

# Contract for the sale and purchase of land 2026 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	<b>First National Real Estate Bowral</b> <b>3/373 Bong Bong Street, Bowral NSW 2576</b> <b>Email: reece@fnbowral.com.au</b>	<b>Phone: 02 4861 4861</b> <b>Ref: Reece Woods</b>
co-agent vendor	<b>Ronald George Chesterfield</b>	
vendor's solicitor	<b>Our Lawyers</b> <b>87 Main Street, Mittagong NSW 2575</b> <b>PO Box 150, Mittagong NSW 2575</b> <b>Email: yhill@ourlawyers.com.au</b>	<b>Phone: 02 4872 4004</b> <b>Ref: YH:18820</b>
date for completion	<b>42nd day after the contract date</b> (clause 15)	
land (address, plan details and title reference)	<b>46 Darraby Drive, Moss Vale NSW 2577</b> <b>Lot 5204 in Deposited Plan 1266473</b> <b>Folio Identifier 5204/1266473</b>	
	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies	
improvements	<input checked="" 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 type="checkbox"/> other:	
attached copies	documents in the List of Documents as marked or numbered: other documents:	

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

inclusions	<input type="checkbox"/> air conditioning	<input checked="" type="checkbox"/> curtains	<input checked="" type="checkbox"/> insect screens	<input checked="" type="checkbox"/> range hood
	<input checked="" type="checkbox"/> blinds	<input checked="" type="checkbox"/> dishwasher	<input type="checkbox"/> internet/TV receiver	<input checked="" type="checkbox"/> solar panels
	<input checked="" type="checkbox"/> built-in wardrobes	<input type="checkbox"/> EV charger	<input checked="" type="checkbox"/> light fittings	<input type="checkbox"/> solar power
	battery			
	<input type="checkbox"/> ceiling fans	<input checked="" type="checkbox"/> fixed floor coverings	<input type="checkbox"/> pool equipment	<input checked="" type="checkbox"/> stove
	<input type="checkbox"/> clothes line	<input checked="" type="checkbox"/> other: central heating, slow combustion fire, battery 10W, shelving in lounge.		
exclusions				
purchaser				
purchaser's solicitor				
price	\$			
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, specify: \_\_\_\_\_

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

buyer's agent

Note: Clause 20.15 provides "Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked."

**SIGNING PAGE**

<b>VENDOR</b>	<b>PURCHASER</b>
<p><b>Signed by</b></p>  <p>_____</p> <p>Vendor</p>  <p>_____</p> <p>Vendor</p>	<p><b>Signed by</b></p>  <p>_____</p> <p>Purchaser</p>  <p>_____</p> <p>Purchaser</p>
<b>VENDOR (COMPANY)</b>	<b>PURCHASER (COMPANY)</b>
<p><b>Signed by</b> _____                      in accordance with s127(1) of the Corporations Act 2001 by the                      authorised person(s) whose signature(s) appear(s) below:</p>  <p>_____      _____</p> <p>Signature of authorised person      Signature of authorised person</p> <p>_____      _____</p> <p>Name of authorised person      Name of authorised person</p> <p>_____      _____</p> <p>Office held      Office held</p>	<p><b>Signed by</b> _____                      in accordance with s127(1) of the Corporations Act 2001 by the                      authorised person(s) whose signature(s) appear(s) below:</p>  <p>_____      _____</p> <p>Signature of authorised person      Signature of authorised person</p> <p>_____      _____</p> <p>Name of authorised person      Name of authorised person</p> <p>_____      _____</p> <p>Office held      Office held</p>

## Choices

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

**Nominated Electronic Lodgment Network (ELN)** PEXA  
(clause 4):

**Manual transaction** (clause 30)  NO  yes  
(if yes, vendor must provide further details, including any applicable exception, in the space below):

**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 a **GSTRW payment**  NO  yes (if yes, vendor must provide 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) – 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:

Supplier's ABN:

Supplier's GST branch number (if applicable):

Supplier's business address:

Supplier's representative:

Supplier's contact phone number:

Supplier's proportion of **GSTRW payment**: \$

**If more than one supplier, provide the above details for each supplier.**

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):

## List of Documents

<p><b>General</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 1 property certificate for the land</li> <li><input checked="" type="checkbox"/> 2 plan of the land</li> <li><input type="checkbox"/> 3 unregistered plan of the land</li> <li><input type="checkbox"/> 4 plan of land to be subdivided</li> <li><input type="checkbox"/> 5 document to be lodged with a relevant plan</li> <li><input checked="" type="checkbox"/> 6 section 10.7(2) planning certificate under Environmental Planning and Assessment Act 1979</li> <li><input type="checkbox"/> 7 additional information included in that certificate under section 10.7(5)</li> <li><input checked="" type="checkbox"/> 8 sewerage infrastructure location diagram (service location print)</li> <li><input checked="" type="checkbox"/> 9 sewer lines location diagram (sewer service diagram)</li> <li><input type="checkbox"/> 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract</li> <li><input type="checkbox"/> 11 <i>planning agreement</i></li> <li><input type="checkbox"/> 12 section 88G certificate (positive covenant)</li> <li><input type="checkbox"/> 13 survey report</li> <li><input type="checkbox"/> 14 building information certificate or building certificate given under <i>legislation</i></li> <li><input type="checkbox"/> 15 occupation certificate</li> <li><input type="checkbox"/> 16 lease (with every relevant memorandum or variation)</li> <li><input type="checkbox"/> 17 other document relevant to tenancies</li> <li><input type="checkbox"/> 18 licence benefiting the land</li> <li><input type="checkbox"/> 19 old system document</li> <li><input type="checkbox"/> 20 Crown purchase statement of account</li> <li><input type="checkbox"/> 21 building management statement</li> <li><input type="checkbox"/> 22 form of requisitions</li> <li><input type="checkbox"/> 23 <i>clearance certificate</i></li> <li><input type="checkbox"/> 24 land tax certificate</li> </ul> <p><b>Home Building Act 1989</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 25 insurance certificate</li> <li><input type="checkbox"/> 26 brochure or warning</li> <li><input type="checkbox"/> 27 evidence of alternative indemnity cover</li> </ul> <p><b>Swimming Pools Act 1992</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 28 certificate of compliance</li> <li><input type="checkbox"/> 29 evidence of registration</li> <li><input type="checkbox"/> 30 relevant occupation certificate</li> <li><input type="checkbox"/> 31 certificate of non-compliance</li> <li><input type="checkbox"/> 32 detailed reasons of non-compliance</li> </ul>	<p><b>Strata or community title (clause 23 of the contract)</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 33 property certificate for strata common property</li> <li><input type="checkbox"/> 34 plan creating strata common property</li> <li><input type="checkbox"/> 35 strata by-laws</li> <li><input type="checkbox"/> 36 strata development contract</li> <li><input type="checkbox"/> 37 strata management statement</li> <li><input type="checkbox"/> 38 strata renewal proposal</li> <li><input type="checkbox"/> 39 strata renewal plan</li> <li><input type="checkbox"/> 40 leasehold strata - lease of lot and common property</li> <li><input type="checkbox"/> 41 property certificate for neighbourhood property</li> <li><input type="checkbox"/> 42 plan creating neighbourhood property</li> <li><input type="checkbox"/> 43 neighbourhood development contract</li> <li><input type="checkbox"/> 44 neighbourhood management statement</li> <li><input type="checkbox"/> 45 property certificate for precinct property</li> <li><input type="checkbox"/> 46 plan creating precinct property</li> <li><input type="checkbox"/> 47 precinct development contract</li> <li><input type="checkbox"/> 48 precinct management statement</li> <li><input type="checkbox"/> 49 property certificate for community property</li> <li><input type="checkbox"/> 50 plan creating community property</li> <li><input type="checkbox"/> 51 community development contract</li> <li><input type="checkbox"/> 52 community management statement</li> <li><input type="checkbox"/> 53 document disclosing a change of by-laws</li> <li><input type="checkbox"/> 54 document disclosing a change in a development contract or management statement</li> <li><input type="checkbox"/> 55 document disclosing a change in boundaries</li> <li><input type="checkbox"/> 56 information certificate (strata)</li> <li><input type="checkbox"/> 57 information certificate (association)</li> <li><input type="checkbox"/> 58 document relevant to an exclusive supply network</li> <li><input type="checkbox"/> 59 disclosure statement - off the plan contract</li> <li><input type="checkbox"/> 60 other document relevant to off the plan contract</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 61</li> </ul>
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**HOLDER OF STRATA OR COMMUNITY SCHEME RECORDS – Name, address, email address and telephone number**

**IMPORTANT NOTICE TO VENDORS AND PURCHASERS**

Before signing this contract you should ensure that you understand your rights and obligations, some of which are not written in this contract but are implied by law.

**WARNING—SMOKE ALARMS**

The owners of certain types of buildings and strata lots must have smoke alarms, or in certain cases heat alarms, installed in the building or lot in accordance with regulations under the *Environmental Planning and Assessment Act 1979*. It is an offence not to comply. It is also an offence to remove or interfere with a smoke alarm or heat alarm. Penalties apply.

**WARNING—LOOSE-FILL ASBESTOS INSULATION**

Before purchasing land that includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, built before 1985, a purchaser is strongly advised to consider the possibility that the premises may contain loose-fill asbestos insulation, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A. In particular, a purchaser should—

- (a) search the Register required to be maintained under the *Home Building Act 1989*, Part 8, Division 1A, and
- (b) ask the relevant local council whether it holds records showing that the residential premises contain loose-fill asbestos insulation.

For further information about loose-fill asbestos insulation, including areas in which residential premises have been identified as containing loose-fill asbestos insulation, contact NSW Fair Trading.

### **Cooling off period (purchaser's rights)**

- 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, or the vendor's solicitor or agent, 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, 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 to resolve the dispute 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>Australian Taxation Office          County Council          Department of Education          Department of Planning, Housing and Infrastructure          Department of Primary Industries and Regional Development          Electricity, gas and telecommunications          Homes NSW</p>	<p>Local Council          Local Land Services          NSW Fair Trading          NSW Public Works          Owner of adjoining land          Privacy          Subsidence Advisory NSW          Transport agencies          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. The vendor should continue the vendor's insurance until completion. 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. If a payment is not made on time, interest and penalties may be incurred. More information is available from Revenue NSW.
7. If the purchaser agrees to the release of deposit, the purchaser's right to recover the deposit may stand behind the rights of others (for example the vendor's mortgagee).
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. 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 Australian Taxation Office.
13. From 1 July 2026, estate agents, solicitors, licensed conveyancers and other professions who provide a designated service will have regulatory obligations under the Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) regime. These new obligations include customer due diligence and reporting to AUSTRAC. More details are available from AUSTRAC.

The vendor sells and the purchaser buys the *property* for the price under these provisions instead of Schedule 3 Conveyancing Act 1919, subject to any *legislation* that cannot be excluded.

## 1 Definitions (a term in italics is a defined term)

1.1	In this contract, these terms (in any form) mean –
<i>adjustment date</i>	the earlier of the giving of possession to the purchaser or completion;
<i>adjustment figures</i>	details of the adjustments to be made to the price under clause 14;
<i>authorised Subscriber</i>	a <i>Subscriber</i> (not being a <i>party's solicitor</i> ) named in a notice <i>served</i> by a <i>party</i> as being authorised for the purposes of clause 20.6.8;
<i>bank</i>	the Reserve Bank of Australia or an authorised deposit-taking institution which is a bank, a building society or a credit union;
<i>business day</i>	any day except a bank or public holiday throughout NSW or a Saturday or Sunday;
<i>cheque</i>	a cheque that is not postdated or stale;
<i>clearance certificate</i>	a certificate within the meaning of s14-220 of Schedule 1 to the <i>TA Act</i> , that covers one or more days falling within the period from and including the contract date to completion;
<i>completion time</i>	the time of day at which completion is to occur;
<i>deposit-bond</i>	a deposit bond or guarantee with each of the following approved by the vendor – <ul style="list-style-type: none"> <li>● the issuer;</li> <li>● the expiry date (if any); and</li> <li>● the amount;</li> </ul>
<i>depositholder</i>	vendor's agent (or if no vendor's agent is named in this contract, the vendor's <i>solicitor</i> , or if no vendor's <i>solicitor</i> is named in this contract, the buyer's agent);
<i>discharging mortgagee</i>	any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a <i>Digitally Signed</i> discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the <i>property</i> to be transferred to the purchaser;
<i>document of title</i>	document relevant to the title or the passing of title;
<i>ECNL</i>	the Electronic Conveyancing National Law (NSW);
<i>electronic document</i>	a dealing as defined in the Real Property Act 1900 which may be created and <i>Digitally Signed</i> in an <i>Electronic Workspace</i> ;
<i>electronic transaction</i>	a <i>Conveyancing Transaction</i> to be conducted for the <i>parties</i> by their legal representatives as <i>Subscribers</i> using an <i>ELN</i> and in accordance with the <i>ECNL</i> and the <i>participation rules</i> ;
<i>electronic transfer</i>	a transfer of land under the Real Property Act 1900 for the <i>property</i> to be prepared and <i>Digitally Signed</i> in the <i>Electronic Workspace</i> established for the purposes of the <i>parties' Conveyancing Transaction</i> ;
<i>FRCGW percentage</i>	the percentage mentioned in s14-200(3)(a) of Schedule 1 to the <i>TA Act</i> (15% as at 1 January 2025);
<i>FRCGW remittance</i>	a remittance which the purchaser must make under s14-200 of Schedule 1 to the <i>TA Act</i> , being the lesser of the <i>FRCGW percentage</i> of the price (inclusive of GST, if any) and the amount specified in a <i>variation served</i> by a <i>party</i> ;
<i>GST Act</i>	A New Tax System (Goods and Services Tax) Act 1999;
<i>GST rate</i>	the rate mentioned in s4 of A New Tax System (Goods and Services Tax Imposition - General) Act 1999 (10% as at 1 July 2000);
<i>GSTRW payment</i>	a payment which the purchaser must make under s14-250 of Schedule 1 to the <i>TA Act</i> (the price multiplied by the <i>GSTRW rate</i> );
<i>GSTRW rate</i>	the rate determined under ss14-250(6), (8) or (9) of Schedule 1 to the <i>TA Act</i> (as at 1 July 2018, usually 7% of the price if the margin scheme applies, 1/11 <sup>th</sup> if not);
<i>incoming mortgagee</i>	any mortgagee who is to provide finance to the purchaser on the security of the <i>property</i> and to enable the purchaser to pay the whole or part of the price;
<i>legislation</i>	an Act or a by-law, ordinance, regulation or rule made under an Act;
<i>manual transaction</i>	a <i>Conveyancing Transaction</i> in which a dealing forming part of the <i>Lodgment Case</i> at or following completion cannot be <i>Digitally Signed</i> ;
<i>normally</i>	subject to any other provision of this contract;
<i>participation rules</i>	the participation rules as determined by the <i>ECNL</i> ;
<i>party</i>	each of the vendor and the purchaser;
<i>property</i>	the land, the improvements, all fixtures and the inclusions, but not the exclusions;
<i>planning agreement</i>	a valid voluntary agreement within the meaning of s7.4 of the Environmental Planning and Assessment Act 1979 entered into in relation to the <i>property</i> ;
<i>populate</i>	to complete data fields in the <i>Electronic Workspace</i> ;

<i>requisition</i>	an objection, question or requisition (but the term does not include a claim);
<i>rescind</i>	rescind this contract from the beginning;
<i>serve</i>	serve in writing on the other <i>party</i> ;
<i>settlement cheque</i>	an unendorsed <i>cheque</i> made payable to the person to be paid and – <ul style="list-style-type: none"> <li>• issued by a <i>bank</i> and drawn on itself; or</li> <li>• if authorised in writing by the vendor or the vendor's <i>solicitor</i>, some other <i>cheque</i>;</li> </ul>
<i>solicitor</i>	in relation to a <i>party</i> , the <i>party's</i> solicitor or licensed conveyancer named in this contract or in a notice <i>served</i> by the <i>party</i> ;
<i>TA Act</i>	Taxation Administration Act 1953;
<i>terminate</i>	terminate this contract for breach;
<i>title data</i>	the details of the title to the <i>property</i> made available to the <i>Electronic Workspace</i> by the <i>Land Registry</i> ;
<i>variation</i>	a variation made under s14-235 of Schedule 1 to the <i>TA Act</i> ;
<i>within</i>	in relation to a period, at any time before or during the period; and
<i>work order</i>	a valid direction, notice or order that requires work to be done or money to be spent on or in relation to the <i>property</i> or any adjoining footpath or road (but the term does not include a notice under s22E of the Swimming Pools Act 1992 or clause 20 of the Swimming Pools Regulation 2018).

- 1.2 Words and phrases used in this contract (italicised and in Title Case, such as *Conveyancing Transaction*, *Digitally Sign*, *Electronic Workspace*, *ELN*, *ELNO*, *Land Registry*, *Lodgment Case* and *Subscriber*) have the meanings given in the *participation rules*.

## 2 Deposit and other payments before completion

- 2.1 The purchaser must pay the deposit to the *depositholder* as stakeholder.
- 2.2 *Normally*, the purchaser must pay the deposit on the making of this contract, and this time is essential.
- 2.3 If this contract requires the purchaser to pay any of the deposit by a later time, that time is also essential.
- 2.4 The purchaser can pay any of the deposit by –
- 2.4.1 giving cash (up to \$2,000) to the *depositholder*;
- 2.4.2 unconditionally giving a *cheque* to the *depositholder* or to the vendor, vendor's agent or vendor's *solicitor* for sending to the *depositholder*; or
- 2.4.3 electronic funds transfer to the *depositholder's* nominated account and, if requested by the vendor or the *depositholder*, providing evidence of that transfer.
- 2.5 The vendor can *terminate* if –
- 2.5.1 any of the deposit is not paid on time;
- 2.5.2 a *cheque* for any of the deposit is not honoured on presentation; or
- 2.5.3 a payment under clause 2.4.3 is not received in the *depositholder's* nominated account by 5.00 pm on the third *business day* after the time for payment.
- This right to *terminate* is lost as soon as the deposit is paid in full.
- 2.6 If the vendor accepts a *deposit-bond* for the deposit, clauses 2.1 to 2.5 do not apply.
- 2.7 If the vendor accepts a *deposit-bond* for part of the deposit, clauses 2.1 to 2.5 apply only to the balance.
- 2.8 If any of the deposit or of the balance of the price is paid before completion to the vendor or as the vendor directs, it is a charge on the land in favour of the purchaser until *termination* by the vendor or completion, subject to any existing right.
- 2.9 If each *party* tells the *depositholder* that the deposit is to be invested, the *depositholder* is to invest the deposit (at the risk of the *party* who becomes entitled to it) with a *bank*, in an interest-bearing account in NSW, payable at call, with interest to be reinvested, and pay the interest to the *parties* equally, after deduction of all proper government taxes and financial institution charges and other charges.

