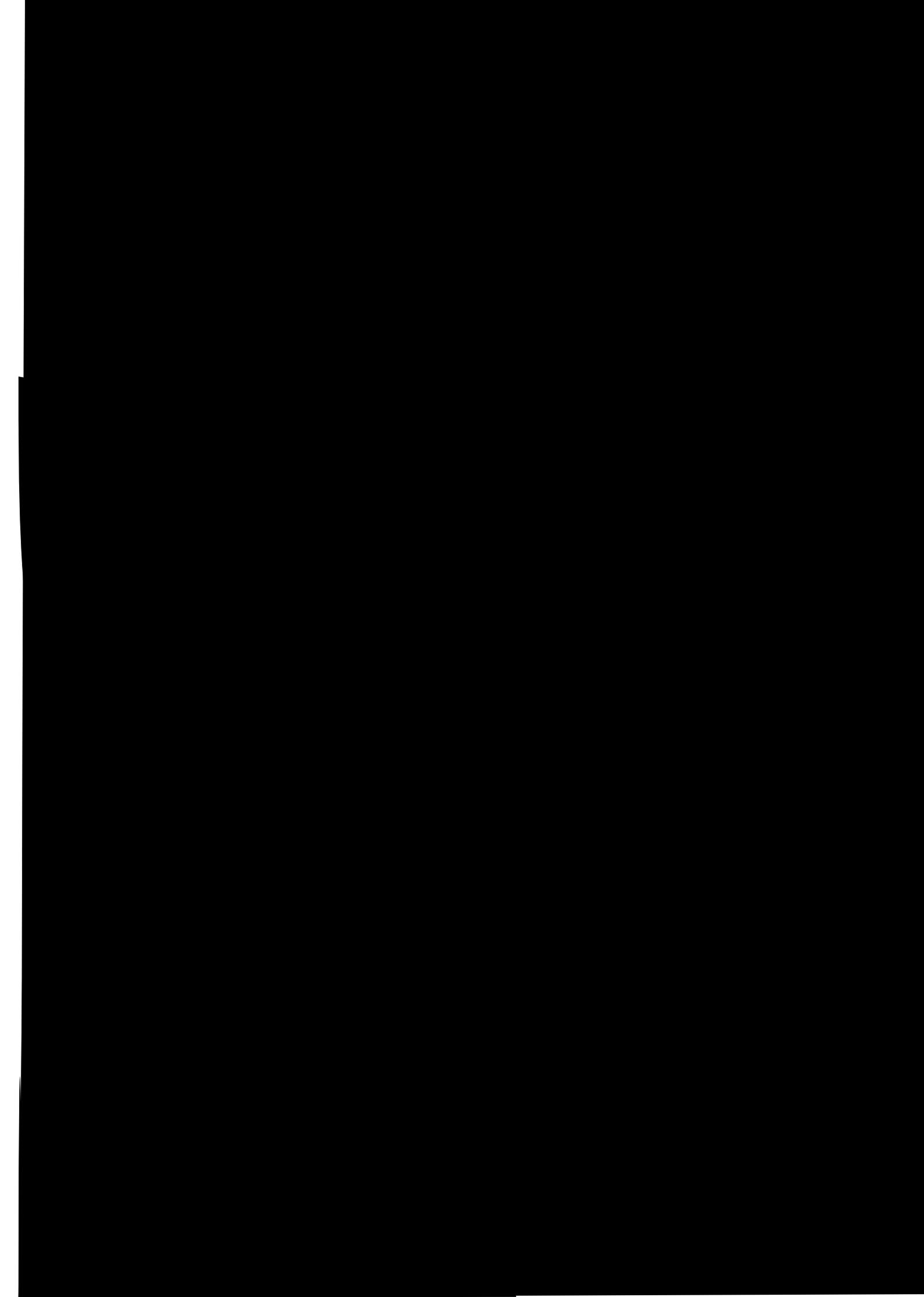
REFERENCE MARK SCHEDULE

No.	BEARING	DISTANCE	MARK	ORIGIN
27	21°38'	4.465	DHWS	PLACED
28	10°15'	12.56	DHWS	PLACED
29	352°46'	4.51	DHWS	PLACED
30	4°43'	15.46	DHWS	PLACED
31	54°06'	6.08	DHWS	PLACED
32	5°39'	16.62	DHWS	PLACED
33	67°09'	8.53	DHWS	PLACED
34	0°27'	9.3	DHWS	PLACED
35	283°41'	9.675	DHWS	PLACED
36	262°39'	11.27	DHWS	PLACED
37	329°36'	7.4	DHWS	PLACED
38	14°43'	9.845	DHWS	PLACED
39	29°54'	6.98	DHWS	PLACED
40	12°52'	16.61	DHWS	PLACED
41	159°28'	3.84	DHW	PLACED
42	66°37'	6.975	DHWS	PLACED
43	110°11'	9.885	DHWS	PLACED
44	110°14'	5.73	DHWS	PLACED
45	101°08'	17.815	DHWS	PLACED
46	281°25'	3.365	DHWS	PLACED
47	277°56'	11.51	DHWS	PLACED
48	267°40'	3.37	DHWS	PLACED
49	279°44'	11.59	DHWS	PLACED

- (BE) RESTRICTION ON THE USE OF LAND
- (D) EASEMENT TO DRAIN WATER 1.5 WIDE
- (E) EASEMENT FOR SUPPORT 0.5 WIDE
- (F) RESTRICTION ON THE USE OF LAND (0.9 WIDE)
- (L) RESTRICTION ON THE USE OF LAND (1 WIDE)

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Table of mm													
Surveyor: GARY MARK WARREN Date of Survey: 16-11-2022 Surveyor's Ref: 78155.1A.L01													
PLAN OF SUBDIVISION OF LOT 102 DP 1232553 & LOT 50 DP 1244223 AND EASEMENTS OVER LOTS 101 & 103 DP 1232553													
LGA: WOLLONDILLY Locality: WILTON Subdivision No: 14.2018.339.1 Lengths are in metres, Reduction Ratio 1:250													
Registered 24/02/2023													
DP1280874													





PLAN FORM 6A (2020) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 5 of 6 sheet(s)

 Registered: 24/02/2023 Office Use Only	Office Use Only <h1 style="margin: 0;">DP1280874</h1>
PLAN OF SUBDIVISION OF LOT 102 DP1232553 & LOT 50 DP1244223 AND EASEMENTS OVER LOTS 101 & 103 DP1232553	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) <i>SSI Regulation 2017</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
Subdivision Certificate number: 14.2018.339.1 Date of Endorsement:21 February 2023.....	

