

**PLANNING AND NATURAL SYSTEMS**

**ATTACHMENT A**

**DA 194/2017 - DUAL OCCUPANCY,  
2A FIG TREE COURT, FORSTER**

**DCU MEETING**

**8 MARCH 2017**



Plan Form 2—This form must NOT be used where it is intended to indicate public roads or public reserves or create drainage easements, easements, or restrictions in to use—See Form 3.

WARNING: CEASING OR FOLDING WILL LEAD TO REJECTION.

**MARK ST.**

**D. P. 545829**

Registered: *July 20 11 1970*

CA: *W 8/19 of 22-10-70*

Title State: *Tortugas*

Purpose: *Subdivision*

Reg. Map: *Tn. of Forster*

Just. Plat. *D. P. 206063 W*

PLAN OF SUBDIVISION OF LOT 16  
D.A. 57251 BEING LAND IN  
C.T. VOL. 1487 Pgs. 123

Scale: 100 feet to an inch

Name: *Blond*

Locality: *Forster*

Parish: *Forster*

County: *Chauvin*

This subdivision is subject to all applicable laws and regulations.

Surveyor: *Blond*

Survey completed on: *July 20 11 1970*

Map showing public lands surveyed in 1926, as amended, with an area of 11.21, (land date of survey).

General Clerk's Certificate:

(1) The requirements of the Land Grant Act of 1926 have been met.

(2) The requirements of the Land Grant Act of 1926 have been met.

(3) The requirements of the Land Grant Act of 1926 have been met.

(4) The requirements of the Land Grant Act of 1926 have been met.

(5) The requirements of the Land Grant Act of 1926 have been met.

(6) The requirements of the Land Grant Act of 1926 have been met.

(7) The requirements of the Land Grant Act of 1926 have been met.

(8) The requirements of the Land Grant Act of 1926 have been met.

(9) The requirements of the Land Grant Act of 1926 have been met.

(10) The requirements of the Land Grant Act of 1926 have been met.

Notary Public: *Blond*

Notary Public No. *3175*

Date: *July 20 11 1970*

This map is subject to all applicable laws and regulations.

Map showing public lands surveyed in 1926, as amended, with an area of 11.21, (land date of survey).

General Clerk's Certificate:

(1) The requirements of the Land Grant Act of 1926 have been met.

(2) The requirements of the Land Grant Act of 1926 have been met.

(3) The requirements of the Land Grant Act of 1926 have been met.

(4) The requirements of the Land Grant Act of 1926 have been met.

(5) The requirements of the Land Grant Act of 1926 have been met.

(6) The requirements of the Land Grant Act of 1926 have been met.

(7) The requirements of the Land Grant Act of 1926 have been met.

(8) The requirements of the Land Grant Act of 1926 have been met.

(9) The requirements of the Land Grant Act of 1926 have been met.

(10) The requirements of the Land Grant Act of 1926 have been met.