## 3 Deposit-bond

- 3.1 This clause applies only if the vendor accepts a *deposit-bond* for the deposit (or part of it).
- 3.2 The purchaser must provide the *deposit-bond* to the vendor's *solicitor* (or if no solicitor the *depositholder*) at or before the making of this contract and this time is essential.
- 3.3 If the *deposit-bond* has an expiry date and completion does not occur by the date which is 14 days before the expiry date, the purchaser must *serve* a replacement *deposit-bond* at least 7 days before the expiry date. The time for service is essential.
- 3.4 The vendor must approve a replacement *deposit-bond* if –
- 3.4.1 it is from the same issuer and for the same amount as the earlier *deposit-bond*; and
- 3.4.2 it has an expiry date at least three months after its date of issue.
- 3.5 A breach of clauses 3.2 or 3.3 entitles the vendor to *terminate*. The right to *terminate* is lost as soon as –
- 3.5.1 the purchaser *serves* a replacement *deposit-bond*; or
- 3.5.2 the deposit is paid in full under clause 2.
- 3.6 Clauses 3.3 and 3.4 can operate more than once.

- 3.7 If the purchaser *serves* a replacement *deposit-bond*, the vendor must *serve* the earlier *deposit-bond*.
- 3.8 The amount of any *deposit-bond* does not form part of the price for the purposes of clause 16.5.
- 3.9 The vendor must give the purchaser any original *deposit-bond* –
- 3.9.1 on completion; or
- 3.9.2 if this contract is *rescinded*.
- 3.10 If this contract is *terminated* by the vendor –
- 3.10.1 *normally*, the vendor can immediately demand payment from the issuer of the *deposit-bond*; or
- 3.10.2 if the purchaser *serves* prior to *termination* a notice disputing the vendor's right to *terminate*, the vendor must forward any original *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.
- 3.11 If this contract is *terminated* by the purchaser –
- 3.11.1 *normally*, the vendor must give the purchaser any original *deposit-bond*; or
- 3.11.2 if the vendor *serves* prior to *termination* a notice disputing the purchaser's right to *terminate*, the vendor must forward any original *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.
- 4 Electronic transaction**
- 4.1 This *Conveyancing Transaction* is to be conducted as an *electronic transaction* unless –
- 4.1.1 the contract says this transaction is a *manual transaction*, giving the reason, or
- 4.1.2 a *party serves* a notice stating why the transaction is a *manual transaction*, in which case the *parties* do not have to complete earlier than 14 days after *service* of the notice, and clause 21.3 does not apply to this provision,
- and in both cases clause 30 applies.
- 4.2 If, because of clause 4.1.2, this *Conveyancing Transaction* is to be conducted as a *manual transaction* –
- 4.2.1 each *party* must –
- bear equally any disbursements or fees; and
  - otherwise bear that *party's* own costs;
- incurred because this *Conveyancing Transaction* was to be conducted as an *electronic transaction*; and
- 4.2.2 if a *party* has paid all of a disbursement or fee which, by reason of this clause, is to be borne equally by the *parties*, that amount must be adjusted under clause 14.
- 4.3 The *parties* must conduct the *electronic transaction* –
- 4.3.1 in accordance with the *participation rules* and the *ECNL*; and
- 4.3.2 using the nominated *ELN*, unless the *parties* otherwise agree. This clause 4.3.2 does not prevent a *party* using an *ELN* which can interoperate with the nominated *ELN*.
- 4.4 A *party* must pay the fees and charges payable by that *party* to the *ELNO* and the *Land Registry*.
- 4.5 *Normally*, the vendor must *within 7 days* of the contract date create and *populate* an *Electronic Workspace* with *title data* and the date for completion, and invite the purchaser to the *Electronic Workspace*.
- 4.6 If the vendor has not created an *Electronic Workspace* in accordance with clause 4.5, the purchaser may create and *populate* an *Electronic Workspace* and, if it does so, the purchaser must invite the vendor to the *Electronic Workspace*.
- 4.7 The *parties* must, as applicable to their role in the *Conveyancing Transaction* and the steps taken under clauses 4.5 or 4.6 –
- 4.7.1 promptly join the *Electronic Workspace* after receipt of an invitation;
- 4.7.2 create and *populate* an *electronic transfer*;
- 4.7.3 invite any *discharging mortgagee* or *incoming mortgagee* to join the *Electronic Workspace*; and
- 4.7.4 *populate* the *Electronic Workspace* with a nominated *completion time*.
- 4.8 If the transferee in the *electronic transfer* is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for that transfer.
- 4.9 The vendor can require the purchaser to include a covenant or easement in the *electronic transfer* only if this contract contains the wording of the proposed covenant or easement, and a description of the land burdened and benefited.
- 4.10 If the purchaser must make a *GSTRW payment* or an *FRCGW remittance*, the purchaser must *populate* the *Electronic Workspace* with the payment details for the *GSTRW payment* or *FRCGW remittance* payable to the Deputy Commissioner of Taxation at least 2 *business days* before the date for completion.
- 4.11 Before completion, the *parties* must ensure that –
- 4.11.1 all *electronic documents* which a *party* must *Digitally Sign* to complete the *electronic transaction* are *populated* and *Digitally Signed*;
- 4.11.2 all certifications required by the *ECNL* are properly given; and
- 4.11.3 they do everything else in the *Electronic Workspace* which that *party* must do to enable the *electronic transaction* to proceed to completion.
- 4.12 If the computer systems of any of the *Land Registry*, the *ELNO*, Revenue NSW or the Reserve Bank of Australia are inoperative for any reason at the *completion time* agreed by the *parties*, a failure to complete this contract for that reason is not a default under this contract on the part of either *party*.

- 4.13 If the computer systems of the *Land Registry* are inoperative for any reason at the *completion time* agreed by the *parties*, and the *parties* choose that financial settlement is to occur despite this, then on financial settlement occurring –
- 4.13.1 all *electronic documents Digitally Signed* by the vendor and any discharge of mortgage, withdrawal of caveat or other *electronic document* forming part of the *Lodgment Case* for the *electronic transaction* are taken to have been unconditionally and irrevocably delivered to the purchaser or the purchaser's mortgagee at the time of financial settlement together with the right to deal with the land; and
- 4.13.2 the vendor is taken to have no legal or equitable interest in the *property*.
- 4.14 If the *parties* do not agree about the delivery before completion of one or more documents or things that cannot be delivered through the *Electronic Workspace*, the *party* required to deliver the documents or things –
- 4.14.1 holds them on completion in escrow for the benefit of; and
- 4.14.2 must immediately after completion deliver the documents or things to, or as directed by; the *party* entitled to them.

## 5 Requisitions

- 5.1 If a form of *requisitions* is attached to this contract, the purchaser is taken to have made those *requisitions*.
- 5.2 If the purchaser is or becomes entitled to make any other *requisition*, the purchaser can make it only by *servicing* it –
- 5.2.1 if it arises out of this contract or it is a general question about the *property* or title - *within 21 days* after the contract date;
- 5.2.2 if it arises out of anything *served* by the vendor - *within 21 days* after the later of the contract date and that *service*; and
- 5.2.3 in any other case - *within a reasonable time*.

## 6 Error or misdescription

- 6.1 *Normally*, the purchaser can (but only before completion) claim compensation for an error or misdescription in this contract (as to the *property*, the title or anything else and whether substantial or not).
- 6.2 This clause applies even if the purchaser did not take notice of or rely on anything in this contract containing or giving rise to the error or misdescription.
- 6.3 However, this clause does not apply to the extent the purchaser knows the true position.

## 7 Claims by purchaser

- Normally*, the purchaser can make a claim (including a claim under clause 6) before completion only by *servicing* it with a statement of the amount claimed, and if the purchaser makes one or more claims before completion –
- 7.1 the vendor can *rescind* if in the case of claims that are not claims for delay –
- 7.1.1 the total amount claimed exceeds 5% of the price;
- 7.1.2 the vendor *serves* notice of intention to *rescind*; and
- 7.1.3 the purchaser does not *serve* notice waiving the claims *within 14 days* after that *service*; and
- 7.2 if the vendor does not *rescind*, the *parties* must complete and if this contract is completed –
- 7.2.1 the lesser of the total amount claimed and 10% of the price must be paid out of the price to and held by the *depositholder* until the claims are finalised or lapse;
- 7.2.2 the amount held is to be invested in accordance with clause 2.9;
- 7.2.3 the claims must be finalised by an arbitrator appointed by the *parties* or, if an appointment is not made *within 1 month* of completion, by an arbitrator appointed by the President of the Law Society at the request of a *party* (in the latter case the *parties* are bound by the terms of the Conveyancing Arbitration Rules approved by the Law Society as at the date of the appointment);
- 7.2.4 the purchaser is not entitled, in respect of the claims, to more than the total amount claimed and the costs of the purchaser;
- 7.2.5 net interest on the amount held must be paid to the *parties* in the same proportion as the amount held is paid; and
- 7.2.6 if the *parties* do not appoint an arbitrator and neither *party* requests the President to appoint an arbitrator *within 3 months* after completion, the claims lapse and the amount belongs to the vendor.

## 8 Vendor's rights and obligations

- 8.1 The vendor can *rescind* if –
- 8.1.1 the vendor is, on reasonable grounds, unable or unwilling to comply with a *requisition*;
- 8.1.2 the vendor *serves* a notice of intention to *rescind* that specifies the *requisition* and those grounds; and
- 8.1.3 the purchaser does not *serve* a notice waiving the *requisition within 14 days* after that *service*.

- 8.2 If the vendor does not comply with this contract (or a notice under or relating to it) in an essential respect, the purchaser can *terminate* by *servicing* a notice. After the *termination* –
- 8.2.1 the purchaser can recover the deposit and any other money paid by the purchaser under this contract;
- 8.2.2 the purchaser can sue the vendor to recover damages for breach of contract; and
- 8.2.3 if the purchaser has been in possession a *party* can claim for a reasonable adjustment.

## 9 Purchaser's default

- If the purchaser does not comply with this contract (or a notice under or relating to it) in an essential respect, the vendor can *terminate* by *servicing* a notice. After the *termination* the vendor can –
- 9.1 keep or recover the deposit (to a maximum of 10% of the price);
- 9.2 hold any other money paid by the purchaser under this contract as security for anything recoverable under this clause –
- 9.2.1 for 12 months after the *termination*; or
- 9.2.2 if the vendor commences proceedings under this clause *within* 12 months, until those proceedings are concluded; and
- 9.3 sue the purchaser either –
- 9.3.1 where the vendor has resold the *property* under a contract made *within* 12 months after the *termination*, to recover –
- the deficiency on resale (with credit for any of the deposit kept or recovered and after allowance for any capital gains tax or goods and services tax payable on anything recovered under this clause); and
  - the reasonable costs and expenses arising out of the purchaser's non-compliance with this contract or the notice and of resale and any attempted resale; or
- 9.3.2 to recover damages for breach of contract.

## 10 Restrictions on rights of purchaser

- 10.1 The purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
- 10.1.1 the ownership or location of any fence as defined in the Dividing Fences Act 1991;
- 10.1.2 a service for the *property* being a joint service or passing through another property, or any service for another property passing through the *property* ('service' includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television or water service);
- 10.1.3 a wall being or not being a party wall in any sense of that term or the *property* being affected by an easement for support or not having the benefit of an easement for support;
- 10.1.4 any change in the *property* due to fair wear and tear before completion;
- 10.1.5 a promise, representation or statement about this contract, the *property* or the title, not set out or referred to in this contract;
- 10.1.6 a condition, exception, reservation or restriction in a Crown grant;
- 10.1.7 the existence of any authority or licence to explore or prospect for gas, minerals or petroleum;
- 10.1.8 any easement or restriction on use the substance of either of which is disclosed in this contract or any non-compliance with the easement or restriction on use; or
- 10.1.9 anything the substance of which is disclosed in this contract (except a caveat, charge, mortgage, priority notice or writ).
- 10.2 The purchaser cannot *rescind* or *terminate* only because of a defect in title to or quality of the inclusions.
- 10.3 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* or require the vendor to change the nature of the title disclosed in this contract (for example, to remove a caution evidencing qualified title, or to lodge a plan of survey as regards limited title).

## 11 Compliance with work orders

- 11.1 *Normally*, the vendor must by completion comply with a *work order* made on or before the contract date and if this contract is completed the purchaser must comply with any other *work order*.
- 11.2 If the purchaser complies with a *work order*, and this contract is *rescinded* or *terminated*, the vendor must pay the expense of compliance to the purchaser.

## 12 Certificates and inspections

- The vendor must do whatever is reasonably necessary to enable the purchaser, subject to the rights of any tenant –
- 12.1 to have the *property* inspected to obtain any certificate or report reasonably required;
- 12.2 to apply (if necessary in the name of the vendor) for –
- 12.2.1 any certificate that can be given in respect of the *property* under *legislation*; or
- 12.2.2 a copy of any approval, certificate, consent, direction, notice or order in respect of the *property* given under *legislation*, even if given after the contract date; and
- 12.3 to make 1 inspection of the *property* in the 3 days before a time appointed for completion.

**13 Goods and services tax (GST)**

- 13.1 Terms used in this clause which are not defined elsewhere in this contract and have a defined meaning in the *GST Act* have the same meaning in this clause.
- 13.2 *Normally*, if a *party* must pay the price or any other amount to the other *party* under this contract, GST is not to be added to the price or amount.
- 13.3 If under this contract a *party* must make an adjustment or payment for an expense of another party or pay an expense payable by or to a third party (for example, under clauses 14 or 20.7), the *party* must adjust or pay on completion any GST added to or included in the expense, but –
- 13.3.1 the amount of the expense must be reduced to the extent the party receiving the adjustment or payment (or the representative member of a GST group of which that party is a member) is entitled to an input tax credit for the expense; and
- 13.3.2 if the adjustment or payment under this contract is consideration for a taxable supply, an amount for GST must be added at the *GST rate*.
- 13.4 If this contract says this sale is the supply of a going concern –
- 13.4.1 the *parties* agree the supply of the *property* is a supply of a going concern;
- 13.4.2 the vendor must, between the contract date and completion, carry on the enterprise conducted on the land in a proper and business-like way;
- 13.4.3 if the purchaser is not registered by the date for completion, the *parties* must complete and the purchaser must pay on completion, in addition to the price, an amount being the price multiplied by the *GST rate* ("the retention sum"). The retention sum is to be held by the *depositholder* and dealt with as follows –
- if *within* 3 months of completion the purchaser *serves* a letter from the Australian Taxation Office stating the purchaser is registered with a date of effect of registration on or before completion, the *depositholder* is to pay the retention sum to the purchaser; but
  - if the purchaser does not *serve* that letter *within* 3 months of completion, the *depositholder* is to pay the retention sum to the vendor; and
- 13.4.4 if the vendor, despite clause 13.4.1, *serves* a letter from the Australian Taxation Office stating the vendor has to pay GST on the supply, the purchaser must pay to the vendor on demand the amount of GST assessed.
- 13.5 *Normally*, the vendor promises the margin scheme will not apply to the supply of the *property*.
- 13.6 If this contract says the margin scheme is to apply in making the taxable supply, the *parties* agree that the margin scheme is to apply to the sale of the *property*.
- 13.7 If this contract says the sale is not a taxable supply –
- 13.7.1 the purchaser promises that the *property* will not be used and represents that the purchaser does not intend the *property* (or any part of the *property*) to be used in a way that could make the sale a taxable supply to any extent; and
- 13.7.2 the purchaser must pay the vendor on completion in addition to the price an amount calculated by multiplying the price by the *GST rate* if this sale is a taxable supply to any extent because of –
- a breach of clause 13.7.1; or
  - something else known to the purchaser but not the vendor.
- 13.8 If this contract says this sale is a taxable supply in full and does not say the margin scheme applies to the *property*, the vendor must pay the purchaser on completion an amount of one-eleventh of the price if –
- 13.8.1 this sale is not a taxable supply in full; or
- 13.8.2 the margin scheme applies to the *property* (or any part of the *property*).
- 13.9 If this contract says this sale is a taxable supply to an extent –
- 13.9.1 clause 13.7.1 does not apply to any part of the *property* which is identified as being a taxable supply; and
- 13.9.2 the payments mentioned in clauses 13.7 and 13.8 are to be recalculated by multiplying the relevant payment by the proportion of the price which represents the value of that part of the *property* to which the clause applies (the proportion to be expressed as a number between 0 and 1). Any evidence of value must be obtained at the expense of the vendor.
- 13.10 *Normally*, on completion the vendor must give the recipient of the supply a tax invoice for any taxable supply by the vendor by or under this contract.
- 13.11 The vendor does not have to give the purchaser a tax invoice if the margin scheme applies to a taxable supply.
- 13.12 If the vendor is liable for GST on rents or profits due to issuing an invoice or receiving consideration before completion, any adjustment of those amounts must exclude an amount equal to the vendor's GST liability.
- 13.13 If the vendor *serves* details of a *GSTRW payment* which the purchaser must make, the purchaser does not have to complete earlier than 5 *business days* after that *service* and clause 21.3 does not apply to this provision.
- 13.14 If the purchaser must make a *GSTRW payment* the purchaser must, at least 2 *business days* before the date for completion, *serve* evidence of submission of a *GSTRW payment* notification form to the Australian Taxation Office by the purchaser or, if a direction under either clause 4.8 or clause 30.4 has been given, by the transferee named in the transfer the subject of that direction.