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
958	15		DAVISLAND	AVENUE	WILTON
959	13		DAVISLAND	AVENUE	WILTON
960	11		DAVISLAND	AVENUE	WILTON
961	2		ISABEL	LANE	WILTON
962	4		ISABEL	LANE	WILTON
963	6		ISABEL	LANE	WILTON
964	8		ISABEL	LANE	WILTON
965	5		ISABEL	LANE	WILTON
966	3		ISABEL	LANE	WILTON
967	1		ISABEL	LANE	WILTON
968	5		DAVISLAND	AVENUE	WILTON
969	3		DAVISLAND	AVENUE	WILTON
970	16		GREENWAY	PARADE	WILTON
971	17		GREENWAY	PARADE	WILTON
972	15		GREENWAY	PARADE	WILTON

Consent Authority: *Wollondilly Shire Council*
 File Number: *DA/010.2018.339.001*

If space is insufficient use additional annexure sheet

Surveyor's Reference: 78155.1A.L01

PLAN FORM 6A (2020)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 6 sheet(s)

Registered:  24/02/2023 Office Use Only

Office Use Only
DP1280874

**PLAN OF SUBDIVISION OF LOT 102 DP1232553
& LOT 50 DP1244223 AND EASEMENTS OVER
LOTS 101 & 103 DP1232553**

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
 - 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: 14.2018.339.1

Date of Endorsement: 21 February 2023

Execution by Registered Proprietor – Lots 101, 102 & 103 DP1232553 and Lot 50 DP1244223

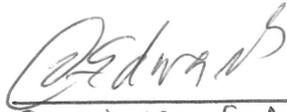
EXECUTED by:
COUNTRY GARDEN WILTON EAST PTY LTD
ABN 31 617 312 334
in accordance with Section 127(1) of the Corporations Act 2001 in the presence of


.....
Director
Guotas Hu
.....
Name (BLOCK LETTERS)


.....
Director/Secretary
YI BIAN
.....
Name (BLOCK LETTERS)

Execution by Mortgagee under Mortgage numbered AS756377:
Golden Strait Development VI Limited by its attorney
under Power of Attorney dated
23 January 2023 Registered Book 4807 No 921


.....
Witness signature


.....
Signature of Attorney

Calvin Junjian Mai, 42, 264 Creange St, Sydney NSW 2000
.....
Witness Name & Address

Zina Edwards
.....
Name of Attorney

Consent Authority: Wollondilly Shire Council
File Number: DA/010.2018.339.001

If space is insufficient use additional annexure sheet

Surveyor's Reference: 78155.1A.L01

DP1280874

Instrument setting out terms of Easements or Profits à 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 19 sheets)

Plan: **DP1280874**

Plan of Subdivision of Lot 102 DP1232553 &
 Lot 50 DP1244223 and Easements over Lots
 101 & 103 DP1232553
 covered by Subdivision Certificate No. 14.2018.339.1

Dated 17 February 2023

15 (cont'd)	Restriction on the Use of Land (L) (continued)	947 948 949 950 951 952 961 967 968 969 970 971 972	946 & 948 947 & 949 948 & 950 949 & 951 950 & 952 951 960 966 & 968 967 & 969 968 & 970 969 & 971 970 & 972 971
16	Restriction on the Use of Land	897, 898 and 901 to 972 inclusive	Wollondilly Shire Council
17	Right of Access variable width (M)	Part 897, Part Lot 101 DP1232553 & Part Lot 103 DP1232553	Wollondilly Shire Council
18	Restriction on the Use of Land (T)	Part Lot 101 DP1232553 & Part Lot 103 DP1232553	Wollondilly Shire Council
19	Restriction on the Use of Land (W)	907 to 912 inclusive	Wollondilly Shire Council
20	Easement for Support 1.5 wide (E2)	954 to 960 inclusive	Part Lot 897 designated "Q3"



Registered Proprietor (initial)

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader
 Development Assessment affixed by me, or at my direction, on
 17 February 2023 at 5:15pm.

Wollondilly Shire Council (initial)

DP1280874

Instrument setting out terms of Easements or Profits à 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 9 of 19 sheets)

Plan: **DP1280874**

Plan of Subdivision of Lot 102 DP1232553 &
Lot 50 DP1244223 and Easements over Lots
101 & 103 DP1232553
covered by Subdivision Certificate No. 14.2018.339.1

Dated 17 February 2023

4. Terms of Easement to Drain Water Variable Width (G) numbered 4 in the Plan.

As set out in Part 3 of Schedule 4A of the Conveyancing Act, 1919.

Name of authority empowered to release, vary or modify easement numbered 4 in the Plan.

Wollondilly Shire Council.

5. Terms of Easement for Padmount Substation 2.75 Wide (H) numbered 5 in the Plan.

The terms set out in Section 1 of Memorandum AR578978 are incorporated into this document.

Name of authority empowered to release, vary or modify easement numbered 5 in the Plan.

Epsilon Distribution Ministerial Holding Corporation

6. Terms of Restriction on the Use of Land (J) numbered 6 in the Plan

The terms set out in Section 8 of Memorandum AR578978 are incorporated into this document.

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 6 in the Plan

Epsilon Distribution Ministerial Holding Corporation

7. Terms of Restriction on the Use of Land (K) numbered 7 in the Plan

The terms set out in Section 9 of Memorandum AR578978 are incorporated into this document.

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 7 in the Plan

Epsilon Distribution Ministerial Holding Corporation



Registered Proprietor (initial)

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader
Development Assessment affixed by me, or at my direction, on
17 February 2023 at 5:15pm.

Wollondilly Shire Council (initial)

DP1280874

Instrument setting out terms of Easements or Profits à 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 13 of 19 sheets)

Plan: **DP1280874**

Plan of Subdivision of Lot 102 DP1232553 &
Lot 50 DP1244223 and Easements over Lots
101 & 103 DP1232553
covered by Subdivision Certificate No. 14.2018.339.1

Dated 17 February 2023

**Name of authority whose consent is required to release, vary or modify
Restriction on the Use of Land numbered 13 in the plan.**

Wollondilly Shire Council.