FEET INCHES	METRES
1 0	0.30
2 0	0.61
3 0	0.91
4 0	1.22
5 0	1.52
6 0	1.83
7 0	2.13
8 0	2.44
9 0	2.74
10 0	3.05
11 0	3.35
12 0	3.66
13 0	3.96
14 0	4.27
15 0	4.57
16 0	4.88
17 0	5.18
18 0	5.49
19 0	5.79
20 0	6.10
21 0	6.40
22 0	6.71
23 0	7.01
24 0	7.32
25 0	7.62
26 0	7.93
27 0	8.23
28 0	8.54
29 0	8.84
30 0	9.15
31 0	9.45
32 0	9.76
33 0	10.06
34 0	10.37
35 0	10.67
36 0	10.98
37 0	11.28
38 0	11.58
39 0	11.89
40 0	12.19
41 0	12.50
42 0	12.80
43 0	13.11
44 0	13.41
45 0	13.72
46 0	14.02
47 0	14.33
48 0	14.63
49 0	14.94
50 0	15.24
51 0	15.55
52 0	15.85
53 0	16.16
54 0	16.46
55 0	16.77
56 0	17.07
57 0	17.38
58 0	17.68
59 0	17.99
60 0	18.29
61 0	18.59
62 0	18.90
63 0	19.20
64 0	19.51
65 0	19.81
66 0	20.12
67 0	20.42
68 0	20.73
69 0	21.03
70 0	21.34
71 0	21.64
72 0	21.95
73 0	22.25
74 0	22.56
75 0	22.86
76 0	23.17
77 0	23.47
78 0	23.78
79 0	24.08
80 0	24.38
81 0	24.69
82 0	24.99
83 0	25.30
84 0	25.60
85 0	25.91
86 0	26.21
87 0	26.52
88 0	26.82
89 0	27.13
90 0	27.43
91 0	27.74
92 0	28.04
93 0	28.35
94 0	28.65
95 0	28.96
96 0	29.26
97 0	29.57
98 0	29.87
99 0	30.18
100 0	30.48

1. Jack Howard Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody from 15th day of August, 1970.

*Jack Howard Watson*

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN FORM 2 (A2)



- Ⓢ EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH VIDE DP08295
- Ⓣ EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE VIDE DP08295

'X' - 'Y'  
 PM48518 - PM15029  
 189° 58' 51" - 381456 MGA GND  
 - 381465 SURVEY

**DP1201069**

Registered  
 30.10.2014

LGA: GREAT LAKES  
 Locality: FORSTER  
 Subdivision No: 03/15  
 Lengths are in metres. Reduction Ratio: 1:500

**PLAN OF SUBDIVISION OF LOT 16 DP454829**

Surveyor: Steven Peter Whiteman  
 Date of Survey: 24th February 2014  
 Surveyor's Ref: 0688  
(CAD DATA/FORM/DOC/DWG/1/2/2/10/14)

Surveying and Spatial Information Regulation 2012 CLAUSE 6(1)(2) & CLAUSE 35 (7)(b)						
MARK	MGA CO-ORDINATES	CLASS	ORDER	ESF	METHOD	ORIGIN
PM15029	451153.884	NORTHING	B	2	0.999625	S.C.I.M.S
PM15074	643758.437	EASTING	B	2	0.999626	S.C.I.M.S
PM48518	454219.972	NORTHING	A	1	0.999625	S.C.I.M.S
SSM121144	451187.162	EASTING	C	4	0.999625	T.V.S

ZONE 56 SOURCE LAND & PROPERTY INFORMATION, DATE 24th February 2014

**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<sup>1</sup>**

(Sheet 1 of 2 Sheets)



**DP1201069 B**

Plan of Subdivision of Lot 16 DP545829 covered by Subdivision Certificate No. 03/15 Dated 30.09.2014

**Full name and address of owner of the land:** Sugeo Pty Limited ACN 079 859 331  
67 Underwood Road, Forster NSW 2428

**PART 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan. <sup>2</sup>	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Restrictions on Use of Land	Lots 1 and 3	Great Lakes Council
2	Positive Covenant	Lot 2	Great Lakes Council
3	Restrictions on Use of Land	Lots 1,2 and 3	Every other Lot

~~**PART 1A (Release)**~~

*ll*

Number of item shown in the intention panel on the plan	Identity of easement or profit à prendre to be released and referred to in the plan.	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:

**PART 2 (Terms)**

1. Terms<sup>3</sup> of easement, profit à prendre, restriction, or positive covenant numbered 1 in the plan.<sup>3</sup>

No vehicular access is permitted across The Lakes Way boundary

2. Terms of easement, profit a prendre, restriction or positive covenant numbered 2 in the Plan:

- (i) One vehicular access only shall be permitted.
- (ii) Vehicular access shall be restricted to left in/left out only.
- (iii) All vehicles must enter and exit in a forward direction only.