## 14 Adjustments

- 14.1 *Normally*, the vendor is entitled to the rents and profits and will be liable for all rates, water, sewerage and drainage service and usage charges, land tax, levies and all other periodic outgoings up to and including the *adjustment date* after which the purchaser will be entitled and liable.
- 14.2 The *parties* must make any necessary adjustment on completion, and –
- 14.2.1 the purchaser must provide the vendor with *adjustment figures* at least 2 *business days* before the date for completion; and
- 14.2.2 the vendor must confirm the *adjustment figures* at least 1 *business day* before the date for completion.
- 14.3 If an amount that is adjustable under this contract has been reduced under *legislation*, the *parties* must on completion adjust the reduced amount.
- 14.4 The *parties* must not adjust surcharge land tax (as defined in the Land Tax Act 1956) but must adjust any other land tax for the year current at the *adjustment date* –
- 14.4.1 only if land tax has been paid or is payable for the year (whether by the vendor or by a predecessor in title) and this contract says that land tax is adjustable;
- 14.4.2 by adjusting the amount that would have been payable if at the start of the year –
- the person who owned the land owned no other land;
  - the land was not subject to a special trust or owned by a non-concessional company; and
  - if the land (or part of it) had no separate taxable value, by calculating its separate taxable value on a proportional area basis.
- 14.5 The *parties* must not adjust any first home buyer choice property tax.
- 14.6 If any other amount that is adjustable under this contract relates partly to the land and partly to other land, the *parties* must adjust it on a proportional area basis.
- 14.7 If on completion the last bill for a water, sewerage or drainage usage charge is for a period ending before the *adjustment date*, the vendor is liable for an amount calculated by dividing the bill by the number of days in the period then multiplying by the number of unbilled days up to and including the *adjustment date*.
- 14.8 The vendor is liable for any amount recoverable for work started on or before the contract date on the *property* or any adjoining footpath or road.

## 15 Date for completion

The *parties* must complete by the date for completion and, if they do not, a *party* can serve a notice to complete if that *party* is otherwise entitled to do so.

## 16 Completion

### • Vendor

- 16.1 *Normally*, on completion the vendor must cause the legal title to the *property* (being the estate disclosed in this contract) to pass to the purchaser free of any charge, mortgage or other interest, subject to any necessary registration.
- 16.2 The legal title to the *property* does not pass before completion.
- 16.3 If the vendor gives the purchaser a document (other than the transfer) that needs to be lodged for registration, the vendor must pay the lodgment fee to the purchaser.
- 16.4 If a *party* serves a land tax certificate showing a charge on any of the land, by completion the vendor must do all things and pay all money required so that the charge is no longer effective against the land.

### • Purchaser

- 16.5 On completion the purchaser must pay to the vendor –
- 16.5.1 the price less any –
- deposit paid;
  - *FRCGW remittance* payable;
  - *GSTRW payment*; and
  - amount payable by the vendor to the purchaser under this contract; and
- 16.5.2 any other amount payable by the purchaser under this contract.
- 16.6 If any of the deposit is not covered by a *deposit-bond*, at least 1 *business day* before the date for completion the purchaser must give the vendor an order signed by the purchaser authorising the *depositholder* to account to the vendor for the deposit, to be held by the vendor in escrow until completion.
- 16.7 On completion the deposit belongs to the vendor.

## 17 Possession

- 17.1 *Normally*, the vendor must give the purchaser vacant possession of the *property* on completion.
- 17.2 The vendor does not have to give vacant possession if –
- 17.2.1 this contract says that the sale is subject to existing tenancies; and
- 17.2.2 the contract discloses the provisions of the tenancy (for example, by attaching a copy of the lease and any relevant memorandum or variation).
- 17.3 *Normally*, the purchaser can claim compensation (before or after completion) or *rescind* if any of the land is affected by a protected tenancy (a tenancy affected by Schedule 2, Part 7 of the Residential Tenancies Act 2010).

**18 Possession before completion**

- 18.1 This clause applies only if the vendor gives the purchaser possession of the *property* before completion.
- 18.2 The purchaser must not before completion –
- 18.2.1 let or part with possession of any of the *property*;
  - 18.2.2 make any change or structural alteration or addition to the *property*; or
  - 18.2.3 contravene any agreement between the *parties* or any direction, document, *legislation*, notice or order affecting the *property*.
- 18.3 The purchaser must until completion –
- 18.3.1 keep the *property* in good condition and repair having regard to its condition at the giving of possession; and
  - 18.3.2 allow the vendor or the vendor's authorised representative to enter and inspect it at all reasonable times.
- 18.4 The risk as to damage to the *property* passes to the purchaser immediately after the purchaser enters into possession.
- 18.5 If the purchaser does not comply with this clause, then without affecting any other right of the vendor –
- 18.5.1 the vendor can before completion, without notice, remedy the non-compliance; and
  - 18.5.2 if the vendor pays the expense of doing this, the purchaser must pay it to the vendor with interest at the rate prescribed under s101 Civil Procedure Act 2005.
- 18.6 If this contract is *rescinded* or *terminated* the purchaser must immediately vacate the *property*.
- 18.7 If the *parties* or their *solicitors* on their behalf do not agree in writing to a fee or rent, none is payable.

**19 Rescission of contract**

- 19.1 If this contract expressly gives a *party* a right to *rescind*, the *party* can exercise the right –
- 19.1.1 only by *servicing* a notice before completion; and
  - 19.1.2 in spite of any making of a claim or *requisition*, any attempt to satisfy a claim or *requisition*, any arbitration, litigation, mediation or negotiation or any giving or taking of possession.
- 19.2 *Normally*, if a *party* exercises a right to *rescind* expressly given by this contract or any *legislation* –
- 19.2.1 the deposit and any other money paid by the purchaser under this contract must be refunded;
  - 19.2.2 a *party* can claim for a reasonable adjustment if the purchaser has been in possession;
  - 19.2.3 a *party* can claim for damages, costs or expenses arising out of a breach of this contract; and
  - 19.2.4 a *party* will not otherwise be liable to pay the other *party* any damages, costs or expenses.

**20 Miscellaneous**

- 20.1 The *parties* acknowledge that anything stated in this contract to be attached was attached to this contract by the vendor before the purchaser signed it and is part of this contract.
- 20.2 Anything attached to this contract is part of this contract.
- 20.3 An area, bearing or dimension in this contract is only approximate.
- 20.4 If a *party* consists of 2 or more persons, this contract benefits and binds them separately and together.
- 20.5 A *party's solicitor* can receive any amount payable to the *party* under this contract or direct in writing that it is to be paid to another person.
- 20.6 A document under or relating to this contract is –
- 20.6.1 signed by a *party* if it is signed by the *party* or the *party's solicitor* (apart from a direction under clause 4.8 or clause 30.4);
  - 20.6.2 *served* if it is *served* by the *party* or the *party's solicitor*;
  - 20.6.3 *served* if it is *served* on the *party's solicitor*, even if the *party* has died or any of them has died;
  - 20.6.4 *served* if it is *served* in any manner provided in s170 of the Conveyancing Act 1919;
  - 20.6.5 *served* if it is sent by email or fax to the *party's solicitor*, unless in either case it is not received;
  - 20.6.6 *served* on a person if it (or a copy of it) comes into the possession of the person;
  - 20.6.7 *served* at the earliest time it is *served*, if it is *served* more than once; and
  - 20.6.8 *served* if it is provided to or by the *party's solicitor* or an *authorised Subscriber* by means of an *Electronic Workspace* created under clause 4. However, this does not apply to a notice making an obligation essential, or a notice of *rescission* or *termination*.
- 20.7 An obligation to pay an expense of another *party* of doing something is an obligation to pay –
- 20.7.1 if the *party* does the thing personally - the reasonable cost of getting someone else to do it; or
  - 20.7.2 if the *party* pays someone else to do the thing - the amount paid, to the extent it is reasonable.
- 20.8 Rights under clauses 4, 11, 13, 14, 17, 24, 30 and 31 continue after completion, whether or not other rights continue.
- 20.9 The vendor does not promise, represent or state that the purchaser has any cooling off rights.
- 20.10 The vendor does not promise, represent or state that any attached survey report is accurate or current.
- 20.11 A reference to any *legislation* (including any percentage or rate specified in *legislation*) is also a reference to any corresponding later *legislation*.
- 20.12 Each *party* must do whatever is necessary after completion to carry out the *party's* obligations under this contract.
- 20.13 Neither taking possession nor *servicing* a transfer of itself implies acceptance of the *property* or the title.

- 20.14 The details and information provided in this contract (for example, on pages 1 - 4) are, to the extent of each *party's* knowledge, true, and are part of this contract.
- 20.15 Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked.
- 20.16 Each *party* consents to –
- 20.16.1 any *party* signing this contract electronically; and
- 20.16.2 the making of this contract by the exchange of counterparts delivered by email, or by such other electronic means as may be agreed by the *parties*.
- 20.17 Each *party* agrees that electronic signing by a *party* identifies that *party* and indicates that *party's* intention to be bound by this contract.

## 21 Time limits in these provisions

- 21.1 If the time for something to be done or to happen is not stated in these provisions, it is a reasonable time.
- 21.2 If there are conflicting times for something to be done or to happen, the latest of those times applies.
- 21.3 The time for one thing to be done or to happen does not extend the time for another thing to be done or to happen.
- 21.4 If the time for something to be done or to happen is the 29th, 30th or 31st day of a month, and the day does not exist, the time is instead the last day of the month.
- 21.5 If the time for something to be done or to happen is a day that is not a *business day*, the time is extended to the next *business day*, except in the case of clauses 2 and 3.2.
- 21.6 *Normally*, the time by which something must be done is fixed but not essential.

## 22 Foreign Acquisitions and Takeovers Act 1975

- 22.1 The purchaser promises that the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer under the Foreign Acquisitions and Takeovers Act 1975.
- 22.2 This promise is essential and a breach of it entitles the vendor to *terminate*.

## 23 Strata or community title

### • Definitions and modifications

- 23.1 This clause applies only if the land (or part of it) is a lot in a strata, neighbourhood, precinct or community scheme (or on completion is to be a lot in a scheme of that kind).
- 23.2 In this contract –
- 23.2.1 'change', in relation to a scheme, means –
- a registered or registrable change from by-laws set out in this contract;
  - a change from a development contract or management statement set out in this contract; or
  - a change in the boundaries of common property;
- 23.2.2 'common property' includes association property for the scheme or any higher scheme;
- 23.2.3 'contribution' includes an amount payable under a by-law;
- 23.2.4 'information certificate' includes a certificate under s184 Strata Schemes Management Act 2015 and s174 Community Land Management Act 2021;
- 23.2.5 'interest notice' includes a strata interest notice under s22 Strata Schemes Management Act 2015 and an association interest notice under s20 Community Land Management Act 2021;
- 23.2.6 'normal expenses', in relation to an owners corporation for a scheme, means normal operating expenses usually payable from the administrative fund of an owners corporation for a scheme of the same kind;
- 23.2.7 'owners corporation' means the owners corporation or the association for the scheme or any higher scheme;
- 23.2.8 'the *property*' includes any interest in common property for the scheme associated with the lot; and
- 23.2.9 'special expenses', in relation to an owners corporation, means its actual, contingent or expected expenses, except to the extent they are –
- normal expenses;
  - due to fair wear and tear;
  - disclosed in this contract; or
  - covered by moneys held in the capital works fund.
- 23.3 Clauses 11, 14.8 and 18.4 do not apply to an obligation of the owners corporation, or to property insurable by it.
- 23.4 Clauses 14.4.2 and 14.6 apply but on a unit entitlement basis instead of an area basis.
- ### • Adjustments and liability for expenses
- 23.5 The *parties* must adjust under clause 14.1 –
- 23.5.1 a regular periodic contribution;
- 23.5.2 a contribution which is not a regular periodic contribution but is disclosed in this contract; and
- 23.5.3 on a unit entitlement basis, any amount paid by the vendor for a normal expense of the owners corporation to the extent the owners corporation has not paid the amount to the vendor.

- 23.6 If a contribution is not a regular periodic contribution and is not disclosed in this contract –
- 23.6.1 the vendor is liable for it if it was determined on or before the contract date, even if it is payable by instalments; and
- 23.6.2 the purchaser is liable for all contributions determined after the contract date.
- 23.7 The vendor must pay or allow to the purchaser on completion the amount of any unpaid contributions for which the vendor is liable under clause 23.6.1.
- 23.8 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
- 23.8.1 an existing or future actual, contingent or expected expense of the owners corporation;
- 23.8.2 a proportional unit entitlement of the lot or a relevant lot or former lot, apart from a claim under clause 6; or
- 23.8.3 a past or future change in the scheme or a higher scheme.
- 23.9 However, the purchaser can *rescind* if –
- 23.9.1 the special expenses of the owners corporation at the later of the contract date and the creation of the owners corporation when calculated on a unit entitlement basis (and, if more than one lot or a higher scheme is involved, added together), less any contribution paid by the vendor, are more than 1% of the price;
- 23.9.2 in the case of the lot or a relevant lot or former lot in a higher scheme, a proportional unit entitlement for the lot is disclosed in this contract but the lot has a different proportional unit entitlement at the contract date or at any time before completion;
- 23.9.3 a change before the contract date or before completion in the scheme or a higher scheme materially prejudices the purchaser and is not disclosed in this contract; or
- 23.9.4 a resolution is passed by the owners corporation before the contract date or before completion to give to the owners in the scheme for their consideration a strata renewal plan that has not lapsed at the contract date and there is not attached to this contract a strata renewal proposal or the strata renewal plan.
- **Notices, certificates and inspections**
- 23.10 Before completion, the purchaser must *serve* a copy of an interest notice addressed to the owners corporation and signed by the purchaser.
- 23.11 After completion, the purchaser must insert the date of completion in the interest notice and send it to the owners corporation.
- 23.12 The vendor can complete and send the interest notice as agent for the purchaser.
- 23.13 The vendor must *serve* at least 7 days before the date for completion, an information certificate for the lot, the scheme or any higher scheme which relates to a period in which the date for completion falls.
- 23.14 The purchaser does not have to complete earlier than 7 days after *service* of the information certificate and clause 21.3 does not apply to this provision. On completion the purchaser must pay the vendor the prescribed fee for the information certificate.
- 23.15 The vendor authorises the purchaser to apply for the purchaser's own information certificate.
- 23.16 The vendor authorises the purchaser to apply for and make an inspection of any record or other document in the custody or control of the owners corporation or relating to the scheme or any higher scheme.
- **Meetings of the owners corporation**
- 23.17 If a general meeting of the owners corporation is convened before completion –
- 23.17.1 if the vendor receives notice of it, the vendor must immediately notify the purchaser of it; and
- 23.17.2 after the expiry of any cooling off period, the purchaser can require the vendor to appoint the purchaser (or the purchaser's nominee) to exercise any voting rights of the vendor in respect of the lot at the meeting.

## 24 Tenancies

- 24.1 If a tenant has not made a payment for a period preceding or current at the *adjustment date* –
- 24.1.1 for the purposes of clause 14.2, the amount is to be treated as if it were paid; and
- 24.1.2 the purchaser assigns the debt to the vendor on completion and will if required give a further assignment at the vendor's expense.
- 24.2 If a tenant has paid in advance of the *adjustment date* any periodic payment in addition to rent, it must be adjusted as if it were rent for the period to which it relates.
- 24.3 If the *property* is to be subject to a tenancy on completion or is subject to a tenancy on completion –
- 24.3.1 the vendor authorises the purchaser to have any accounting records relating to the tenancy inspected and audited and to have any other document relating to the tenancy inspected;
- 24.3.2 the vendor must *serve* any information about the tenancy reasonably requested by the purchaser before or after completion; and
- 24.3.3 *normally*, the purchaser can claim compensation (before or after completion) if –
- a disclosure statement required by the Retail Leases Act 1994 was not given when required;
  - such a statement contained information that was materially false or misleading;
  - a provision of the lease is not enforceable because of a non-disclosure in such a statement; or
  - the lease was entered into in contravention of the Retail Leases Act 1994.

- 24.4 If the *property* is subject to a tenancy on completion –
- 24.4.1 the vendor must allow or transfer –
- any remaining bond money or any other security against the tenant's default (to the extent the security is transferable);
  - any money in a fund established under the lease for a purpose and compensation for any money in the fund or interest earned by the fund that has been applied for any other purpose; and
  - any money paid by the tenant for a purpose that has not been applied for that purpose and compensation for any of the money that has been applied for any other purpose;
- 24.4.2 if the security is not transferable, each *party* must do whatever is reasonably necessary to cause a replacement security to issue for the benefit of the purchaser and the vendor must hold the original security on trust for the benefit of the purchaser until the replacement security issues;
- 24.4.3 the vendor must give to the purchaser –
- at least 2 *business days* before the date for completion, a proper notice of the transfer (an attornment notice) addressed to the tenant, to be held by the purchaser in escrow until completion;
  - any certificate given under the Retail Leases Act 1994 in relation to the tenancy;
  - a copy of any disclosure statement given under the Retail Leases Act 1994;
  - a copy of any document served on the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion; and
  - any document served by the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion;
- 24.4.4 the vendor must comply with any obligation to the tenant under the lease, to the extent it is to be complied with by completion; and
- 24.4.5 the purchaser must comply with any obligation to the tenant under the lease, to the extent that the obligation is disclosed in this contract and is to be complied with after completion.