14. Terms of Restriction on the Use of Land numbered 14 in the Plan

For so long as Country Garden Wilton East Pty Ltd remains the registered proprietor of any benefited lot:

The registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not construct or allow to be constructed or remain on the lot or any part of it any dwelling, house, outbuilding, or fence without applicable plans and specifications first:

- (a) being submitted to and approved by the Wilton Greens Design Review Committee (DRC);
and
- (b) prepared in accordance with the Wilton Greens Design Guidelines as amended from time to time, a copy which can be obtained from the website <https://www.wiltongreens.com.au/>;
and
- (c) then only in compliance with any condition imposed by the Wilton Greens Design Review Committee (DRC) in respect of that approval provided that such condition does not contravene or conflict with the Wollondilly Growth Area Development Control Plan (adopted from time to time) and any other requirements of Wollondilly Shire Council.

**Name of person/s empowered to release, vary or modify Restriction on the Use of
Land numbered 14 in the plan.**

- (a) The registered proprietors of the benefited lots or Country Garden Wilton East Pty Ltd for such period as it is the registered proprietor of land in the plan and thereafter the owners of the lot benefited.
- (b) Any release, variation or modification to these restrictions shall be made and done in all respects at the cost and expense of the person or persons requesting the release, variation or modification. Electronic signature of me, Aimee Lee, Team Leader Development Assessment affixed by me, or at my direction, on 17 February 2023 at 5:15pm.


.....
Registered Proprietor (initial)

Aimee Lee

.....
Wollondilly Shire Council (initial)

DP1280874

Instrument setting out terms of Easements or Profits à 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 17 of 19 sheets)

Plan: **DP1280874**

Plan of Subdivision of Lot 102 DP1232553 &
Lot 50 DP1244223 and Easements over Lots
101 & 103 DP1232553
covered by Subdivision Certificate No. 14.2018.339.1

Dated 17 February 2023

SIGNATURES

Execution by Council:

WOLLONDILLY SHIRE COUNCIL by its authorised delegate pursuant to s.377/378 Local Government Act 1993

Aimee Lee Electronic signature of me, Aimee Lee, Team Leader
Development Assessment affixed by me, or at my direction, on
17 February 2023 at 5:15pm.

Signature of Delegate

Aimee Lee

Name of Delegate

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

Bridie Riordan Electronic signature of me, Bridie Riordan, Senior
Development Assessment Planner, affixed by me,
Signature of Witness or at my direction on 17 February 2023 at 5:36pm.

Bridie Riordan

Name of Witness

62-64 Menangle St, Picton, NSW. 2571

Address of Witness


.....
Registered Proprietor (initial)

Aimee Lee Electronic signature of me, Aimee Lee, Team Leader
Development Assessment affixed by me, or at my direction, on
17 February 2023 at 5:15pm.
.....
Wollondilly Shire Council (initial)

DP1280874

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

Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar General, or Deputy Registrar General, or a Notary Public, a J.P. or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries who having received an affirmative answer to each of the questions set out in Sec. 108 (1) (b) of the Real Property Act should sign the certificate at the foot of this page.

Execution may be proved where the parties are resident:-
(a) in any part of the British dominions outside the State of New South Wales by signing or acknowledging before the Registrar General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or a British Consul Officer or Australian Consul Officer exercising his functions in that part or such other person as the Chief Justice of New South Wales may appoint.
(b) in the United Kingdom by signing or acknowledging before the Mayor or Chief Officer of any corporation or a Notary Public.
(c) in any foreign place by signing or acknowledging before (i) a British Consul Officer (which includes a British Ambassador, Envoy, Minister, Chargé d'Affaires, Secretary of Embassy or Legation, Consul-General, Acting Consul-General, Consul, Acting Consul, Vice-Consul, Acting Vice-Consul, Pro-Consul, Consular Agent and Acting Consular Agent), (ii) an Australian Consul Officer (which includes an Ambassador, High Commissioner, Minister, Head of Mission, Commissioner, Chargé d'Affaires, Counsellor or Secretary at an Embassy, High Commissioner's Office or Legation, Consul-General, Consul, Vice-Consul, Trade Commissioner and Consular Agent and includes a person appointed to hold or act in the office of Counsellor, Official Secretary or Assistant Official Secretary at the Australian Commissioner's Office in Singapore or of Secretary at the Australian Military Mission in Berlin or of Agent General in London of the State of New South Wales or of Secretary, N.S.W. Government Offices, London), who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

Strike out unnecessary words. Add any other matter necessary to show that the power is effective.
To be signed by Registrar General, Deputy Registrar General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself is signed or acknowledged before one of these parties.

Signed at Pieron
Signed in my presence by the transferor
WHO IS PERSONALLY KNOWN TO ME
[Signature]
Solicitor,
Pieron

the Twenty third day of November 1970.
H. L. Beon
Transferor.*

THE COMMON SEAL OF TRANSFERRED E.P.L.
was hereto affixed by authority
Signed in my presence by the transferee
of the Board of Directors in
WHO IS PERSONALLY KNOWN TO ME
the presence of:- [Signature]
Secretary

Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.
[Signature]
Transferee(s).
Director



MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

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

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

Signed at _____ the _____ day of _____ 19 ____
Signed in the presence of- _____

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

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

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

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

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

No. **M454739**

Lodged by
 Address **S & RUSSELL**
 Solicitors
 Phone No. **25-6721** SYDNEY

PARTIAL DISCHARGE OF MORTGAGE
 (N.B. - Before execution read marginal note.)

I, *[Signature]* mortgagee under Mortgage No. *[Number]*
 release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

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

Dated at _____ this _____ day of _____ 19____
 Signed in my presence by _____
 who is personally known to me _____

Mortgagee.

M.P.D.