3. Terms of easement, profit a prendre, restriction, or positive covenant numbered 3 in the Plan:

For the benefit of any adjoining land owned by Sugeo Pty Limited but only during the ownership thereof by Sugeo Pty Limited or its successors and assigns other than purchasers on sale, no fence shall be erected on the land to divide the same from such adjoining land without the consent of Sugeo Pty Limited but such consent shall not be withheld if such fence is erected without expense to Sugeo Pty Limited and in favour of any person dealing with the transferee, such consent shall be deemed to have been given in respect of every such fence for the time being erected.

DP1201069

(Sheet 2 of 2 Sheets)

Plan of Subdivision of Lot 16 DP545829 covered by Subdivision  
Certificate No. 03/15 Dated 30.09.2014

Name of person or authority empowered to release, vary or modify easement, profit a prendre, restriction or positive covenant numbered 1 in the plan:

Great Lakes Council

Name of person or authority empowered to release vary or modify easement, profit a prendre, restriction or positive covenant numbered 2 in the plan:

Great Lakes Council

Name of person empowered to release vary or modify easement, profit a prendre, restriction or positive covenant numbered 3 in the plan:

Sugeo Pty Limited

The instrument should be signed in accordance with Item 9 Schedule 4 Conveyancing (General) Regulation 1998.

Executed by Sugeo Pty limited ACN 079 859 331  
pursuant to section 127(1) Corporations Act

  
.....  
Geoffrey Arthur Greentree-Director

  
.....  
Suzanne Frances Greentree-Director

  
Executed by Great Lakes Council

<sup>1</sup> The Instrument heading setting out the terms etc should only be shown on Sheet 1.

<sup>2</sup> Where the easement is limited in stratum, reference should be included in the intention panel of the plan and the easement statement in Part 1 of the Section 88B Instrument.

<sup>3</sup> Where the terms of the easement are defined in the Conveyancing Act 1919, no terms are to be included in Part 2 of the Section 88B Instrument unless the statutory terms are to be modified.

PM15074 FD  
 283° 00' 17" - 246.667 MGA GND  
 283° 00' 17" - 246.677 OBSVD N.T.S.

194° 55' 33"  
 222.117

FIGTREE COURT

COURT

LAKES

THE

CEDAR GROVE

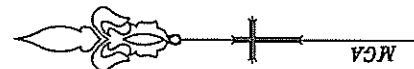
D P 1082985

10  
 500.1m<sup>2</sup>

11  
 700.1m<sup>2</sup>

'X' - 'Y' PM48518 - PM15029  
 189° 58' 51" - 381.456 MGA GND  
 - 381.465 SURVEY

- Ⓢ EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH VIDE DP1082985
- Ⓣ EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE VIDE DP1082985



MARK	M.G.A. CO-ORDINATES		CLASS	ORDER	CSF	METHOD	ORIGIN
	EASTING	NORTHING					
PM15029	454,153.884	643,758.432	B	2	0.999625		S.C.I.M.S.
PM15074	453,979.721	643,798.461	B	2	0.999626		S.C.I.M.S.
PM48518	454,219.972	643,793.974	A	1	0.999625		S.C.I.M.S.
SSM121144	454,187.142	643,784.124	C	4	0.999625		T.V.S.

Surveying and Spatial Information Regulation 2012 CLAUSE 6(12) & CLAUSE 35 (1)(b)

ZONE 56 SOURCE: LAND & PROPERTY INFORMATION, DATE: 9th October 2015

Surveyor: Steven Peter Whiteman  
 Date of Survey: 11th January 2016  
 Surveyor's Ref: 11532  
(CAO DAT/ASD11532DP.DWG-V3 -4/10/16)

PLAN OF SUBDIVISION OF LOT 1 DP1201069

LGA: MID-COAST  
 Locality: FORSTER  
 Subdivision No: 7/2017  
 Lengths are in metres. Reduction Ratio 1:400

Registered  
  
 14.11.2016

DP1225772 P

00	10	20	30	40	50	Table of mm	90	100	110	120	130	140
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**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<sup>1</sup>**



(Sheet 1 of 2 Sheets)

**DP1225772 B**

Plan of Subdivision of Lot 1 DP1201069  
covered by Subdivision Certificate No.