## 25 Qualified title, limited title and old system title

- 25.1 This clause applies only if the land (or part of it) –
- 25.1.1 is under qualified, limited or old system title; or
- 25.1.2 on completion is to be under one of those titles.
- 25.2 The vendor must *serve* a proper abstract of title *within 7 days* after the contract date.
- 25.3 If an abstract of title or part of an abstract of title is attached to this contract or has been lent by the vendor to the purchaser before the contract date, the abstract or part is *served* on the contract date.
- 25.4 An abstract of title can be or include a list of documents, events and facts arranged (apart from a will or codicil) in date order, if the list in respect of each document –
- 25.4.1 shows its date, general nature, names of parties and any registration number; and
- 25.4.2 has attached a legible photocopy of it or of an official or registration copy of it.
- 25.5 An abstract of title –
- 25.5.1 must start with a good root of title (if the good root of title must be at least 30 years old, this means 30 years old at the contract date);
- 25.5.2 in the case of a leasehold interest, must include an abstract of the lease and any higher lease;
- 25.5.3 *normally*, need not include a Crown grant; and
- 25.5.4 need not include anything evidenced by the Register kept under the Real Property Act 1900.
- 25.6 In the case of land under old system title –
- 25.6.1 in this contract 'transfer' means conveyance;
- 25.6.2 the purchaser does not have to *serve* the transfer until after the vendor has *served* a proper abstract of title; and
- 25.6.3 each vendor must give proper covenants for title as regards that vendor's interest.
- 25.7 In the case of land under limited title but not under qualified title –
- 25.7.1 *normally*, the abstract of title need not include any document which does not show the location, area or dimensions of the land (for example, by including a metes and bounds description or a plan of the land);
- 25.7.2 clause 25.7.1 does not apply to a document which is the good root of title; and
- 25.7.3 the vendor does not have to provide an abstract if this contract contains a delimitation plan (whether in registrable form or not).
- 25.8 On completion the vendor must give the purchaser any *document of title* that relates only to the *property*.
- 25.9 If on completion the vendor has possession or control of a *document of title* that relates also to other property, the vendor must produce it as and where necessary.
- 25.10 The vendor must give a proper covenant to produce where relevant.
- 25.11 The vendor does not have to produce or covenant to produce a document that is not in the possession of the vendor or a mortgagee.
- 25.12 If the vendor is unable to produce an original document in the chain of title, the purchaser will accept a photocopy from the *Land Registry* of the registration copy of that document.

**26 Crown purchase money**

- 26.1 This clause applies only if purchase money is payable to the Crown, whether or not due for payment.  
 26.2 The vendor is liable for the money, except to the extent this contract says the purchaser is liable for it.  
 26.3 To the extent the vendor is liable for it, the vendor is liable for any interest until completion.  
 26.4 To the extent the purchaser is liable for it, the *parties* must adjust any interest under clause 14.

**27 Consent to transfer**

- 27.1 This clause applies only if the land (or part of it) cannot be transferred without consent under *legislation* or a *planning agreement*.  
 27.2 The purchaser must properly complete and then *serve* the purchaser's part of an application for consent to transfer of the land (or part of it) *within 7 days* after the contract date.  
 27.3 The vendor must apply for consent *within 7 days* after *service* of the purchaser's part.  
 27.4 If consent is refused, either *party* can *rescind*.  
 27.5 If consent is given subject to one or more conditions that will substantially disadvantage a *party*, then that *party* can *rescind within 7 days* after receipt by or *service* upon the *party* of written notice of the conditions.  
 27.6 If consent is not given or refused –  
 27.6.1 *within 42 days* after the purchaser *serves* the purchaser's part of the application, the purchaser can *rescind*; or  
 27.6.2 *within 30 days* after the application is made, either *party* can *rescind*.  
 27.7 Each period in clause 27.6 becomes 90 days if the land (or part of it) is –  
 27.7.1 under a *planning agreement*; or  
 27.7.2 in the Western Division.  
 27.8 If the land (or part of it) is described as a lot in an unregistered plan, each time in clause 27.6 becomes the later of the time and 35 days after creation of a separate folio for the lot.  
 27.9 The date for completion becomes the later of the date for completion and 14 days after *service* of the notice granting consent to transfer.

**28 Unregistered plan**

- 28.1 This clause applies only if some of the land is described as a lot in an unregistered plan.  
 28.2 The vendor must do whatever is reasonably necessary to have the plan registered *within 6 months* after the contract date, with or without any minor alteration to the plan or any document to be lodged with the plan validly required or made under *legislation*.  
 28.3 If the plan is not registered *within* that time and in that manner –  
 28.3.1 the purchaser can *rescind*; and  
 28.3.2 the vendor can *rescind*, but only if the vendor has complied with clause 28.2 and with any *legislation* governing the rescission.  
 28.4 Either *party* can *serve* notice of the registration of the plan and every relevant lot and plan number.  
 28.5 The date for completion becomes the later of the date for completion and 21 days after *service* of the notice.  
 28.6 Clauses 28.2 and 28.3 apply to another plan that is to be registered before the plan is registered.

**29 Conditional contract**

- 29.1 This clause applies only if a provision says this contract or completion is conditional on an event, but does not apply to an event to which clause 28 applies.  
 29.2 If the time for the event to happen is not stated, the time is 42 days after the contract date.  
 29.3 If this contract says the provision is for the benefit of a *party*, then it benefits only that *party*.  
 29.4 If anything is necessary to make the event happen, each *party* must do whatever is reasonably necessary to cause the event to happen.  
 29.5 A *party* can *rescind* under this clause only if the *party* has substantially complied with clause 29.4.  
 29.6 If the event involves an approval and the approval is given subject to a condition that will substantially disadvantage a *party* who has the benefit of the provision, the *party* can *rescind within 7 days* after either *party* *serves* notice of the condition.  
 29.7 If the *parties* can lawfully complete without the event happening –  
 29.7.1 if the event does not happen *within* the time for it to happen, a *party* who has the benefit of the provision can *rescind within 7 days* after the end of that time;  
 29.7.2 if the event involves an approval and an application for the approval is refused, a *party* who has the benefit of the provision can *rescind within 7 days* after either *party* *serves* notice of the refusal; and  
 29.7.3 the date for completion becomes the later of the date for completion and 21 days after the earliest of –  
 • either *party* *serving* notice of the event happening;  
 • every *party* who has the benefit of the provision *serving* notice waiving the provision; or  
 • the end of the time for the event to happen.

- 29.8 If the *parties* cannot lawfully complete without the event happening –
- 29.8.1 if the event does not happen *within* the time for it to happen, either *party* can *rescind*;
- 29.8.2 if the event involves an approval and an application for the approval is refused, either *party* can *rescind*;
- 29.8.3 the date for completion becomes the later of the date for completion and 21 days after either *party* serves notice of the event happening.
- 29.9 A *party* cannot *rescind* under clauses 29.7 or 29.8 after the event happens.

### 30 Manual transaction

- 30.1 This clause applies if this transaction is to be conducted as a *manual transaction*.
- **Transfer**
- 30.2 *Normally*, the purchaser must *serve* the transfer at least 7 days before the date for completion.
- 30.3 If any information needed for the transfer is not disclosed in this contract, the vendor must *serve* it.
- 30.4 If the purchaser *serves* a transfer and the transferee is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for that transfer.
- 30.5 The vendor can require the purchaser to include a covenant or easement in the transfer only if this contract contains the wording of the proposed covenant or easement, and a description of the land burdened and benefited.
- **Place for completion**
- 30.6 *Normally*, the *parties* must complete at the completion address, which is –
- 30.6.1 if a special completion address is stated in this contract - that address; or
- 30.6.2 if none is stated, but a first mortgagee is disclosed in this contract and the mortgagee would usually discharge the mortgage at a particular place - that place; or
- 30.6.3 in any other case - the vendor's *solicitor's* address stated in this contract.
- 30.7 The vendor by reasonable notice can require completion at another place, if it is in NSW, but the vendor must pay the purchaser's additional expenses, including any agency or mortgagee fee.
- 30.8 If the purchaser requests completion at a place that is not the completion address, and the vendor agrees, the purchaser must pay the vendor's additional expenses, including any agency or mortgagee fee.
- **Payments on completion**
- 30.9 On completion the purchaser must pay to the vendor the amounts referred to in clauses 16.5.1 and 16.5.2, by cash (up to \$2,000) or *settlement cheque*.
- 30.10 *Normally*, the vendor can direct the purchaser to produce a *settlement cheque* on completion to pay an amount adjustable under this contract and if so –
- 30.10.1 the amount is to be treated as if it were paid; and
- 30.10.2 the *cheque* must be forwarded to the payee immediately after completion (by the purchaser if the *cheque* relates only to the *property* or by the vendor in any other case).
- 30.11 If the vendor requires more than 5 *settlement cheques*, the vendor must pay \$10 for each extra *cheque*.
- 30.12 If the purchaser must make a *GSTRW payment* the purchaser must –
- 30.12.1 produce on completion a *settlement cheque* for the *GSTRW payment* payable to the Deputy Commissioner of Taxation;
- 30.12.2 forward the *settlement cheque* to the payee immediately after completion; and
- 30.12.3 *serve* evidence of receipt of payment of the *GSTRW payment* and a copy of the settlement date confirmation form submitted to the Australian Taxation Office.
- 30.13 If the purchaser must pay an *FRCGW remittance*, the purchaser must –
- 30.13.1 produce on completion a *settlement cheque* for the *FRCGW remittance* payable to the Deputy Commissioner of Taxation;
- 30.13.2 forward the *settlement cheque* to the payee immediately after completion; and
- 30.13.3 *serve* evidence of receipt of payment of the *FRCGW remittance*.

### 31 Foreign Resident Capital Gains Withholding

- 31.1 This clause applies only if –
- 31.1.1 the sale is not an excluded transaction within the meaning of s14-215 of Schedule 1 to the *TA Act*; and
- 31.1.2 a *clearance certificate* in respect of every vendor is not attached to this contract.
- 31.2 If the vendor *serves* any *clearance certificate* or *variation*, the purchaser does not have to complete earlier than 5 *business days* after that *service* and clause 21.3 does not apply to this provision.
- 31.3 The purchaser must at least 2 *business days* before the date for completion, *serve* evidence of submission of a purchaser payment notification to the Australian Taxation Office by the purchaser or, if a direction under either clause 4.8 or clause 30.4 has been given, by the transferee named in the transfer the subject of that direction.
- 31.4 The vendor cannot refuse to complete if the purchaser complies with clause 31.3 and, as applicable, clauses 4.10 or 30.13.
- 31.5 If the vendor *serves* in respect of every vendor either a *clearance certificate* or a *variation* to 0.00 percent, clauses 31.3 and 31.4 do not apply.

**32 Residential off the plan contract**

- 32.1 This clause applies if this contract is an off the plan contract within the meaning of Division 10 of Part 4 of the Conveyancing Act 1919 (the Division).
- 32.2 No provision of this contract has the effect of excluding, modifying or restricting the operation of the Division.
- 32.3 If the purchaser makes a claim for compensation under the terms prescribed by sections 4 to 6 of Schedule 3 to the Conveyancing (Sale of Land) Regulation 2022 –
- 32.3.1 the purchaser cannot make a claim under this contract about the same subject matter, including a claim under clauses 6 or 7; and
  - 32.3.2 the claim for compensation is not a claim under this contract.

46 DARRABY DR, MOSS VALE 2577

## **SPECIAL CONDITIONS**

### **1. Amendments**

- 1.1. Clause 7.1.1 is amended by deleting '5%' and replacing with '1%'.
- 1.2. Clause 5.1 is deleted.
- 1.3. Clause 25 is deleted.

### **2. Inconsistency**

Where there is any inconsistency between the terms of these Special Conditions and any other terms of this contract, these Special Conditions shall prevail.

### **3. Notice to complete**

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

If the Vendor issues a Notice to Complete the Purchaser shall allow the Vendor on completion the sum of \$350.00 + GST for additional legal costs incurred as a consequence of issuing such notice.

### **4. Extension of Notice to Complete**

In the event of the Vendor and Purchaser agree to extend the Notice to Complete, the Purchaser shall allow the Vendor on completion the sum of \$350.00 + GST for additional legal costs incurred as a consequence of such extension.

### **5. Death or incapacity**

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

### **6. Purchaser acknowledgements**

The purchaser acknowledges that they are purchasing the property:

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

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

#### **7. Late completion**

In the event that completion is not effected:

- (a) due to the purchasers default on the nominated day for settlement then the purchaser shall pay to the vendor interest on the balance of the purchase price at the rate of 10% per annum from the date nominated for completion up to and including the actual day of completion.
- (b) due to the vendors inability to complete on the nominated day for settlement then from the third day after written notice is received by the purchaser from the vendor that the vendor is able to settle the purchaser shall pay to the vendor interest on the balance of the purchase price at the rate of 10% per annum from the new date nominated for completion up to and including the actual day of completion.

#### **8. Cost of Rescheduled Settlement**

In the event that settlement does not take place on the completion date due to default of the Purchaser or their incoming Mortgagee and through no fault of the Vendor, in addition to any other monies payable by the Purchaser on completion of this Contract, the Purchaser must pay to the vendor an additional \$250.00 + GST on settlement, to cover the legal costs and other expenses incurred as a consequence of the delay. In the event that settlement is re-scheduled on more than one occasion, the Purchaser must pay to the Vendor an additional \$250.00 + GST for each rescheduled settlement time and date on settlement.

#### **9. Agent**

The purchaser warrants that they were not introduced to the vendor or the property by or through the medium of any real estate agent or any employee of any real estate agent or any person having any connection with a real estate agent who may be entitled to

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

**10. Deposit bond**

- (a) The word bond means the deposit bond issued to the vendor at the request of the purchaser by the bond provider.
- (b) Subject to the following clauses the delivery of the bond on exchange to the person nominated in this contract to hold the deposit or the vendors solicitor will be deemed to be payment of the deposit in accordance with this contract.
- (c) The purchaser must pay the amount stipulated in the bond to the vendor in cash or by unendorsed bank cheque on completion or at such other time as may be provided for the deposit to be accounted to the vendor.
- (d) If the vendor serves on the purchaser a written notice claiming to forfeit the deposit then to the extent that the amount has not already been paid by the bond provider under the bond, the purchaser must immediately pay the deposit or so much of the deposit as has not been paid to the person nominated in this contract to hold the deposit.

**11. Non-prescribed / auxiliary documents**

The Vendor does not provide any warranty with respect to whether any documents in relation to this property are complete, accurate or current and the Purchaser shall not be entitled to raise any requisition, claim for compensation or delay or rescind this contract as a result of any matter either disclosed or not disclosed therein.

**12. Requisitions on Title**

The purchaser agrees that the only form of general requisitions on title that the purchaser may make under clause 5 hereof are those requisitions on title annexed hereto.

**13. Release of deposit**

Notwithstanding any provision contained herein to the contrary the purchaser hereby agrees to release the whole or any part of the deposit paid herein to the vendors to use as a:

- (a) Deposit on any property being purchased by the vendor in New South Wales; or
- (b) For the use by the vendor as stamp duty on any property being purchased by the vendor in New South Wales; or
- (c) For the use by the vendors as monies payable to any discharging mortgagee on completion: or
- (d) An ingoing contribution for a lease pursuant to the Retirement Villages Act; or
- (e) For the payment of a rental bond and initial rental payment.

PROVIDED that the vendor does not permit further release of such deposit without the purchasers consent. This clause shall be sufficient authority to the deposit holder to release the deposit as noted above and precludes the purchasers written consent to be provided for such release.

## **Requisitions on Title**

Many issues normally the subject of requisitions are covered by the law, the contract and pre-contract investigations and negotiations.

Making the usual requisitions and receiving the usual replies dealing with the plethora of potentially relevant matters has been reduced to a few general questions allowing the vendor to easily reply appropriately.

### **All properties**

1. Are there any restrictions on the right of the registered proprietor to convey to the purchaser the property and inclusions free of encumbrances and with vacant possession?
2. Are there any encroachments by or upon the property?
3. Has the construction and use of the improvements erected on the property been approved by the responsible authorities and comply with their requirements?
4. Is the vendor aware of anything that affects the use of the property that is not immediately apparent to the purchaser on normal inspection?
5. Are there any advices, proposals, enquiries, notices, claims or disputes that might affect the property?

### **If Strata and Community title properties**

1. Has the initial period expired?
2. Are there any proposed resolutions or proposed charges or levies not discoverable by inspection of the books of the owner's corporation, the community, and precinct or neighborhood associations?

### ***If Rural***

1. Are there any notices from neighbors or any public authorities requiring compliance?
2. All agreements written oral or by usage not disclosed in the contract relating to such matters as farming, grazing, share farming, agistment, sharing of plant and facilities, use of water, passage through the property should be disclosed and must be terminated and plant and equipment not the subject of the sale removed from the property prior to completion.
3. Are there any give and take fences?
4. Are there any agreements with neighbors relating to fencing?
5. Are there any licenses or agreements relating to pipelines, soil conservation or timber harvesting?
6. Has the vendor any water license or rights under the Water Management Act 2000.

7. Are there any access roads or tracks to this property or to adjoining properties through this property that are not public roads?
8. Are there any enclosure permits that attach to the property?
9. Are there any notices or issues outstanding relating to stock diseases, chemical pollution or noxious weeds?
10. Are there any matters that specifically affect the property under legislation relating to Native Title, Aboriginal Land Rights, Threatened Species, Native Vegetation Conservation or National Parks and Wildlife?
11. Is there any application to the Crown for purchase or conversion of a holding?
12. Is there any amount due to the Crown by way of rent or balance of purchase money on any part of the property?