DOCUMENTS LODGED HEREWITH
 To be filled in by person lodging dealing

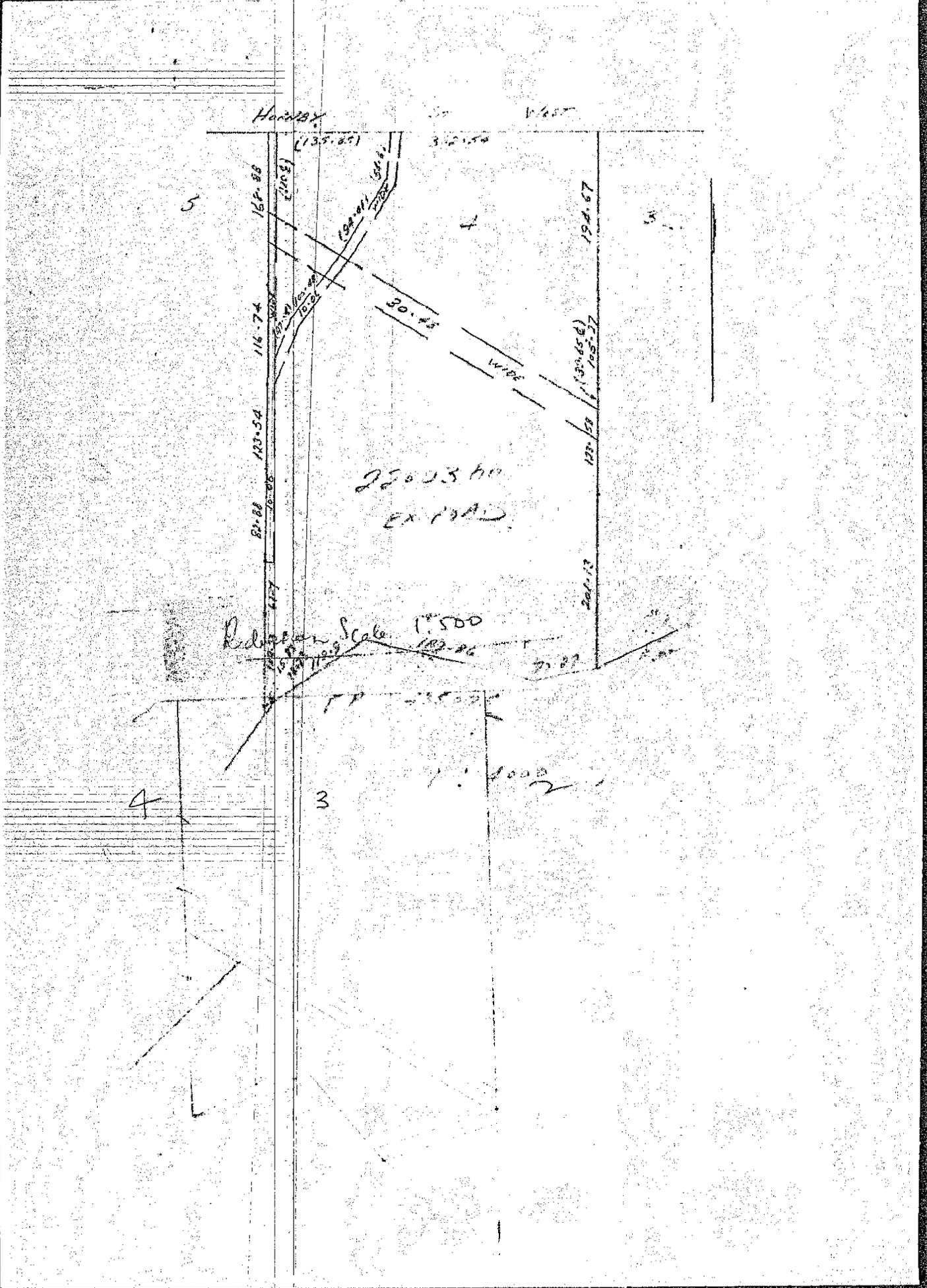
1	} Received Docs. Nos. Receiving Clerk
2	
3	
4	
5	
6	
7	

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

Indexed	MEMORANDUM OF TRANSFER <i>of coal & other minerals</i> <i>(Rights to mine)</i>
Checked by <i>[Signature]</i>	Particulars entered in Register Book <i>29-5-1972</i>
Passed (in S.D.B.) by <i>[Signature]</i>	
Signed by <i>[Signature]</i>	<i>[Signature]</i> Registrar General

PROGRESS RECORD

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



RP 13A



SOUTH WALES

Q 825264

OFFICE USE ONLY

B	4
\$ 21	

MEMORANDUM OF TRANSFER

REAL PROPERTY ACT, 1900

This form is for use where the short form of transfer is suitable.
 Typewriting and handwriting should be clear, legible and in permanent black non-copying ink. No alterations should be made by erasure; the words rejected must be ruled through and verified by signature or initials in the margin.
 (a) Full name, address and occupation of transferor.

(a) THOMAS ARTHUR BOON of Thirlmere, Electrician

hereinafter referred to as the TRANSFEROR

(b) If a less estate strike out in fee simple and add appropriate estate.

being registered proprietor of an estate in fee simple^(b)
 in the land hereinafter described, subject to the following encumbrances and interests

(c) A short note will suffice. If an encumbrance is not yet registered particulars sufficient for identification must be furnished.

(c) Reservation of all coal and minerals in Transfer M454739 together with reservations and conditions, if any, in the Crown Grant.
 Right of Carriageway in Transfer H370593.
 Easement for Transmission Line created by Notice of Resumption H588160

in consideration of One thousand five hundred dollars (\$ 1,500.00)

(d) Insert appropriate words. If desired, this space may be used in the case of a transfer by direction.

(the receipt whereof is hereby acknowledged), paid to the transferor by^(d)

THE COMMISSIONER FOR MAIN ROADS hereby transfers to

(e) Full name, address and occupation of transferee. If more than one transferee state whether joint tenants or tenants in common. Unless otherwise stated tenants in common will be presumed to hold in equal shares.

(e) THE COMMISSIONER FOR MAIN ROADS of 309 Castlereagh Street, Sydney

hereinafter referred to as the TRANSFEEE

an estate in fee simple^(b)
 in the land described in the following schedule

Insert lot and plan number, portion, etc. See also sections 337 and 327AA Local Government Act, 1919.