*SR-7/2017.*

**Full name and address  
of owner of the land:**

Sugeo Pty Limited ACN 079 859 331  
67 Underwood Road, Forster NSW 2428

**PART 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan. <sup>2</sup>	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Restrictions on Use of Land	Lot 11	<i>MID-COAST</i> Great Lakes Council
2	Restrictions on Use of Land	Lots 10 and 11	Every other Lot

**PART 1A (Release)**

Number of item shown in the intention panel on the plan	Identity of easement or profit à prendre to be released and referred to in the plan.	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:

**PART 2 (Terms)**

1. Terms of easement, profit à prendre, restriction, or positive covenant numbered 1 in the plan.

No vehicular access is permitted across The Lakes Way boundary.

2. Terms of easement, profit a prendre, restriction or positive covenant numbered 2 in the Plan:

For the benefit of any adjoining land owned by Sugeo Pty Limited but only during the ownership thereof by Sugeo Pty Limited or its successors and assigns other than purchasers on sale, no fence shall be erected on the land to divide the same from such adjoining land without the consent of Sugeo Pty Limited but such consent shall not be withheld if such fence is erected without expense to Sugeo Pty Limited and in favour of any person dealing with the transferee, such consent shall be deemed to have been given in respect of every such fence for the time being erected.

Name of person or authority empowered to release, vary or modify easement, profit a prendre, restriction or positive covenant numbered 1 in the plan:

Great Lakes Council

(Sheet 2 of 2 Sheets)  
PLAN OF SUBDIVISION OF LOT 1 DP1225772  
COVERED BY SUBDIVISION CERTIFICATE  
NO SR-7/2017.

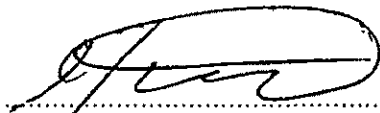
Name of person empowered to release vary or modify easement, profit a prendre, restriction or positive covenant numbered 2 in the plan:

Sugeo Pty Limited

DP1225772

The instrument should be signed in accordance with Item 9 Schedule 4 Conveyancing (General) Regulation 1998.

Executed by Sugeo Pty limited ACN 079 859 331 pursuant to section 127(1) Corporations Act



Geoffrey Arthur Greentree-Director

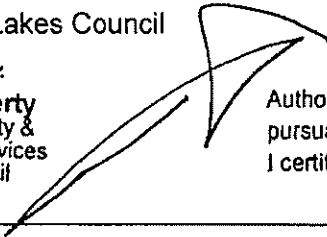


Suzanne Frances Greentree-Director

Executed by Great Lakes Council

SIGNATURE OF DELEGATE:

NAME: **John Dougherty**  
Manager Property & Commercial Services  
MidCoast Council



Authorised Officer as delegate of Mid-Coast Council pursuant to S.378 Local Government Act 1993 and I certify that I have no revocation of such delegation

<sup>1</sup> The Instrument heading setting out the terms etc should only be shown on Sheet 1.

<sup>2</sup> Where the easement is limited in stratum, reference should be included in the intention panel of the plan and the easement statement in Part 1 of the Section 88B Instrument.

I CERTIFY THAT I AM AN ELIGIBLE WITNESS AND THAT THE DELEGATE SIGNED IN MY PRESENCE:

SIGNATURE OF WITNESS

NAME OF WITNESS

ADDRESS OF WITNESS



Brian Hayne  
- SOLICITOR  
2/32 West Street  
FORSTER 2428