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
 -----

 FOLIO: 5204/1266473  
 -----

SEARCH DATE	TIME	EDITION NO	DATE
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11/2/2026	4:29 PM	2	2/11/2020

 LAND  
 -----

LOT 5204 IN DEPOSITED PLAN 1266473  
 AT MOSS VALE  
 LOCAL GOVERNMENT AREA WINGECARRIBEE  
 PARISH OF BONG BONG COUNTY OF CAMDEN  
 TITLE DIAGRAM DP1266473

 FIRST SCHEDULE  
 -----

RONALD GEORGE CHESTERFIELD (T AQ523151)

 SECOND SCHEDULE (8 NOTIFICATIONS)  
 -----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1266473 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT
- 3 DP1266473 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (5) IN THE S.88B INSTRUMENT
- 4 DP1266473 POSITIVE COVENANT REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT
- 5 DP1266473 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (7) IN THE S.88B INSTRUMENT
- 6 DP1266473 POSITIVE COVENANT REFERRED TO AND NUMBERED (8) IN THE S.88B INSTRUMENT
- 7 DP1266473 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (9) IN THE S.88B INSTRUMENT
- 8 AQ523152 MORTGAGE TO WESTPAC BANKING CORPORATION

 NOTATIONS  
 -----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

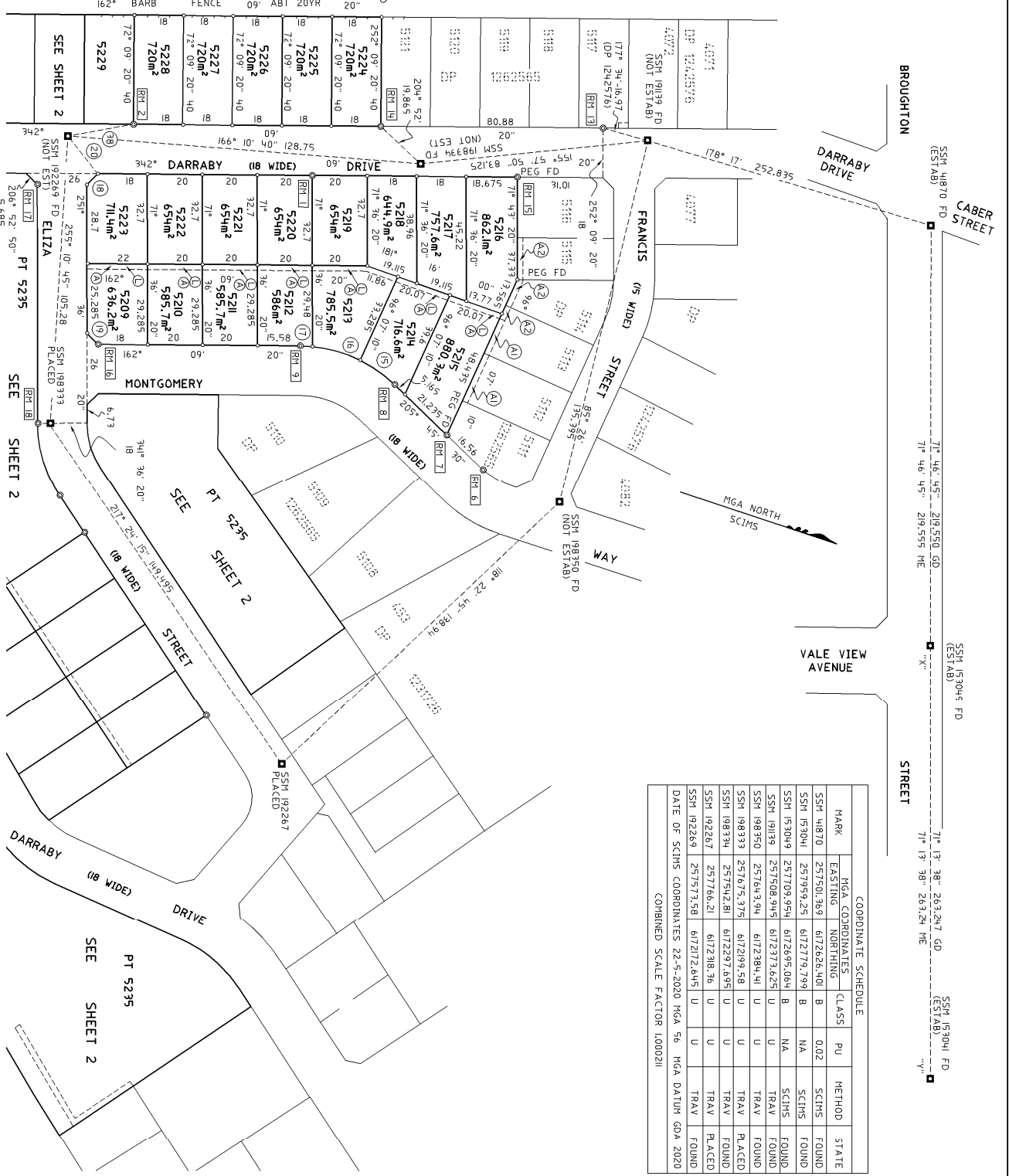
CURVED BOUNDARIES & SHORT LINES

NO	BEARING	DIST	ARC	RAD
15	186° 53' 50"	15.405	15.465	50
16	177° 37' 50"	18.055	18.155	50
17	164° 41' 30"	4.425	4.43	50
18	296° 52' 50"	5.635		
19	206° 52' 50"	5.685		
20	33° 01' 40"	17.47	(DP 1262565)	
28	39° 35' 10"	24.245		

REFERENCE MARKS

NO	BEARING	DIST	FROM
1	71° 58'	4.41	DH&W IN KB
2	25° 58'	4.99	DH&W IN KB
6	294° 27'	4.385, 13.505	DH&W IN KB FD
7	297° 42'	4.45	DH&W IN KB FD
8	293° 49' 20"	4.45, 13.585	DH&W IN KB FD
9	25° 50'	4.455, 13.57	DH&W IN KB FD
13	236° 26' 40"	15.135	DH&W IN KB FD
14	257° 14'	4.465	DH&W IN KB FD
15	172° 28'	4.315	DH&W IN KB FD
16	248° 04' 40"	4.48, 13.585	DH&W IN KB FD
17	162° 45'	4.105	DH&W IN KB FD
18	160° 48' 40"	13.72	GDNE
		4.435, 13.52	DH&W IN KB FD

- (A) EASEMENT TO DRAIN WATER 2 WIDE (DP 1262565)
- (A1) EASEMENT TO DRAIN WATER 2 WIDE (DP 1262565)
- (A2) EASEMENT TO DRAIN WATER 2 WIDE (DP 1262565)
- (L) EASEMENT TO DRAIN WATER 2 WIDE (DP 1262565) (NO.18)



COORDINATE SCHEDULE

MARK	MGA COORDINATES	CLASS	PU	METHOD	STATE
SSM 41870	257501.349 6172626.400	B	0.02	SCIPS	FOUND
SSM 15304	257199.25 6172779.799	B	NA	SCIPS	FOUND
SSM 15304	257199.25 6172695.064	B	NA	SCIPS	FOUND
SSM 19139	257508.945 6172373.625	U	U	TRAV	FOUND
SSM 198350	25764.349 6172384.41	U	U	TRAV	FOUND
SSM 198333	257615.315 617219.58	U	U	TRAV	FOUND
SSM 198334	257542.81 6172297.695	U	U	TRAV	FOUND
SSM 192267	257166.21 617218.36	U	U	TRAV	PLACED
SSM 192269	257573.58 6172172.645	U	U	TRAV	FOUND

DATE OF SCIPS COORDINATES 22-5-2020 MGA 56 MGA DATUM GDA 2020  
 COMBINED SCALE FACTOR 1.000211

Surveyor: RICHARD R COX  
 Date of Survey: 5-6-2020  
 Surveyors ref: 12288-S75B

PLAN OF SUBDIVISION OF  
 LOT 5125 DP 1262565

LGA: WINGECARRIBEE  
 Locality: MOSS VALE  
 Subdivision No.: 16/1068.08  
 Lengths are in metres Read Ratio: 1:1000



DP1266473

0 20 40 60 80 100 120 140 160

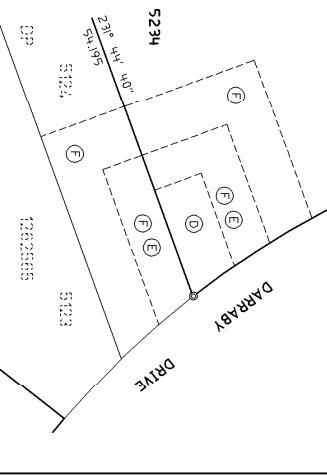
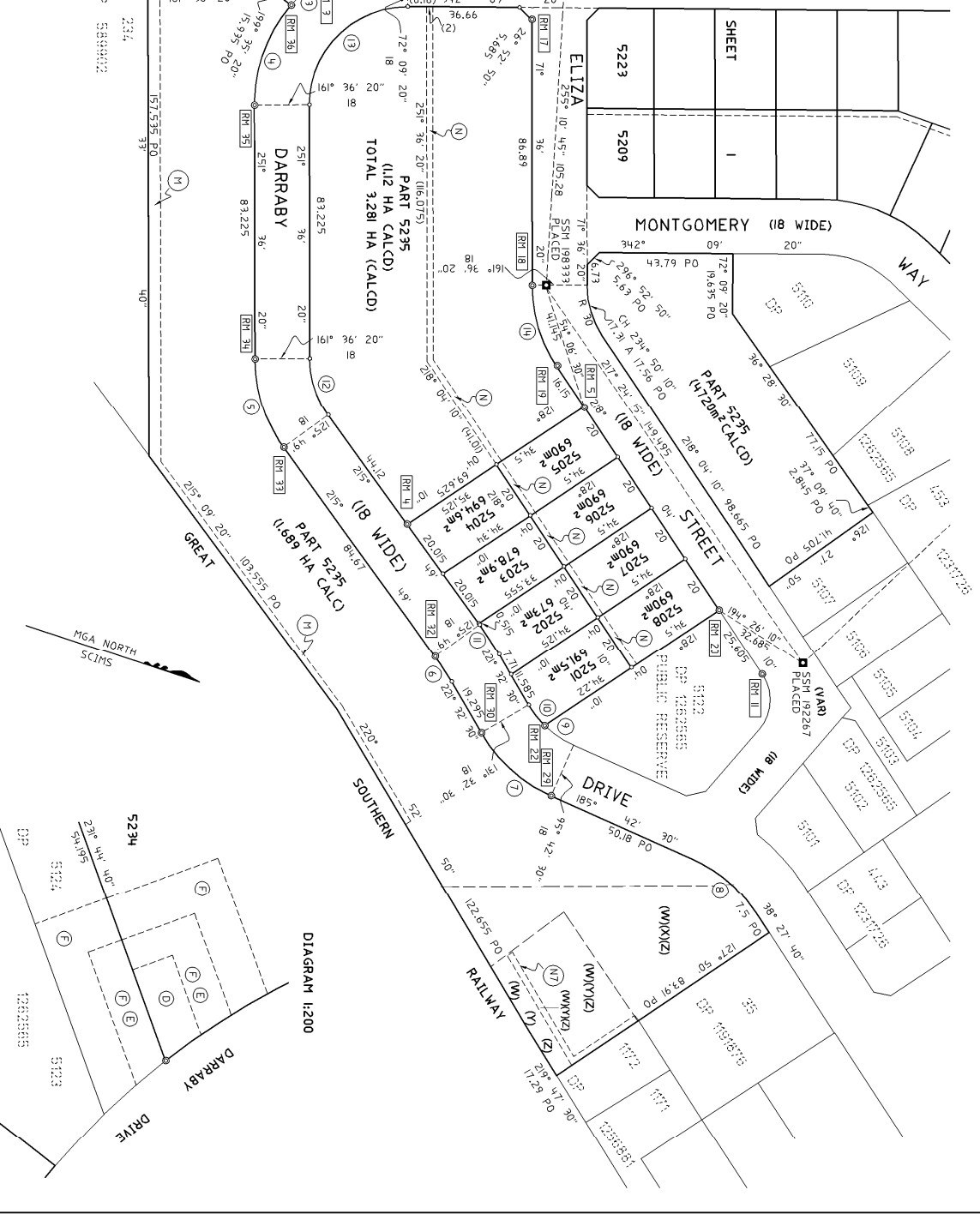
REF TO BOUNDARIES

NO	BEARING	DIST	ARC	ROAD
1	154° 36' 20"	18.31	18.45	S0
2	132° 25' 40"	15	15.055	S0
3	118° 03' 40"	10	10.015	S0
4	91° 57' 50"	34.79	35.575	S0
5	53° 42' 40"	30.725	31.23	S0
6	38° 40' 50"	9.99	9.99	100
7	23° 37' 30"	30.765	31.27	S0
8	22° 05' 40"	28.195	28.585	S0
9	19.6° 01' 50"	11.465	11.525	32
10	21° 56' 40"	8.146	8.485	32
11	218° 40' 50"	11.785	11.79	118
12	233° 42' 40"	19.665	19.99	32
13	296° 52' 50"	45.147	50.57	32
14	54° 50' 10"	27.695	28.095	48
38	31° 35' 10"	24.245		

REFERENCE MARKS

NO	BEARING	DIST	FROM
2	251° 58'	4.39	DH&WS IN KB
3	212° 54'	4.12	DH&WS IN KB
4	307° 53'	4.405	DH&WS IN KB
5	128° 34'	4.38	DH&WS IN KB
11	128° 40' 40"	4.395	DH&WS IN KB FD
17	162° 45'	13.72	NONE
18	160° 48' 30"	4.395	DH&WS IN KB FD
19	128° 48'	4.42	DH&WS IN KB FD
20	136° 51'	4.46	DH&WS IN KB FD
22	295° 14'	4.365	DH&WS IN KB FD
29	97° 57'	4.395	DH&WS IN KB FD
30	128° 46' 30"	4.425	DH&WS IN KB FD
32	127° 30' 30"	4.395	DH&WS IN KB FD
33	127° 07' 30"	4.44	DH&WS IN KB FD
34	160° 32' 30"	4.395	DH&WS IN KB FD
35	161° 44' 30"	4.55	DH&WS IN KB FD
36	191° 13'	4.55	DH&WS IN KB FD
37	248° 48'	4.47	DH&WS IN KB FD

- (M) - RESTRICTIONS ON THE USE OF LAND (NO.12,13 & 17)(DP1191876)
- (N) - POSITIVE COVENANT (NO.14) (DP1191876)
- (X) - BENEFITED BY EASEMENT TO DRAIN WATER 2 WIDE (NO.7)(DP1218966)
- (Y) - RESTRICTIONS ON THE USE OF LAND (NO.15 & 16)(DP1218966)
- (Z) - POSITIVE COVENANT (DP1218966)
- (Z) - BENEFITED BY EASEMENT TO DRAIN WATER VARIABLE WIDTH (NO.17)(DP1218966)
- (D) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (OP 1262565)
- (E) RESTRICTION ON THE USE OF LAND (OP 1262565) (NO.14)
- (F) RESTRICTION ON THE USE OF LAND (OP 1262565) (NO.15)
- (H) POSITIVE COVENANT (OP 1262565) (NO.20)
- (N) EASEMENT TO DRAIN WATER 2 WIDE
- (N) EASEMENT TO DRAIN WATER 2 WIDE (OP 1262565)
- (P) EASEMENT TO DRAIN WATER 2 WIDE



Surveyor/ RICHARD R COX  
 Date of Survey 5-6-2020  
 Surveyors ref 12288-ST5B

PLAN OF SUBDIVISION OF  
 LOT 5125 DP 1262565

LGA : WINGECARRIBEE  
 Locality : MOSS VALE  
 Subdivision No: 161068.08  
 Lengths are in metres Read Ratio: 1:1000



27/08/2020


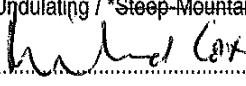
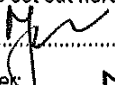
DP1266473

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

PLAN FORM 6 (2019)

DEPOSITED PLAN ADMINISTRATION SHEET


Sheet 1 of 4 sheet(s)

<p>Office Use Only</p> <p>Registered:  27/08/2020</p> <p>Title System: TORRENS</p>	<p>Office Use Only</p> <p><b>DP1266473</b></p>
<p><b>PLAN OF SUBDIVISION OF LOT 5125 DP 1262565</b></p>	<p>LGA: WINGECARRIBEE                  Locality: MOSS VALE                  Parish: BONG BONG                  County: CAMDEN</p>
<p><b>Survey Certificate</b></p> <p>I, RICHARD R COX                  of 15 BUNDAROO STREET BOWRAL NSW 2576                  a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><del>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on .....</del> or</p> <p>*(b) The part of the land shown in the plan (*being LOTS 5201 - 5234 and PT Lot 5235 *excluding ** PO.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on, 5-6-2020..... the part not surveyed was compiled in accordance with that Regulation, or</p> <p><del>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</del></p> <p>Datum Line: " X - Y "</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>Signature:  Dated: 9/6/20</p> <p>Surveyor Identification No: 876                  Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words.                  **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>	<p><b>Crown Lands NSW/Western Lands Office Approval</b></p> <p>I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p>
<p>Plans used in the preparation of survey/compilation.                  DP 1262565</p>	<p><b>Subdivision Certificate</b></p> <p>I, <u>NICHOLAS WILTON</u>                  *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number: N/A</p> <p>Consent Authority: WINGECARRIBEE SHIRE COUNCIL</p> <p>Date of endorsement: 21 JULY 2020</p> <p>Subdivision Certificate number: 16/1068-08</p> <p>File number: 16/1068</p> <p>*Strike through if inapplicable.</p>
<p>Surveyor's Reference: 12288-ST5-B</p>	<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>Signatures, Seals and Section 88B Statements should appear on                  PLAN FORM 6A</p>

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 4 sheet(s)

Office Use Only  
 Registered:  27/08/2020

Office Use Only  
**DP1266473**

PLAN OF SUBDIVISION OF LOT 5125  
 DP 1262565

Subdivision Certificate number: .....1611068.08.....  
 Date of Endorsement:.....21 July 2020.....

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.