Reference to title		Whole or Part	Description of land if part only ^(f)	County	Parish
Volume	Folio				
12014	104	Part	being Lots 14 and 18 in Deposited Plan 253158	Camden	Wilton

K 1185 BT 497-3

RULE UP ALL BLANKS

(6) Here insert any essential restrictive covenants exceptions intended to be included. Comply with section 88 of the Conveyancing Act, 1919. If the space provided is insufficient, additional sheets of the same size and quality of paper as this form shall be used. A binding margin of 1 1/2 inches and oil margins of not less than 1/4 inch should be preserved. Each additional sheet must be signed by the parties and the attesting witnesses.

AND THE TRANSFEROR COVENANTS WITH THE TRANSFEREE for the benefit of Lot 18 Deposited Plan 253158 (hereinafter called "the dominant tenement") and at the request of the Transferee (in this covenant called "the Commissioner") with the Council of the Shire of Wollondilly so as to bind and burden the land comprising Lot 13 Deposited Plan 253158 (hereinafter called "the servient tenement") that notwithstanding the provisions of the Local Government Act, 1919 -

(1) The servient tenement will not nor will any part thereof at any time hereafter be used as a means of access or route to or from any part of the dominant tenement or to or from any part of the road constructed or to be constructed over the dominant tenement without the prior consent in writing of the Commissioner or (where the dominant tenement is no longer vested in the Commissioner) of the said Council (which consent may at any time be revoked by the Commissioner or the said Council as the case may be in his or its absolute discretion).

(2) No means of access or route to or from any part of the dominant tenement or to or from the road constructed or to be constructed over the dominant tenement will at any time hereafter (without such consent as aforesaid being first had and obtained which consent may be revoked as aforesaid) be constructed formed or laid out in over or upon the servient tenement or any part thereof and any means of access or route must be forthwith closed upon the Commissioner or the said Council (as the case may be) revoking his or its consent as aforesaid.

PROVIDED FURTHER AND IT IS HEREBY AGREED AND DECLARED

(a) that the restrictions arising under the foregoing covenants shall continue in force upon the dominant tenement or any part thereof being proclaimed to be a motorway in pursuance of the provisions of Part VAA of the Main Roads Act, 1924 but in the event of the dominant tenement thereafter ceasing to be a motorway within the meaning of the said Part VAA then the restrictions arising under the foregoing covenants shall cease to have any force or effect,

(b) that the Transferor shall at the request and cost of the Commissioner or (where the dominant tenement is no longer vested in the Commissioner) of the said Council execute and do all such further instruments assurances and things for further or more perfectly assuring unto the Commissioner or the said Council (as the case may require) the benefit of the foregoing covenants as by the Commissioner or the said Council (as the case may be) shall be reasonably required and any transfer of the whole or any part of the servient tenement will be made subject to the foregoing covenants.

Dated at Sydney this 19th day of July 1978.

For proof of execution not normally be required if the instrument is signed or acknowledged before any of the following persons, not being a party to the dealing, to whom the transferor is known:
Where executed in New South Wales - bank manager, barrister, clerk of petty sessions, commissioned officer in the Defence Force of the Commonwealth of Australia, commissioner for taking affidavits, headmaster of a school, judge, justice of the peace, magistrate, mayor or other chief officer of any local government, medical practitioner, member of parliament of the Commonwealth or of a State, member of the police force of the Commonwealth or of a State or a Territory, minister of religion, notary public, postmaster, solicitor, town or shire clerk or other executive officer administering local government;
Where executed in any part of the Commonwealth of Australia or its Territories or in any part of the British Commonwealth - any of the persons referred to above, and in addition, an Australian or British Consular Officer exercising his functions in that capacity, commissioned officer in the Defence Force of the Commonwealth of Australia, commissioner for taking affidavits, judge, justice of the peace, magistrate, mayor or other chief officer of any local government, corporation, officer in charge of a police station, notary public, town or shire clerk or other executive officer administering local government.
Repeat attention clause etc., if necessary.
Section 117 Real Property Act, 1900, requires that this certificate be signed by the transferee or, where his signature cannot be obtained without difficulty and delay, by his solicitor or conveyancer by his own name, which should be typewritten or printed below his signature, and not that of his firm. Any person falsely or negligently certifying is liable to the penalties provided by section 117.
May be witnessed by any (1) responsible person not being a party to this dealing.

(b) Signed in my presence by the transferor who is personally known to me
[Signature]
Signature of witness
PATRICK GERARD CARDEWELL
Name of witness (BLOCK LETTERS)
Solicitor, PIERONI.
Qualification of witness

[Signature]
Transferor

SIGNED by GEOFFREY CLIFFORD SHELDON
CHIEF LEGAL OFFICER

Accepted and certified correct for the purposes of the Real Property Act, 1900.

(c) Signed in my presence by the transferor who is personally known to me DEPARTMENT OF MAIN ROADS
in the presence of:
[Signature]
Signature of witness
M. POLLEDGE
Name of witness (BLOCK LETTERS)
309 CASTLEREAGH ST SYDNEY
Address of witness

[Signature]
Transferee

Q 825264

G #214

DEPARTMENTAL USE ONLY		TO BE COMPLETED BY LODGING PARTY	
TRANSFER Subject to Transfer's Covenant		Lodged by: DEPARTMENT OF MAIN ROADS, 309 CASTLEREAGH STREET, SYDNEY, N.S.W. 2000. Papers Nos. L.496.1327 JRS:MM Phone No: 20933 Ext. 414	
Checked [initials]	REGISTERED 11-9-1978	Documents lodged herewith	
Passed [initials]	[Signature] Registrar General	1. [Signature]	
Signed [initials]		2. _____	
		3. _____	
		4. _____	
		Received Documents	Receiving Clerk

A-1

AUTHORITY FOR USE OF INSTRUMENT OF TITLE^(D)

Authority is hereby given for the use of _____
 (insert reference to certificate, grants, or dealings) lodged
 in connection with _____ for the
 (insert number of plan or dealing)
 registration of this dealing and for delivery to _____
 (BLOCK LETTERS)

 Signature

 Name (BLOCK LETTERS)

(D) Unless the instrument of title has been lodged by the person lodging the dealing, or its use has been authorized previously, the authority must be furnished by the person otherwise entitled to delivery of the certificate of title, grant &c.

MEMORANDUM AS TO NON-REVOCAION OF POWER OF ATTORNEY
(To be signed at the time of executing the within dealing)

The undersigned states that he has no notice of the revocation of the Power of Attorney registered No. _____
 Miscellaneous Register under the authority of which he has just executed the within dealing.
 Signed at _____
 the _____ day of _____ 19____

 Signature of attorney

 Signature of witness

CERTIFICATE OF J.P., &c. TAKING DECLARATION OF ATTESTING WITNESS^(E)

I certify that _____
 the attesting witness to this dealing, appeared before me at _____
 the _____ day of _____ 19____
 and declared that he personally knew _____

 the person signing the same, and whose signature thereto he has attested, and that the name purporting to be such signature of the said _____

 is his own handwriting and that he was of sound mind and freely and voluntarily signed the same.

 Signature

 Name (BLOCK LETTERS)

 Qualification

(E) Not required where dealing attested in accordance with note (D); in other cases to be signed by one of the persons referred to in note (D).

D



Frank McKay Building 62-64 Menangle Street, Picton NSW 2571

All Correspondance to PO Box 21, Picton NSW 2571

Telephone: 02 4677 1100 Fax: 02 4677 2339

Email: council@wollondilly.nsw.gov.au Web: www.wollondilly.nsw.gov.au

ABN: 93 723 245 808

PLANNING CERTIFICATE UNDER SECTION 10.7(2)

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT:	InfoTrack
Planning Certificate No.:	00105496
Receipt No.:	RT66254550
Issue Date:	12/09/2025
Applicant's Reference:	473557
Property No.:	30768

DESCRIPTION OF PROPERTY

Address:	2 Isabel Lane, WILTON, NSW, 2571 (P)
Land Description:	Lot: 961 DP: 1280874

Notes:

The following prescribed matters may apply to the land to which this certificate relates and is supplied in good faith. This certificate was generated automatically under the delegated authority of the Manager Shire Planning and Advocacy.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

If the land straddles a local government area boundary, the information in this certificate only applies to the portion of land that is located within Wollondilly Shire Council Local Government Area.

The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 2 of the Environmental Planning and Assessment Regulation 2021 and is applicable as at the date of this certificate. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.
- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.
- (3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if-
 - (a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - (b) for a proposed environmental planning instrument – the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
- (4) In this section-
proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

ENVIRONMENTAL PLANNING INSTRUMENTS

State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Biodiversity & Conservation) 2021

State Environmental Planning Policy (Resilience & Hazards) 2021

State Environmental Planning Policy (Transport & Infrastructure) 2021

State Environmental Planning Policy (Industry & Employment) 2021

State Environmental Planning Policy (Resources & Energy) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Precincts Western Parkland City) 2021

State Environmental Planning Policy (Precincts Regional) 2021

State Environmental Planning Policy (Housing and Productivity Contributions) 2023

DEVELOPMENT CONTROL PLANS

The Wilton Growth Area Development Control Plan 2021 applies to all land in the Wilton Growth Area zoned under the State Environmental Planning Policy (Precincts - Western Parkland City) 2021.

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Explanation of Intended Effect - proposed amendments to the Wilton South East Precinct Structure Plan and consequential amendments to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021

Explanation of Intended Effect (In-fill affordable housing, group homes, supportive accommodation and other provisions) – proposed amendments to State Environmental Planning Policy (Housing) 2021 (Housing SEPP)

Explanation of Intended Effect (Manufactured Home Estates, Caravan Parks and Camping Grounds) 2023 – proposed amendments to State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and other legislation

Explanation of Intended Effect (Changes to create low and mid-rise housing) – proposed introduction of a state environmental planning policy

Explanation of Intended Effect (Cultural State Environmental Planning Policy) - Proposed introduction of a State Environmental Planning Policy to support events and activities in NSW.

Explanation of Intended Effect (Business and Industrial Codes) – proposed amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Explanation of Intended Effect (Changes to deter illegal tree and vegetation clearing) – proposed amendments to State Environmental Planning Policy (Biodiversity and Conservation) 2021 and State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DRAFT DEVELOPMENT CONTROL PLANS

There are no Draft Development Control Plans that apply to the land.

2. ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS

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

STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – WESTERN PARKLAND CITY) 2021 – SOUTH EAST WILTON

- a. the identity of the zone, whether by reference to-
 - i. a name, such as “Residential Zone” or “Heritage Area”, or
 - ii. a number, such as “Zone No 2 (a)”,

Zone UD Urban Development

- b. the purpose for which development in the zone-
 - i. may be carried out without development consent:
Home occupations.
 - ii. may not be carried out except with development consent:
Any development not specified in item (i) or (iii).
 - iii. is prohibited:

Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Mooring pens; Moorings; Open cut mining; Port facilities; Resource recovery facilities; Rural industries.

- c. whether additional permitted uses apply to the land,

There are no additional permitted uses which apply to the land.

- d. whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house.

e. whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,

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

f. whether the land is in a conservation area, however described,

The land is not located in a conservation area.

g. whether an item of environmental heritage, however described, is located on the land

The land does not contain an item of environmental heritage.

3. CONTRIBUTIONS PLANS

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

CONTRIBUTIONS PLANS

Wollondilly Development Contributions Plan 2020 applies to the land.

DRAFT CONTRIBUTIONS PLANS

Draft Western Sydney Regional Affordable Rental Housing Contributions Scheme applies to the land.

- (2) If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4-

- (a) The name of the region, and

- (b) The name of the Ministerial planning order in which the region is identified.

The land is within the Greater Sydney Region within the meaning of the Act, Division 7.1, Subdivision 4.

The Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 is the Ministerial Planning Order in which the Region is identified.

- (3) If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area.

The land is not located in a Special Contributions Area to which a continued 7.23 determination applies.

- (4) In this section-

continued 7.23 determination means a 7.23 determination that-

- (a) has been continued in force by the Act, Schedule 4, Part 1, and
- (b) has not been repealed as provided by that part.