Lot	Street number	Street name	Street type	Locality	Lot	Street number	Street name	Street type	Locality
5201	40	DARRABY	DRIVE	MOSS VALE	5226	109	DARRABY	DRIVE	MOSS VALE
5202	42	DARRABY	DRIVE	MOSS VALE	5227	107	DARRABY	DRIVE	MOSS VALE
5203	44	DARRABY	DRIVE	MOSS VALE	5228	105	DARRABY	DRIVE	MOSS VALE
5204	46	DARRABY	DRIVE	MOSS VALE	5229	103	DARRABY	DRIVE	MOSS VALE
5205	9	ELIZA	STREET	MOSS VALE	5230	101	DARRABY	DRIVE	MOSS VALE
5206	7	ELIZA	STREET	MOSS VALE	5231	99	DARRABY	DRIVE	MOSS VALE
5207	5	ELIZA	STREET	MOSS VALE	5232	97	DARRABY	DRIVE	MOSS VALE
5208	3	ELIZA	STREET	MOSS VALE	5233	95	DARRABY	DRIVE	MOSS VALE
5209	1	MONTGOMERY WAY		MOSS VALE	5234	93	DARRABY	DRIVE	MOSS VALE
5210	3	MONTGOMERY WAY		MOSS VALE	5235	N/A			
5211	5	MONTGOMERY WAY		MOSS VALE					
5212	7	MONTGOMERY WAY		MOSS VALE					
5213	9	MONTGOMERY WAY		MOSS VALE					
5214	11	MONTGOMERY WAY		MOSS VALE					
5215	13	MONTGOMERY WAY		MOSS VALE					
5216	80	DARRABY	DRIVE	MOSS VALE					
5217	78	DARRABY	DRIVE	MOSS VALE					
5218	76	DARRABY	DRIVE	MOSS VALE					
5219	74	DARRABY	DRIVE	MOSS VALE					
5220	72	DARRABY	DRIVE	MOSS VALE					
5221	70	DARRABY	DRIVE	MOSS VALE					
5222	68	DARRABY	DRIVE	MOSS VALE					
5223	66	DARRABY	DRIVE	MOSS VALE					
5224	113	DARRABY	DRIVE	MOSS VALE					
5225	111	DARRABY	DRIVE	MOSS VALE					

  
**Nick Wilton**  
 Group Manager  
 Development Services  
 Wingecarribee Shire Council

If space is insufficient use additional annexure sheet

Surveyor's Reference: 12288-ST5-B

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

Registered:



27/08/2020

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 5125  
DP 1262565

DP1266473

Subdivision Certificate number: ...16/1068-08.....

Date of Endorsement:.....21 July 2020.....

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.

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

- |                                    |     |
|------------------------------------|-----|
| (1) EASEMENT TO DRAIN WATER 2 WIDE | (N) |
| (2) EASEMENT TO DRAIN WATER 2 WIDE | (P) |
| (3) EASEMENT TO DRAIN WATER 2 WIDE | (A) |
| (4) RESTRICTION ON THE USE OF LAND |     |
| (5) RESTRICTION ON THE USE OF LAND |     |
| (6) POSITIVE COVENANT              |     |
| (7) RESTRICTION ON THE USE OF LAND |     |
| (8) POSITIVE COVENANT              |     |
| (9) RESTRICTION ON THE USE OF LAND |     |

**Nick Wilton**  
Group Manager  
Development Services  
Wingecarribee Shire Council


If space is insufficient use additional annexure sheet

Surveyor's Reference: 12288-ST5-B

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheet(s)

Registered:  27/08/2020 Office Use Only

Office Use Only


PLAN OF SUBDIVISION OF LOT 5125  
DP 1262565

DP1266473

Subdivision Certificate number: 16/1068-09  
Date of Endorsement: 21 JULY 2020

- 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.

Executed by Broughton Street Moss Vale Pty Ltd ACN 143 539 208 by:

  
Secretary


Director 

Timothy Bainbridge  
Name

Name Bentley Cottle.

Executed by Darraby Pty Limited ACN 153 183 012 by:

  
Secretary

Director: 

Timothy Bainbridge  
Name

Name: Bentley Cottle



If space is insufficient use additional annexure sheet

Surveyor's Reference: 12288-ST5-B

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.

ePlan Sheet 1 of 11

Plan: **DP1266473**

Of subdivision of Lot 5125 DP 1262565 covered by Council's Subdivision Certificate No. **1611068.08**

Full name and address of the Owner of the land:

Broughton Street Moss Vale Pty Limited ACN 143 539 208  
 22-24 Junction St, Forest Lodge NSW 2037

Darraby Pty Limited ACN 153 183 012  
 22-24 Junction St, Forest Lodge NSW 2037

**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.	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Easement to Drain Water 2m wide (N on plan)	5208  5207  5206  5205  Part Lot 5235	5122/1262565  5122/1262565, 5208  5122/1262565, 5208, 5207  5122/1262565, 5208, 5207, 5206  5122/1262565, 5208, 5207, 5206, 5205
2	Easement to Drain Water 2m wide (P on plan)	5233  5234	5232  5232, 5233
3	Easement to Drain Water 2m wide (A on plan)	5215  5214  5213	5216  5215, 5216, 5217  5214, 5215, 5216, 5217, 5218, 5219

**Nick Wilton**  
 Group Manager  
 Development Services  
 Wingecarribee Shire Council



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.

ePlan Sheet 2 of 11

Plan: **DP1266473** Of subdivision of Lot 5125 DP 1262565 covered by Council's Subdivision Certificate No.. *16/1068.08*

		5212	5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220
		5211	5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221
		5210	5211, 5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5222
		5209	5210, 5211, 5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5222
4	Restriction on the Use of Land	5201-5234 incl	Wingecarribee Shire Council
5	Restriction on the Use of Land	5201-5234 incl	Wingecarribee Shire Council
6	Positive Covenant	5201-5234 incl	Wingecarribee Shire Council
7	Restriction on the Use of Land	5201-5234 incl	Wingecarribee Shire Council
8	Positive Covenant	5201-5234 incl	Water NSW
9	Restriction on the Use of Land	5201-5234 incl	<del>Broughton Street Moss Vale Pty Ltd</del> Each other Lot except for Lot 5235

**Nick Wilton**  
 Group Manager  
 Development Services  
 Wingecarribee Shire Council



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.

ePlan Sheet 3 of 11

Plan: **DP1266473** Of subdivision of Lot 5125 DP 1262565 covered by Council's Subdivision Certificate No.. 1611068'08

## Part 2 (Terms)

### Terms of Restriction on the use of land numbered 4 in the plan.

Pursuant to the Report of Douglas Partners dated June 2019 (Reference Project 78685.04) and held by Wingecarribee Shire Council, the site classifications in accordance with AS2870 of the lots burdened are as follows

Lot no	Site Classification
5201 to 5204, 5209, 5210, 5223, 5225 to 5233	M
5205 to 5208, 5211 to 5222, 5224	M*
5234	H1*

The registered proprietor must ensure that no structure constructed on any such lot is designed and constructed unless it utilises a suitable footing system taking into account the relevant site classification

### Name of authority empowered to release vary or modify this Restriction on the Use of Land numbered 4 in the Plan:

Wingecarribee Shire Council

### Terms of Restriction on the Use of Land Numbered 5 on the plan

The registered proprietors of the lot burdened will not:

1. Do any act, matter or thing which would prevent stormwater drainage facilities on the lot burdened from operating in an efficient manner.
2. Make any alterations or additions to stormwater drainage facilities or allow any development within the meaning of the Environmental Planning and Assessment Act 1979 to encroach upon the facilities without the express written consent of the authority.

### Name of authority empowered to release vary or modify Restriction on the Use of Land numbered 5 in the

Wingecarribee Shire Council

### Positive Covenant numbered 6 in the Plan

1. The stormwater facilities on the lot burdened must be maintained in a safe and functional manner.
2. If the stormwater facilities are not maintained in a safe and functional manner, the Wingecarribee Shire Council ('Council') or its authorised agents may do whatever is reasonably necessary to cause compliance with this positive covenant, at the expense of the owner for the time being of the lot burdened.

**Nick Wilton**  
Group Manager  
Development Services  
Wingecarribee Shire Council



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.

ePlan Sheet 4 of 11

Plan: **DP1266473** Of subdivision of Lot 5125 DP 1262565 covered by Council's Subdivision Certificate No.. **16 | 1068.08**

3. If the Council incurs expense pursuant to clause 2 it has the power to register a positive covenant charge on the lot burdened pursuant to section 88F of the *Conveyancing Act* 1919.

**Name of authority empowered to release vary or modify Positive Covenant numbered 6 in the Plan:**

Wingecarribee Shire Council

**Terms of Restriction on the Use of Land numbered 7 in the plan**

No dwelling house shall be erected or be permitted to remain on the Lot burdened unless it complies with the building specifications as advised in the report by Acoustic Logic, titled "Stage 5 Darraby, 101 Lot Residential Subdivision, Moss Vale - Train Noise and Vibration Impact Assessment" dated 23 June 2017.

**Name of Authority empowered to release vary or modify restrictions numbered 7 in the plan**

Wingecarribee Shire Council

**Terms of Positive Covenant numbered 8 in the plan:**

The registered proprietors of the lots shall ensure all future dwellings have a rainwater collection and reuse system that includes the following specifications and requirements:

- (i) rainwater tanks with a minimum total capacity of 5,000 litres above any volume required for mains top-up;
- (ii) roofs and gutters designed so as to maximise the capture of rainwater in the tanks;
- (iii) the tanks plumbed to toilets, laundry and other areas for non-potable use including use for the gardens; and
- (iv) rainwater tank overflow directed to either the raingarden located on the lot or intra-allotment drainage or street stormwater drainage.

**Name of authority empowered to release vary or modify Positive Covenant numbered 8 in the plan**

Water NSW

**Terms of Restrictions on the use of land numbered 9 in the plan**

**Dwelling Height**

1. No dwelling shall be erected or be permitted to remain on any lot burdened which has a height of more than one distinct storey. This restriction does not prohibit or exclude:

**Nick Wilton**  
Group Manager  
Development Services  
Wingecarribee Shire Council



**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.**

ePlan Sheet 5 of 11

**Plan: DP1266473** Of subdivision of Lot 5125 DP 1262565 covered by Council's Subdivision Certificate No.. 1611068.08

- a. Dwellings generally known as split level dwellings;
- b. Dwellings with living space located within a pitched roof structure with dormer style windows;
- c. Dwellings with garage and storage areas located under the living level where the slope or fall of the land allows these spaces to be so located without creating a distinct second level;

#### Building materials

2. No dwelling house shall be erected or be permitted to remain on the Lot burdened with external walls constructed of any material other than brick and/or stone and/or concrete and /or glass and/or timber and/or weatherboard (or the like) or any other material or materials approved by the Developer, or any combination thereof. Nothing in this restriction shall preclude or prohibit a dwelling house having the inner framework of its external walls constructed of timber or other materials with an external brick face or veneer.
3. No dwelling house, building or other structure which has been previously erected on any other land shall be re-erected or re-constructed on the lot burdened whether as a dwelling house, building or other structure by itself or as part of any other dwelling house, building or other structure.
4. Other than sandstock bricks, no second hand materials shall be used in the erection of any dwelling house, building or other structure on any lot.

#### Outbuildings

5. No outbuildings shall be erected or be permitted to remain on any lot burdened other than with external walls constructed of brick and/or stone and/or concrete and /or glass and/or timber and/or Weathertex (or the like) or any combination thereof or any other material or materials approved in writing by Broughton Street Moss Vale Pty Ltd ACN 143 539 208.
6. No garage or outbuilding can be erected or permitted to remain on any lot burdened unless erected after or concurrently with the erection of the main dwelling house.

#### Roof

7. No building shall be erected or permitted to remain on the Lot burdened if the roof is constructed of anything other than:
  - terra cotta roof tiles; or
  - cement roof tiles; or
  - slate; or
  - corrugated metal that has been treated by the process commonly known as "colour bonding" or any other similar factory pre-coated process;

#### Fencing

**Nick Wilton**  
Group Manager  
Development Services  
Wingecarribee Shire Council



**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.**

ePlan Sheet 6 of 11

Plan: **DP1266473** Of subdivision of Lot 5125 DP 1262565 covered by Council's Subdivision Certificate No.. **1611068.08**

8. No colourbond fence or sheet metal fence shall be erected or permitted to remain on the lot burdened.
9. Boundary fences separating one lot from another shall match the heights generally in use in the immediate vicinity but shall to be a maximum of 1800mm behind the front building line and to a maximum of 1200mm in front of the front building.
10. Fences along the street frontage shall be no more than 1200mm high and be of a form which provides an open appearance over 50% of its surface or such other fencing as may be approved by Broughton Street Moss Vale Pty Ltd ACN 143 539 208.
11. Timber paling fences are not permitted along the front boundary of any property and, in the case of corner allotments, along either street boundary.
12. No fence shall be erected on the common boundary between any lot benefited and the lot burdened without the consent of Broughton Street Moss Vale Pty Ltd ACN 143 539 208 its respective successors or assigns but such consent shall not be withheld if such fence is erected without expense to Broughton Street Moss Vale Pty Ltd ACN 143 539 208 its respective successors and assigns and in favour of any person dealing with proprietor of the lot burdened its successors and assigns such consent shall be deemed to have been given in respect of every such fence for the time being erected.

Driveways / Landscaping

13. No dwelling may be occupied on the Lot burdened unless a driveway of either concrete, clay, paving, brick paving, decorative gravel is constructed between the front boundary and the garage and, if the driveway is constructed of decorative gravel, it must be bound on all sides by either brick edging or a concrete or timber edge strip.
14. No dwelling on any burdened lot shall be occupied or allowed to continue to be occupied after the expiration of twelve (12) months after the date of practical completion of the dwelling unless the front area of the lot between the dwelling and the street is landscaped incorporating lawn, garden beds, at least one tree and other appropriate landscape materials.

Signs

15. No sign, billboard or advertisement of any kind shall be displayed on the lot burdened or on any building constructed on the lot burdened if any such sign shall be visible from any other lot in the Plan excepting:
  - Such sign as may be required by legal proceedings
  - Residential identification signs
  - During the time of construction of any residence or other improvements, job identification signs of a type usually employed by contractors, subcontractors and tradesman; and
  - Not more than 1 for sale or for rent sign

Size of dwelling

**Nick Wilton**  
Group Manager  
Development Services  
Wingecarribee Shire Council



**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.**

ePlan Sheet 7 of 11

**Plan: DP1266473** Of subdivision of Lot 5125 DP 1262565 covered by Council's Subdivision Certificate No.. 161068.08

16. No dwelling house shall be erected or permitted to remain on the lot burdened unless it has a minimum total overall internal floor area of not less than 120 square metres excluding the area of any attached garage or carport, verandah or patio.

Temporary structures

17. No structure of a temporary or relocatable character, tent, garage, trailer, campervan or caravan shall be used on the not burdened at any time as a dwelling or residence.

Trucks etc

18. No motor truck, lorry, semi-trailer or bus with a load carrying capacity exceeding three (3) tonnes shall be parked or permitted to remain on any lot burdened unless the same is used in connection with the erection of a dwelling on the relevant lot burdened.
19. No unregistered vehicle shall be parked or permitted to remain on the lot burdened unless the same is parked or stored in a garage.

Untidiness

20. The lot burdened will not be permitted to become or remain untidy or unclean or to have thereon any buildings or fences which are in a state of disrepair and no household rubbish shall be disposed of on the lot burdened.
21. No building shall be permitted to be constructed on the lot burdened nor shall the construction of any building be permitted to continue on the lot burdened unless the lot burdened is maintained in a clean and tidy condition as is practicable having regard to the nature of the construction work being carried out and, unless all rubbish or refuse generated by such construction works is collected and removed from the lot burdened not less frequently than once every four (4) weeks.

Use of land

22. The lot burdened shall not be used for:
- The raising or keeping of poultry for commercial purposes;
  - The raising, running, training, racing or boarding of dogs or cats for commercial purposes
  - The raising or keeping of pigs for commercial purposes
  - Broadcasting or any noxious noisome ill-smelling or offensive trade business or hazardous activity
  - Commercial aviaries or apiaries
23. No noxious, noisome or offensive occupation, trade, business, manufacturing or home industry shall be conducted or carried out on the lot burdened.

Variation

24. The above restrictions may be released, varied or modified with the consent of Broughton Street Moss Vale Pty Ltd ACN 143 539 208 whilst ever it owns a lot in the registered plan pursuant to which these restrictions were created ("original lot") or a lot

**Nick Wilton**  
Group Manager  
Development Services  
Wingecarribee Shire Council



**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.**

ePlan Sheet 8 of 11

Plan: **DP1266473** Of subdivision of Lot 5125 DP 1262565 covered by Council's Subdivision Certificate No.. **1611068.08**

created on subdivision or resubdivision of one or more original lots and thereafter by the registered proprietors of all of the original lots and any lots created on subdivision or resubdivision of one are more original lots. In any event the above restrictions shall expire and shall have no force and effect from the date being 20 years after the date of registration of the plan.

Terms Enforcement or Variation

25. Broughton Street Moss Vale Pty Ltd ACN 143 539 208, its successors and assigns:
- a) will not be obliged to enforce any rights against any proprietor of any lot for breach of this instrument;
  - b) will not be liable to a proprietor for a failure to enforce any rights against the proprietor of any other lot;
  - c) will not be liable to any proprietor for varying or consenting to the variation of any terms of this instrument;
  - d) will have no obligation to inform other proprietors of any variation to this instrument.

Name of person empowered to release, vary or modify restriction or positive covenant numbered 9 in the plan.