Note-

The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

4. COMPLYING DEVELOPMENT

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)-(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.
- (2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that-
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.
- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

THE HOUSING CODE

Complying development MAY be carried out on the land under the Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE RURAL HOUSING CODE

Complying development MAY be carried out on the land under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GREENFIELD HOUSING CODE

Complying development MAY be carried out on the land under the Greenfield Housing Code in

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The Wilton Greenfield Housing Code Variation applies to the land. The variations are listed in Schedule 3, Part 2 of the Codes SEPP. Both the Greenfield Housing Code and the variations listed in Part 2 are relevant for the purposes of Complying Development. Further information is available on the Department of Planning and Environment's website.

THE LOW RISE HOUSING DIVERSITY CODE

Complying development MAY be carried out on the land under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE INDUSTRIAL AND BUSINESS ALTERATIONS CODE

Complying development MAY be carried out on the land under the Industrial and Business Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE INDUSTRIAL AND BUSINESS BUILDINGS CODE

Complying development MAY be carried out on the land under the Industrial and Business Buildings Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE CONTAINER RECYCLING FACILITIES CODE

Complying development MAY be carried out on the land under the Container Recycling Facilities Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

Complying development MAY be carried out on the land under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE DEMOLITION CODE

Complying development MAY be carried out on the land under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE FIRE SAFETY CODE

Complying development MAY be carried out on the land under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE AGRITOURISM AND FARM STAY ACCOMMODATION CODE

Complying development MAY be carried out on the land under the Agritourism And Farm Stay Accommodation Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5. EXEMPT DEVELOPMENT

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that-
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Exempt development MAY be carried out on the land under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether the council is aware that-
 - (a) An affected building notice is in force in relation to the land, or

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

- (b) A building product rectification order is in force in relation to the land that has not been fully complied with, or

Council is NOT aware of any building product rectification order as detailed above.

- (c) A notice of intention to make a building product rectification order given in relation to the land is outstanding.

Council is NOT aware of any notice of intention as detailed above.

- (2) In this section-

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

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

7. LAND RESERVED FOR ACQUISITION

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

No. There are no Environmental Planning Instruments referred to in Clause 1 that make provision for the acquisition of the land by a public authority as referred to under section 3.15 of the Act.

No. There are no proposed Environmental Planning Instruments referred to in Clause 1 that make provision for the acquisition of land by a public authority as referred to under section 3.15

of the Act.

8. ROAD WIDENING AND ROAD REALIGNMENT

Whether the land is affected by road widening or road realignment under-

- (a) The Roads Act 1993, Part 3, Division 2, or
- (b) An environmental planning instrument, or
- (c) A resolution of the council.

No

9. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.
- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.
- (3) In this section-

flood planning area has the same meaning as in the *Flood Risk Management Manual*.

Flood Risk Management Manual means the *Flood Risk Management Manual*, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.

probable maximum flood has the same meaning as in the Flood Risk Management Manual.

No Flood Study has been undertaken in accordance with the requirements of the NSW Floodplain Development Manual for this land. It is therefore unknown whether any flood related development controls would apply to the land. Any person acting on this Certificate should make their own enquiries on this matter.

10. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundations, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

- (2) **In this section-**

adopted policy means a policy adopted-

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

Yes. The Contaminated Land Policy adopted by Wollondilly Shire Council applies and provides a framework to manage land contamination through the land use planning process.

11. BUSH FIRE PRONE LAND

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

The land is not bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under Section 10.3 of the Act.

12. LOOSE-FILL ASBESTOS INSULATION

If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

Council has not been notified by NSW Fair Trading of any residential premises on this land being identified in the Loose-Fill Asbestos Insulation Register.

13. MINE SUBSIDENCE

Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017.

The land IS WITHIN a declared Mine Subsidence District of Wilton under section 20 of the Coal Mine Subsidence Compensation Act 2017. Certain development in a Mine Subsidence District requires approval from Subsidence Advisory NSW – further information can be obtained from Subsidence Advisory NSW. Subsidence Advisory NSW provides compensation to property owners for mine subsidence damage. To be eligible for compensation, development must be constructed in accordance with Subsidence Advisory NSW approval. Subsidence Advisory NSW has set surface development guidelines for properties in Mine Subsidence Districts that specify building requirements to help prevent potential damage from coal mine subsidence.

14. PAPER SUBDIVISION INFORMATION

- (1) The name of a development plan adopted by a relevant authority that-
 - (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.

- (2) The date of a subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

None.

15. PROPERTY VEGETATION PLANS

If the land is land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, a statement to that effect, but only if council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

Council has not been notified of any such plan that affects this land.

16. BIODIVERSITY STEWARDHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Note- Biodiversity stewardship agreements include biobanking agreements under the Threatened Species Conservation Act 1995, Part 7A that are taken to be biodiversity stewardship agreements under the Biodiversity Conservation Act 2016, Part 5.

Council has not been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

17. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.

Note- Biodiversity certified land includes land under the Threatened Species Conservation Act 1995, Part 7AA that is taken to be certified under the Biodiversity Conservation Act 2016, Part 8.

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

18. ORDERS UNDER TREES (DISPUTES 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 council has been notified of the order.

No

19. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

(1) If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section-

Existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.

Note- Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

This clause is not applicable to the Wollondilly Local Government Area.

20. WESTERN SYDNEY AEROTROPOLIS

Whether under State Environmental Planning Policy (Precincts - Western Parkland City) 2021, Chapter 4 the land is-

- (a) In an ANEF or ANEC contour of 20 or greater, as referred to in that Policy, clause 19, or

No. The land IS NOT identified as being within an ANEF or ANEC contour of 20 or greater.

- (b) Shown on the Lighting Intensity and Wind Shear Map, or

No. The land IS NOT identified on the Lighting Intensity and Wind Shear Map.

- (c) Shown on the Obstacle Limitation Surface Map, or

No. The land IS NOT identified on the Obstacle Limitation Surface Map.

- (d) In the "public safety area" on the Public Safety Area Map, or

No. The land IS NOT identified as being within the "public safety area" on the Public Safety Map.

- (e) In the "3 kilometre wildlife buffer zone" or the "13 kilometre wildlife buffer zone" on the Wildlife Buffer Zone Map.

No. The land IS NOT identified as being within a wildlife buffer zone on the Wildlife Buffer Zone Map.

21. DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

If State Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

22. SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate-
 - (a) The period for which the certificate is current, and
 - (b) That a copy may be obtained from the Department.
- (2) If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).
- (3) Any conditions of development consent in relation to land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).
- (4) In this section-

former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

23. WATER OR SEWERAGE SERVICES

If water or sewerage services are, or are to be, provided to the land under the Water Industry Competition Act 2006.

Note- A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the Water Industry Competition Act 2006, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the Water Industry Competition Act 2006 is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the Water Industry Competition Act 2006 become the responsibility of the purchaser.

No. Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006.

Note – This section does not contain information relating to whether the land is, or is not connected to Sydney Water’s network for the supply of either drinking water, recycled water or wastewater. Nor does this section contain information relating to whether a smaller scale onsite sewage management system services the land.

Contact Sydney Water for further information about whether the land is connected to Sydney Water’s network.

24. SPECIAL ENTERTAINMENT PRECINCTS

Whether the land or part of the land is in a special entertainment precinct within the meaning of the *Local Government Act 1993*, section 202B.

No, the land is not located within a Special Entertainment Precinct.

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

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

No.

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

No.

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

No.

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

No.

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

The land is the subject of a site audit statement within the meaning of that Act. Further details and copies of the document (s) are available to view online via the NSW Environment Protection Authority (EPA) Record of Notices.

<https://www.epa.nsw.gov.au/your-environment/contaminated-land/notified-and-regulated-contam>

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

This certificate was generated automatically under the delegated authority of the Manager Shire Planning and Advocacy

WOLLONDILLY SHIRE COUNCIL

The information contained in this certificate can be discussed with Council's Duty Planner by appointment, Monday to Friday between the hours of 8:30am and 3:00pm, by telephoning (02) 4677 1100 or by making a booking via the online Duty Planner booking system - <https://dutyroster.wollondilly.nsw.gov.au/>. Please note that appointments are limited to 15 minutes.

Notice to Purchasers of Rural Land

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users.

Intending purchasers are advised that agricultural production can include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice. This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

12 September 2025

Infotrack Pty Limited

Reference number: 8004628805

Property address: Lot 2 Isabel Lane Wilton NSW 2571

Sewer service diagram is not available

Unfortunately, we don't have a Sewer service diagram available for this property.

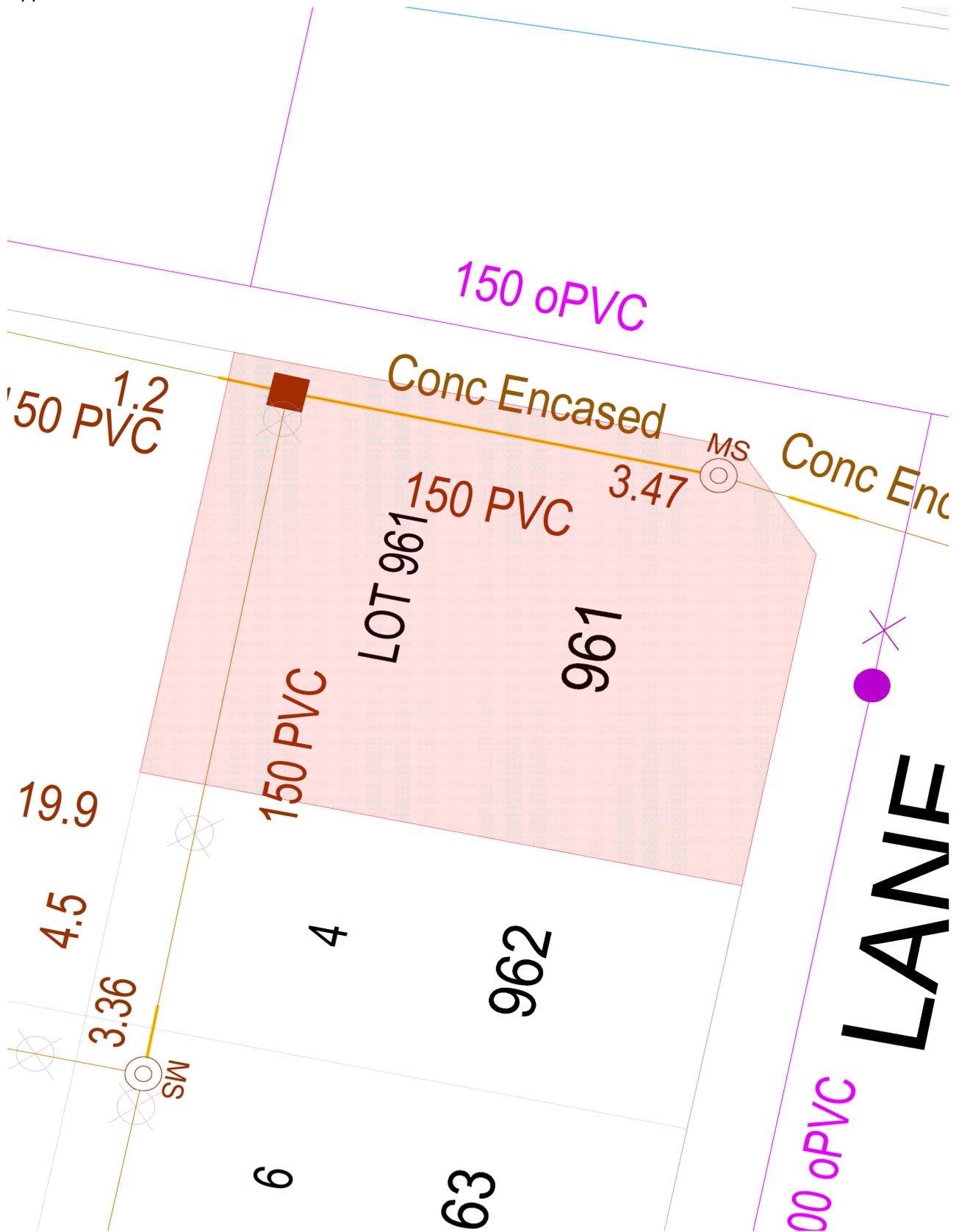
This may indicate that a diagram was never drawn, an inspection did not occur or that the relevant fees and charges were not paid to submit the diagram to NSW Fair Trading.

The fee you paid has been used to cover the cost of searching our records.

Sincerely

The Sydney Water team

Service Location Print
Application Number: 8004628786



Document generated at 12-09-2025 11:20:22 AM

Disclaimer

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