Broughton Street Moss Vale Pty Ltd ACN 143 539 208

**Nick Wilton**  
Group Manager  
Development Services  
Wingecaribee Shire Council



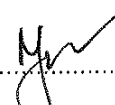
Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

ePlan Sheet 9 of 11

Plan: **DP1266473** Of subdivision of Lot 5125 DP 1262565 covered by Council's Subdivision Certificate No.. 1611068.08

SIGNED on behalf of

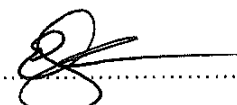
WINGECARRIBEE SHIRE COUNCIL



By its authorised delegate pursuant to s.378 of the Local Government Act 1993

NICHOLAS WILSON

Signature of witness:



Name of witness:

ELIZABETH GARNER

Address of witness:

68 ELIZABETH ST  
MOSS VALE

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

**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.**

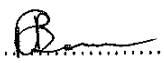
ePlan Sheet 10 of 11

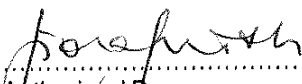
**Plan: DP1266473** Of subdivision of Lot 5125 DP 1262565 covered by Council's Subdivision Certificate No.. **16/1068.08**

Signed for and on behalf of

WATER NSW

In the presence of:

  
.....  
Signature of Witness

  
.....  
Authorised Person

**ROBBYN L BROWN**  
.....  
Full Name of Witness (BLOCK LETTERS)

**FIONA SMITH**  
.....  
Full name (BLOCK LETTERS)

**3 Dewdney Road**  
.....

**EXECUTIVE MANAGER**  
.....  
Position of Authorised Person

**Emu Plains 2750**  
.....

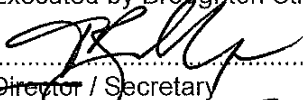
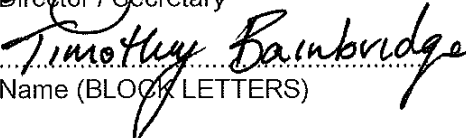
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Address of Witness

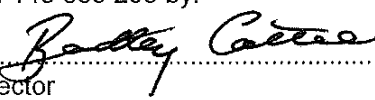
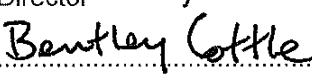
Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

ePlan Sheet 11 of 11

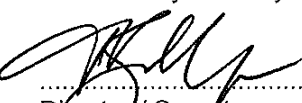

Plan: **DP1266473** Of subdivision of Lot 5125 DP 1262565 covered by Council's Subdivision Certificate No.. 16106808



Executed by Broughton Street Moss Vale Pty Ltd ACN 143 539 208 by:

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

  
.....  
Director  
  
.....  
Name (BLOCK LETTERS)

Executed by Darraby Pty Limited ACN 153 183 012 by:

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

  
.....  
Director  
  
.....  
Name (BLOCK LETTERS)

REGISTERED



27/08/2020

Nick Wilton  
Group Manager  
Development Services  
Wingecarribee Shire Council



# Planning Certificate

Pursuant to section 10.7 of the *Environmental Planning and Assessment Act 1979*

**To:** OUR LAWYERS  
87 MAIN STREET  
MITTAGONG NSW 2575

**Your Ref:** YJH 18220  
chesterfield  
**Fees Paid:** \$ 70.60  
**Receipt Number:** -45219502  
**Certificate Date:** 17 February 2026

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**Certificate Number:** S10.726/2543  
**This certificate relates to:** 46 DARRABY DRIVE MOSS VALE NSW 2577  
**Legal Description:** Lot 5204 DP 1266473  
**Property No:** 1828550  
**Advice on this certificate:** Advice provided under section 10.7(2): See Items 1-23.

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

This certificate contains information pursuant to section 10.7 of the *Environmental Planning and Assessment Act 1979* as prescribed by Schedule 2 of the *Environmental Planning and Assessment Regulation 2021* about the specific allotment of land described above. The information is provided in good faith and in accordance with data held by Council from various sources. All information is considered to be correct as at the Certificate Date. However, it is possible that changes have occurred since this certificate was issued. Changes can only be confirmed via a Duty Planner appointment or by applying for a new certificate.

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

If you require information regarding adjacent or nearby land you will need to apply for a planning certificate for that land or make an appointment with Council's Duty Planner, or consult the State Government's Planning Portal Spatial Viewer at [www.planningportal.nsw.gov.au/spatialviewer/](http://www.planningportal.nsw.gov.au/spatialviewer/). Further information about the Duty Planner Service, including online bookings, is available on Council's website at [www.wsc.nsw.gov.au/Plan-and-Build/Development-Support/Planning-Information-Services](http://www.wsc.nsw.gov.au/Plan-and-Build/Development-Support/Planning-Information-Services).

A note to private certifiers:

The information provided in this certificate does not provide definitive confirmation that complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* may be carried out on the land. The responses contained in Item 4 of this certificate do not represent all the allowances and limitations for complying development on the land and it is your responsibility to ensure that complying development is able to be carried out on the land taking into account all available information.

*We're with you*

## Section 10.7(2) Advice

The matters for which information is provided under Items 1-23 of this certificate are prescribed by Schedule 2 of the *Environmental Planning and Assessment Regulation 2021*.

*Note: The explanatory notes in this certificate prefixed by the wording "Note" and italicised are provided for explanatory purposes only and do not form part of the advice provided under section 10.7(2) of the Environmental Planning and Assessment Act 1979.*

*Note: The headings, numbering and wording in **bold and italicised** text used in this certificate reflects the numbering and wording contained in Schedule 2 of the Environmental Planning and Assessment Regulation 2021.*

*Note: All legislation (including Acts, Regulations, State Environmental Planning Policies and Local Environmental Plans) referred to in this certificate are available from the NSW Legislation website at [www.legislation.nsw.gov.au](http://www.legislation.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***

State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Housing) 2021  
State Environmental Planning Policy (Industry and Employment) 2021  
State Environmental Planning Policy (Planning Systems) 2021  
State Environmental Planning Policy (Primary Production) 2021  
State Environmental Planning Policy (Resilience and Hazards) 2021  
State Environmental Planning Policy (Resources and Energy) 2021  
State Environmental Planning Policy (Sustainable Buildings) 2022  
State Environmental Planning Policy (Transport and Infrastructure) 2021

Local Environmental Plans

Wingecarribee Local Environmental Plan 2010

Development Control Plans

Moss Vale Town Development Control Plan

**(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.***

Draft or Proposed State Environmental Planning Policies

Explanation of Intended Effect: proposed amendments to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* for outdoor dining on private land and at registered clubs and proposed amendments to *Standard Instrument – Principal Local Environmental Plan 2006* to include a new floor space bonus clause for new developments to include music venues (October 2023).

Explanation of Intended Effect: proposed amendments to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* for complying development for farm buildings, rural sheds and earthworks (May 2024).

Explanation of Intended Effect: proposed amendments to *State Environmental Planning Policy (Biodiversity and Conservation) 2021* for changes to deter illegal tree and vegetation clearing (April 2025).

#### Draft Local Environmental Plans or Planning Proposals

##### SHIRE WIDE

Planning Proposal (ref. PP-2024-2040) to amend the *Wingecarribee Local Environmental Plan 2010* to add new heritage items and new heritage conservation areas as recommended by the Wingecarribee Community Heritage Study 2021-23 (adopted by Council 7 August 2024).

Planning Proposal (ref. PP-2025-1745) to amend the *Wingecarribee Local Environmental Plan 2010* to permit secondary dwellings with consent in the R2 Low Density Residential zone and to list closure of a Council road as exempt development.

##### SITE SPECIFIC

Nil

*Note: See Item 2 (below) for relevant zoning and land use details of any Planning Proposal or draft LEP.*

#### Draft Development Control Plans

Nil

## 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—*

- (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)",*
- (b) *the purposes for which development in the zone—*
- (i) *may be carried out without development consent, and*
  - (ii) *may not be carried out except with development consent, and*
  - (iii) *is prohibited*

#### Zoning and Land Use under the Wingecarribee Local Environmental Plan 2010 (Land Use Table)

##### **Zone R2 Low Density Residential**

###### **1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

###### **2 Permitted without consent**

Environmental protection works; Home-based child care; Home occupations

###### **3 Permitted with consent**

Bed and breakfast accommodation; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Serviced apartments; Signage; Tank-based aquaculture

#### 4 Prohibited

Any development not specified in item 2 or 3

*Note: Land use terms are defined in the Dictionary that forms part of the Wingecarribee Local Environmental Plan (WLEP) 2010. The WLEP 2010 instrument and maps can be accessed from the NSW Legislation website at [www.legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0245](http://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0245) or via Council's website. The maps can also be viewed on the NSW Planning Portal Spatial Viewer at [www.planningportal.nsw.gov.au/spatialviewer](http://www.planningportal.nsw.gov.au/spatialviewer).*

#### Zoning and Land Use under Applicable Draft Environmental Planning Instruments (including Planning Proposals)

Nil

#### (c) **Whether additional permitted uses apply to the land**

The following additional permitted uses apply to the land:

Nil

*Note: Additional permitted uses are listed in Schedule 1 of the Wingecarribee Local Environmental Plan 2010. In addition, there are local provisions that apply to specific sites contained in Part 7 of the Wingecarribee Local Environmental Plan 2010 that are not required to be disclosed in a standard planning certificate under section 10.7(2) of the Environmental Planning and Assessment Act 1979.*

#### (d) **Whether development standards apply 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**

NO development standards apply to the land which fix minimum land dimensions for the erection of a dwelling house on the land.

#### (e) **Whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016**

The land or part of 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 or part of the land IS NOT within a heritage conservation area listed in Schedule 5 (Part 2) of the Wingecarribee Local Environmental Plan 2010.

*Note: On 7 August 2024, Council resolved to support a number of new heritage conservation areas throughout the Shire. These areas are not yet in force but property owners and prospective purchasers should be aware of Council's endorsement of these areas. Further information, including a list of areas, is available at [participatewingecarribee.wsc.nsw.gov.au/community-heritage-study](http://participatewingecarribee.wsc.nsw.gov.au/community-heritage-study).*

#### (g) **Whether an item of environmental heritage, however described, is located on the land**

The land or part of the land IS NOT identified as a heritage item or archaeological site listed in Schedule 5 (Part 1 or Part 3) of the Wingecarribee Local Environmental Plan 2010.

*Note: On 7 August 2024, Council resolved to support more than 400 new heritage items throughout the Shire. These items are not yet in force but property owners and prospective purchasers should be aware of Council's endorsement of these items. Further information, including a list of proposed items, is available at [participatewingecarribee.wsc.nsw.gov.au/community-heritage-study](http://participatewingecarribee.wsc.nsw.gov.au/community-heritage-study).*

The land or part of the land IS NOT identified as a heritage item of State heritage significance on the State Heritage Register under the Heritage Act 1977.

An interim heritage order under the Heritage Act 1977 DOES NOT apply to the land or part of the land.

### 3. CONTRIBUTIONS

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

The following contributions plan(s) under Division 7.1 of the *Environmental Planning and Assessment Act 1979* apply to the land:

Administration 2011 to 2031  
Central Library  
Open Space, Recreation, Community & Cultural Facilities 2013 to 2036  
Roads and Traffic Facilities 2012 to 2031  
Resource Recovery Centre 2009

Section 7.12 Local Infrastructure Contributions Plan 2025

*Note: There are also Developer Servicing Plans that may apply to the land that include water, sewer and stormwater contributions.*

Draft contributions plans

There are NO draft Contributions Plans that apply 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 NOT identified in a housing and productivity contribution region for the provision of regional infrastructure within the meaning of Division 7.1, Subdivision 4 of the *Environmental Planning and Assessment Act 1979*.

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

**(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.**

The land IS NOT in a special contributions area to which a continued 7.23 determination applies.

*Note: Part 1 of Schedule 4 of The Act 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.**

*Note to private certifiers: The information provided in this certificate does not provide definitive confirmation that complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on the land. The responses contained in this item do not represent all the allowances and limitations for complying development on the land and it is your responsibility to ensure that complying development is able to be carried out on the land taking into account all available information.*

*Note: The Inland Code does not apply in Wingecarribee Shire.*

### Housing Code

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

There ARE variations to the Housing Code as per clause 1.12 and Schedule 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) that apply to ALL LAND in the Wingecarribee Shire. The following Housing Code clauses are varied by Schedule 3 of the Codes SEPP for Wingecarribee:

- Clause 3.10(3)—Primary road setbacks for certain large lots
- Clause 3.10(4)—Side setbacks for lots 4,000m<sup>2</sup> and greater
- Clause 3.13(1)—Minimum landscaped area for large lots.

### Rural Housing Code

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

### Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code MAY be carried out on the land.

### Pattern Book Development Code

Complying development under the Pattern Book Development Code MAY be carried out on the land.

### Greenfield Housing Code

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

### Housing Alterations Code

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

### General Development Code

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

### Industrial and Business Alterations Code

Complying development under the Industrial and Business Alterations Code MAY be carried out on the land.

### Industrial and Business Buildings Code

Complying development under the Industrial and Business Buildings Code MAY be carried out on the land.

### Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code MAY be carried out on the land.

### Subdivisions Code

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

### Demolition Code

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

### Fire Safety Code

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

Agritourism and Farm Stay Accommodation Code

Complying development under the Agritourism and Farm Stay Accommodation Code MAY be carried out on the land.

The reasons why Complying Development may not be carried out on the land or part of the land

Nil

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.*

The table below indicates whether the land or part of the land is subject to one of the limitations to the exempt development codes listed under clause 1.16(1)(b1)–(d) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

<p><b>Outstanding biodiversity value</b></p> <p>If the response in the next column is YES, exempt development MAY NOT be carried out on the land or part of the land because the land or part of the land is identified as a declared area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i>.</p>	NO
<p><b>Critical habitat of endangered species, populations and ecological communities</b></p> <p>If the response in the next column is YES, exempt development MAY NOT be carried out on the land or part of the land because the land or part of the land is identified as critical habitat under Part 7A of the <i>Fisheries Management Act 1994</i>.</p>	NO
<p><b>State Heritage Register and interim heritage orders</b></p> <p>If the response in the next column is YES, exempt development MAY NOT be carried out on the land or part of the land because the land or part of the land is identified as, or on which there is, a heritage item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i>, or that is subject to an interim heritage order under the Act.</p>	NO
<p><b>Wilderness area</b></p> <p>If the response in the next column is YES, exempt development MAY NOT be carried out on the land or part of the land because the land or part of the land is identified as land that is, or is part of, a wilderness area (within the meaning of <i>Wilderness Act 1987</i>).</p>	NO
<p><b>Exempt development excluded areas</b></p> <p>If the response in the next column is YES, exempt development MAY NOT be carried out on the land or part of the land because the land is described or otherwise identified on a map specified in Schedule 4 of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>.</p>	NO

Clause 1.16A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*—which relates to development within land within 18km of Siding Spring Observatory (Coonabarabran NSW)—DOES NOT APPLY in the Wingecarribee Shire.

**(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.**

NONE of the exempt development codes are varied for Wingecarribee Shire under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

*Note: each individual exempt development code contains parameters and development standards for specific development and may contain limitations that must be complied with. If you do not comply with the parameters, limitations and development standards specified in the relevant code, exempt development under that code may not be available on the land or part of the land. It is the owner's responsibility to ensure that development complies with all relevant provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

## 6. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

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**(1) Whether the council is aware that—**

- (a) an affected building notice is in force in relation to the land, or**
- (b) a building product rectification order is in force in relation to the land that has not been fully complied with, or**
- (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.**

**(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.***

There IS NOT any affected building notice that is in force in relation to the land of which Council is aware.

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

There IS NOT any outstanding notice of intention to make a building product rectification order of which the council is aware that has been given in respect of the land.

## 7. LAND RESERVED FOR ACQUISITION

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***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.***

The land or part of the land IS NOT identified for acquisition by a public authority (as referred to in section 3.15 of the *Environmental Planning and Assessment Act 1979*) by any environmental planning instrument or proposed environmental planning instrument applying to the land.

## 8. ROAD WIDENING AND ROAD REALIGNMENT

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***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.**

The land or part of the land IS NOT AFFECTED by a road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

The land or part of the land IS NOT AFFECTED by a road widening or road realignment under an environmental planning instrument.

The land or part of the land IS NOT AFFECTED by a road widening or road realignment under a resolution of Council.

## 9. FLOOD RELATED DEVELOPMENT CONTROLS

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- (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.***

It is UNKNOWN whether the land or part of the land is within the flood planning area.

It is UNKNOWN whether the land or part of the land is between the flood planning area and the probable maximum flood.

The land or part of the land MAY be subject to flood related development controls.

*Note: Words and expressions used above have the same meanings as in the Flood Risk Management Manual, ISBN 978-1-923076-17-4 published by the NSW Government in June 2023.*

*Note: Council does not have sufficient information available to ascertain whether (or to the extent to which) Clause 5.21 (Flood Planning) of the Wingecarribee Local Environmental Plan 2010 applies to development on the subject land. The subject land has not been included within a Council adopted Flood Study area and accordingly any development application would need to determine whether the subject land is within the flood planning area.*

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

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- (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 inundation, 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.***

Except as stated below and elsewhere in this certificate, the land IS NOT affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

*Note: The absence of a policy to restrict development of the land because of the likelihood of a particular risk does not imply that the land is free from that risk. The Council considers the likelihood of natural and man-made risks when determining development applications under section 4.15 of the Environmental Planning and Assessment Act 1979. Detailed investigations carried out in conjunction with the preparation or assessment of a development application may result in the Council either refusing development consent or imposing conditions of consent on the basis of risks that are identified above.*

## 11. BUSH FIRE PRONE LAND

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- (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.***

NONE of the land is bush fire prone land as designated by the Commissioner of the NSW Rural Fire Service under section 10.3 of the *Environmental Planning and Assessment Act 1979*.

*Note: New bush fire mapping for Wingecarribee Shire was certified by the Commissioner of the NSW Rural Fire Service (RFS) on 15 July 2025. The new bush fire prone land map can be viewed on [Council's website](#) or on the*

*NSW Planning Portal Spatial Viewer. Further information about development on bush fire prone land can be obtained from the [NSW RFS website](#).*

## 12. LOOSE-FILL ASBESTOS INFORMATION

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***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.***

The land DOES NOT include any residential premises, within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*, that are listed on the Register that is required to be maintained under that Division.

## 13. MINE SUBSIDENCE

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***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 NOT within a declared mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

*Note: If the development involves the alteration or erection of improvements on land in a mine subsidence district, prior approval of the Mine Subsidence Board is required.*

## 14. PAPER SUBDIVISION INFORMATION

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- (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.***

The land IS NOT affected by any development plan that applies to the land or that is proposed to be subject to a consent ballot.

## 15. PROPERTY VEGETATION PLANS

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***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 the 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 a property vegetation plan relating to the land approved and in force under Part 4 of the *Native Vegetation Act 2003*.

## 16. BIODIVERSITY STEWARDSHIP SITES

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***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.***

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*.

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

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## 17. BIODIVERSITY CERTIFIED LAND

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

The land IS NOT biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

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

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## 18. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

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

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

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***(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.***

NOT APPLICABLE TO WINGECARRIBEE SHIRE.

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## 20. WESTERN SYDNEY AEROTROPOLIS

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***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 Chapter, section 4.17, or***

***(b) shown on the Lighting Intensity and Wind Shear Map, or***

***(c) shown on the Obstacle Limitation Surface Map, or***

***(d) in the "public safety area" on the Public Safety Area Map, or***

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

NOT APPLICABLE TO WINGECARRIBEE SHIRE.

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## 21. DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

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***If State Environmental 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, section 88(2).***

The land IS NOT affected by any condition of development consent granted after 11 October 2007 that relates to restrictions on occupation of seniors housing (as required by section 88(2) of *State Environmental Planning Policy (Housing) 2021*).

## 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.***

The land IS NOT affected by a current or former site compatibility certificate for affordable rental housing in relation to proposed development on the land of which Council is aware.

- (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).***

NO conditions of a development consent that are of a kind referred to in *State Environmental Planning Policy (Housing) 2021*, section 21(1) or 40(1) apply to the land.

- (3) ***Any conditions of a 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.***

NO conditions of a development consent that are of a kind referred to in *State Environmental Planning Policy (Housing) 2021*, clause 17(1) or 38(1) 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, a statement to that effect.***

Water or sewerage services ARE NOT, or are NOT 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.*

## 24. SPECIAL ENTERTAINMENT PRECINCTS

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***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.***

The land or part of the land IS NOT within a special entertainment precinct within the meaning of the Local Government Act 1993, section 202B.

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## CONTAMINATED LAND MANAGEMENT ACT 1997

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*Note: The following matters are included as prescribed by section 290 of the Environmental Planning and Assessment Regulation 2021 to address specific requirements under section 59(2) of the Contaminated Land Management Act 1997.*

- (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,**

Council HAS NO record that the the land is significantly contaminated land at the date or the issue of this certificate.

- (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,**

Council HAS NO record that the land is subject to a management order within the meaning of that Act at the date of the issue of this certificate.

- (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,**

Council HAS NO record that the land is the subject of an approved voluntary management proposal within the meaning of that Act at the date of the issue of this certificate.

- (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,**

Council HAS NO record that the land is the subject of an ongoing maintenance order within the meaning of that Act at the date of the issue of this certificate.

- (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.**

Council HAS NO record that the land is the subject of a site audit statement within the meaning of that Act at the date of the issue of this certificate.

END OF CERTIFICATE

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### *Strategic Outcomes*

This document has been authorised by the Strategic Outcomes Branch under the delegation of

Lisa Miscamble  
GENERAL MANAGER

Our Ref: DD26/1114  
**Your Ref:** YJH 18820  
Chesterfield  
Property No: 1828550

25 February 2026

Our Lawyers  
87 Main Street  
Mittagong NSW 2575

Dear Sir/Madam

**Re: Application for Sewer Reference Sheet and Drainage Diagram**  
**Property: Lot 5204 DP 1266473 - 46 DARRABY DRIVE MOSS VALE NSW 2577**

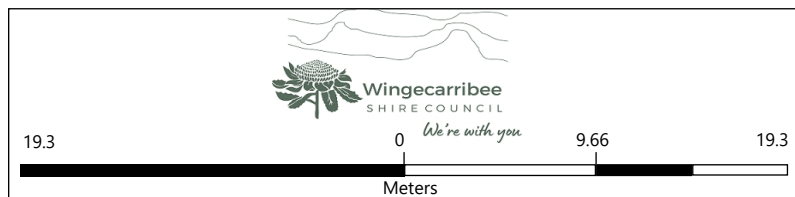
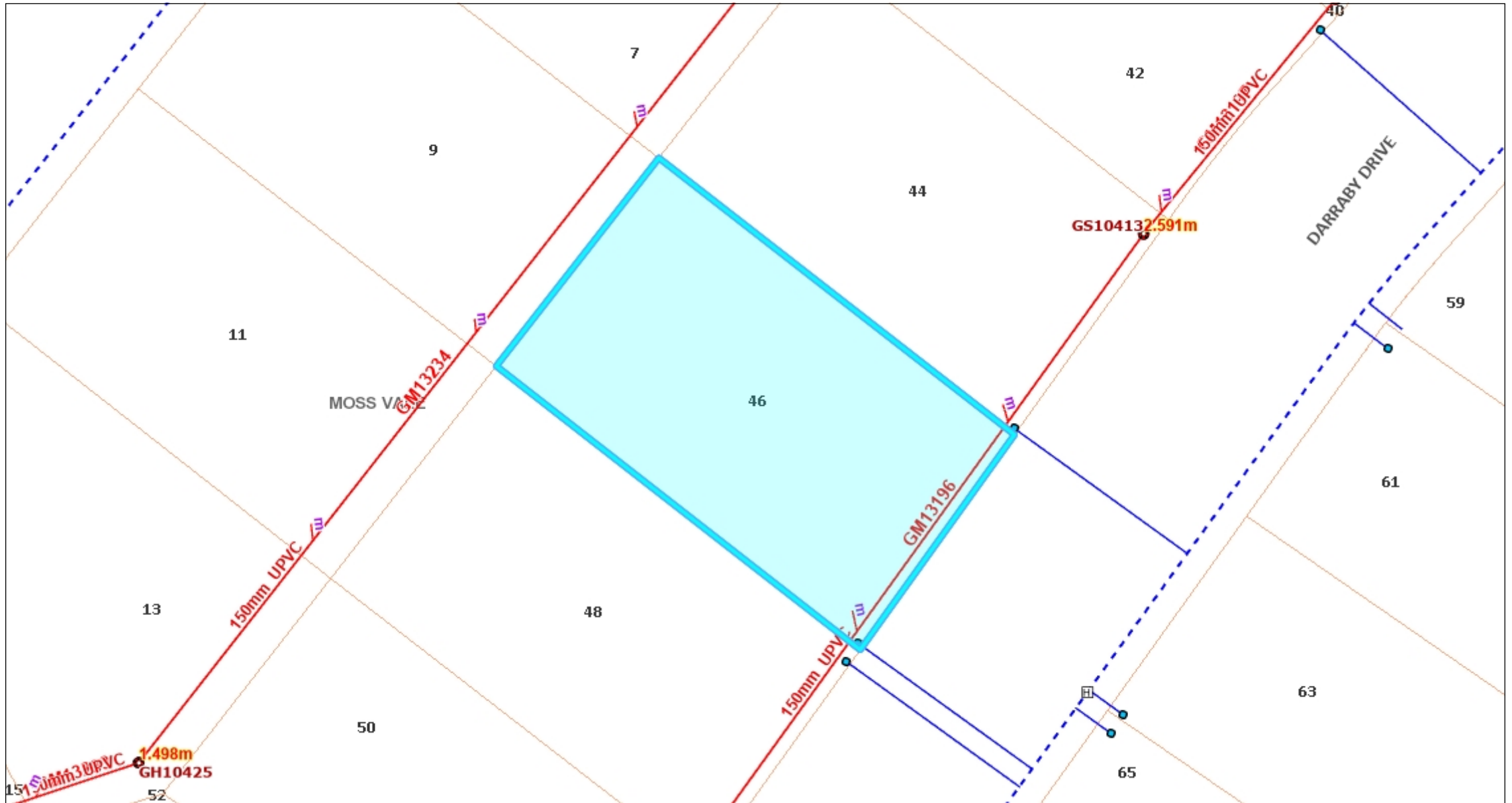
Further to your application regarding the above property, please find enclosed the sewer reference sheet and drainage diagram as requested.

Should you have any enquiries regarding this matter, please contact Council's Customer Service staff on (02) 4868 0888 during office hours, Monday to Friday.

Yours sincerely

**Development Assessment and Regulation**

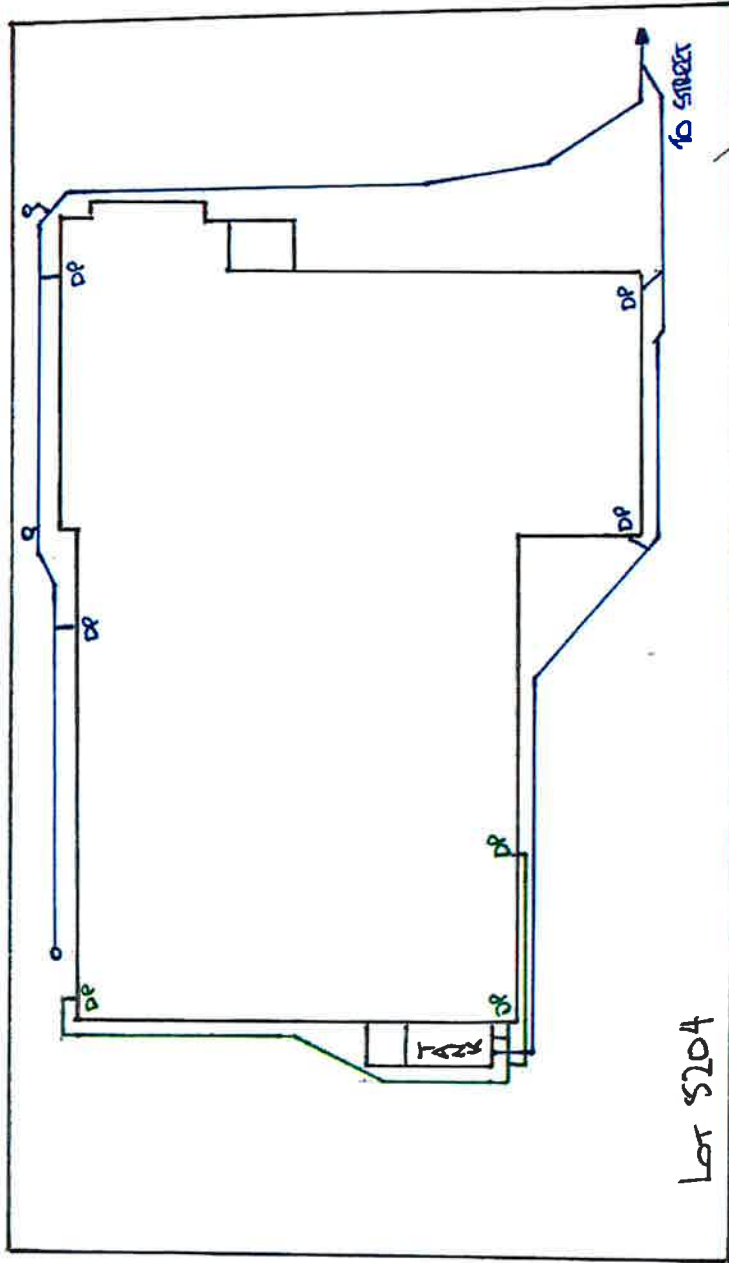
*We're with you*



## Wingecarribee Shire Council

Any information (numerical or otherwise), representation, statement, opinion or advice expressed or implied in this publication is made in good faith but on the basis that the council of the shire of Wingecarribee, its agents and its employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any information, representation, statement, or advice referred to above.  
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### SEWER SERVICE DIAGRAM

Lot No. 5204 DP No. 1260473 House No. 46

Street DARRABY DRIVE

SUBURB OF MOSS VALE

LGA. WINGACARRIBEE

Licence No. 174936C

SCALE 1:200

Now / COC No. STORMWATER

SSD No. STORMWATER

Date 25.10.22

*[Signature]*

Signature:

- NOTES:
- This diagram was supplied by the plumber/drainier whose licence number appears above.
  - It has been drawn to show the approximate location of the private sewerage service pipes and may not be accurate
  - Any broken/dashed lines denote the assumed (not verified) position of private sewerage services.
  - Further acceptable abbreviations may be used as identified in AS/NZS 9500.2:2003 Sanitary Plumbing and Drainage Table 6.1 and Fair Trading's Sewer Service Diagram Requirements document

<input type="checkbox"/> Chr	Chamber	<input type="checkbox"/> BS	Sink (bar)	<input type="checkbox"/> AAV	Air Admittance Valve	<input type="checkbox"/> Boundary Trap	<input type="checkbox"/> On Back Junction
<input type="checkbox"/> Pit	Pit	(L)	Trough (laundry)	B	Basin	Inspection Shaft	
<input type="checkbox"/> GI	Grease Interceptor	WC	Water Closet	Blh	Bath Waste	Inspection Opening	
<input type="checkbox"/> PU	Pump Unit	Vert	Vertical Pipe	Blu	Bidet	Gully	
<input type="checkbox"/> OTS	Onsite Treatment System	OWS	Waste Stack	CO	Clean Out	FW	
<input type="checkbox"/> RV	Reflex Valve	OSVP	Sewer Vent Pipe	FW	Floor Waste Gully	Vertical Junction	
<input type="checkbox"/> CP	Capped Point	OV	Vent Pipe	Shr	Shower	Stoped Junction	
<input type="checkbox"/> Prov	Provisional (future) drain point	IPMF	Induct Pipe Mica Flap	S	Sink (kitchen)	On Back Junction	

Policy No: HBCF22047540

Policy Date: 18/08/2022

A contract of insurance complying with sections 92 and 96 of the *Home Building Act 1989* (the Act) has been issued by Insurance and Care NSW (icare) for the insurer, the NSW Self Insurance Corporation (Home Building Compensation Fund). icare provides services to the NSW Self Insurance Corporation under section 10 of the *State Insurance and Care Governance Act 2015*.

Period of Insurance	The contract of insurance provides cover for both the construction period and the warranty period
In respect of	New Single Dwelling Construction
Description of construction as advised by builder^	New Single Storey Dwelling
At	46 Darraby Drive Moss Vale New South Wales 2577
Site plan number^	NA
Site plan type^	NA
Homeowner	Ronald Chesterfield
Carried out by	REURICH & POWER BUILDING PTY LTD
Licence number	153358C
Builder job number^	21-0116
Contract amount^	\$449,774.00
Contract date^	11/07/2022 (Proposed)
Premium paid	\$2,888.63
Cost of additional products or services under contract	Nil - no additional services
Price (including GST and Stamp Duty) Note: The total price does not include any brokerage or other costs to arrange the insurance contract.	\$3,463.46

## ^Additional information

Subject to the Act, the Home Building Regulation 2014 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in title to the beneficiary. This Certificate is to be read in conjunction with the policy wording current as at the policy date and available at the icare website at [www.icare.nsw.gov.au](http://www.icare.nsw.gov.au)

There are absolute limits on what you can be paid under this insurance, both in respect of non-completion of the works and as a total policy limit. Please review the policy wording closely for those limits. In summary, the total limit of the policy in any case (including the non-completion of building work, defective building work and any other costs covered by the policy) is \$340,000 per dwelling, with a sub-limit in respect of the non-completion of the building work of 20% of the contract price (as varied). This policy will never pay more than 20% of the contract price (as varied) in respect of the non-completion of building work, and never more than \$340,000 per dwelling for all loss, damage, costs and liabilities covered.

Certificate No: HBCF22047540

Issued on: 18/08/2022



**Nathan Agius, General Manager, Underwriting IfNSW & HBCF**  
Signed on behalf of the insurer

This certificate may only be cancelled within two (2) years of the policy date and only where no work has commenced and no monies have been paid under the building contract.

**IMPORTANT NOTE** Your contractor must give you either: (a) a certificate of combined cover OR (b) 2 certificates, one covering construction period cover and a second certificate covering the warranty period for the work.

Our Ref: 22/1531.06  
Contact: Jeffrey Nelson

23 May 2023



Civic Centre, 68 Elizabeth St,  
Moss Vale NSW 2577  
PO Box 141, Moss Vale  
**02 4868 0888**  
mail@wsc.nsw.gov.au  
ABN 49 546 344 354

REURICH & POWER BUILDING PTY LTD  
96B OLD HUME HIGHWAY  
MITTAGONG NSW 2575

## OCCUPATION CERTIFICATE

Pursuant to Part 6 of the *Environmental Planning and Assessment Act 1979*

<b>APPLICATION NO:</b>	22/1531.06
<b>APPLICANT:</b>	JESSICA REURICH
<b>OWNER:</b>	RG CHESTERFIELD
<b>PROPERTY DESCRIPTION:</b>	Lot 5204 DP 1266473
<b>PROPERTY ADDRESS:</b>	46 DARRABY DRIVE MOSS VALE NSW 2577
<b>PROPOSED DEVELOPMENT:</b>	Dwelling House
<b>TYPE OF OCCUPATION CERT:</b>	Whole
<b>BUILDING CLASSIFICATION:</b>	1a
<b>DATE OF INSPECTION:</b>	19 May 2023
<b>DATE OF DETERMINATION:</b>	23 May 2023
<b>DETERMINATION:</b>	<b>ISSUED</b>

Wingecarribee Shire Council Certifies that:

- It has been appointed as the Principal Certifier under section 6.5.
- A current Development Consent or Complying Development Certificate is in force for the building being 22/1531
- A current Construction Certificate (or Complying Development Certificate) has been issued with respect to the plans and specifications for the building being 22/1531
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- The health and safety of the occupants of the building has been taken into consideration.

**Jeff Nelson (BDC: 2758)**  
**Accredited Certifier**  
For Wingecarribee Shire Council (Certifying Authority)

**23 May 2023**  
Date of Issue

*Working with you*