

117 Victoria Street,
Taree 2430 NSW

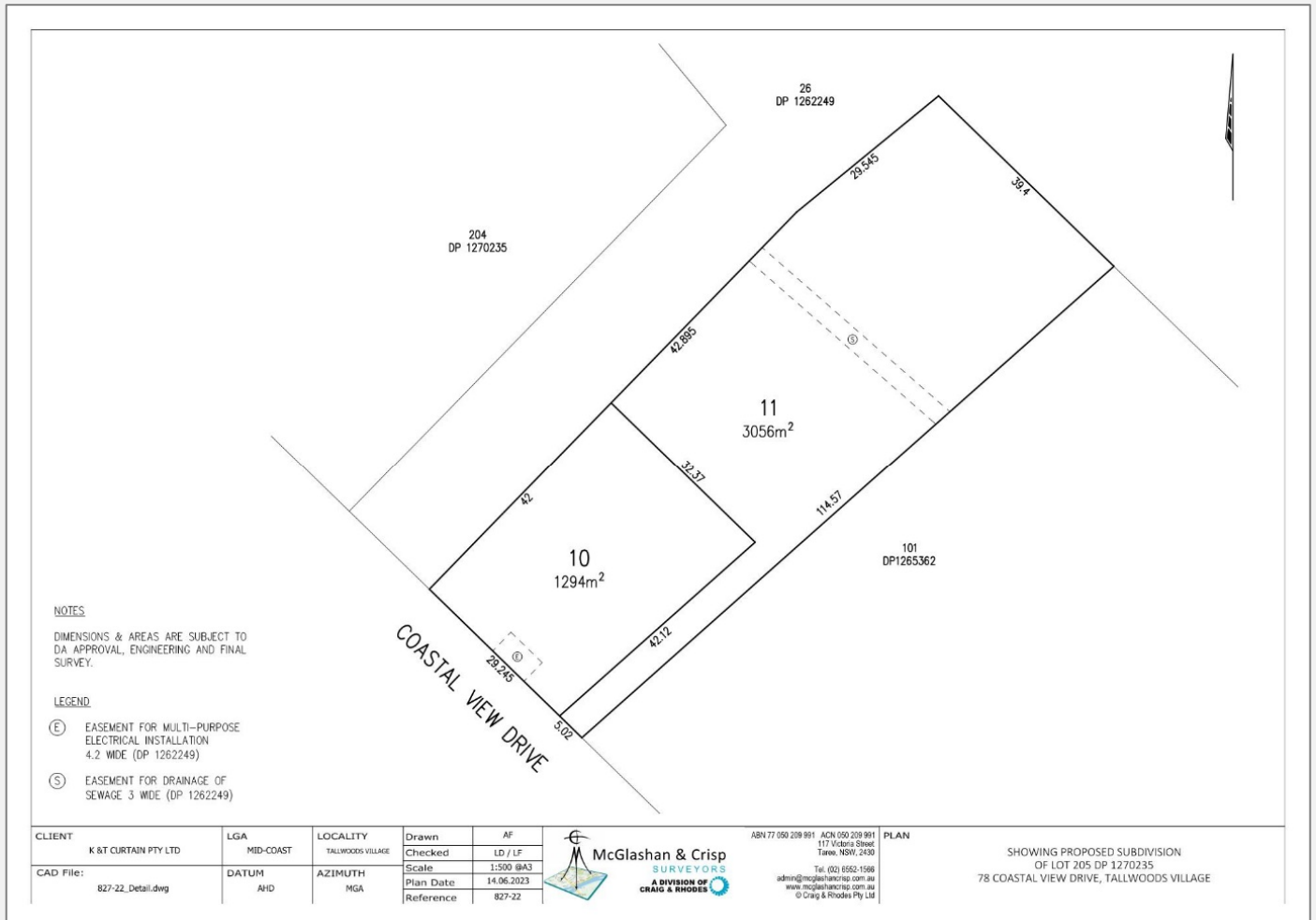
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McGlashan & Crisp



Colliers International Engineering & Design (NSW) Pty Ltd
ABN 77 050 209 991



BUSHFIRE ASSESSMENT
PREPARED FOR K & T CURTAIN
2 LOT SUBDIVISION
LOT 205 DP1270235 – 78 COASTAL VIEW DRIVE, TALLWOODS VILLAGE
FEBRUARY 2024 – REF; 827-22 (F923)

PREPARED BY: McGlashan & Crisp Surveyors
A Colliers Company Pty Ltd
117 Victoria street
Taree NSW 2430
A.B.N. 77 050 209 991

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APPENDIX LIST

Appendix A – Proposed Subdivision Plan
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1. PROPERTY DETAILS

The specific details of the subject land are provided in Table 1 below.

Table 1: Site details

ITEM	DESCRIPTION
Registered Owner/s	K & T Curtain Pty Ltd
Lots and DP's	Lot 205 DP1270235
Address/es	78 Coastal View Drive, Tallwoods Village, NSW 2430
Area (Approx.)	4364m ²
Easements/Restrictions/Covenants, etc. Appendix B - Certificates of Title Appendix C – DP1270235 & accompanying 88B Instrument	
<ul style="list-style-type: none"> Easement for Drainage of Sewage 3m wide created with DP1270235 as shown on the proposed plan. Easement for multi-purpose electrical installation 4.2m wide affecting the part as shown on the proposed plan. 	

Table 2 – Summary of Key Controls

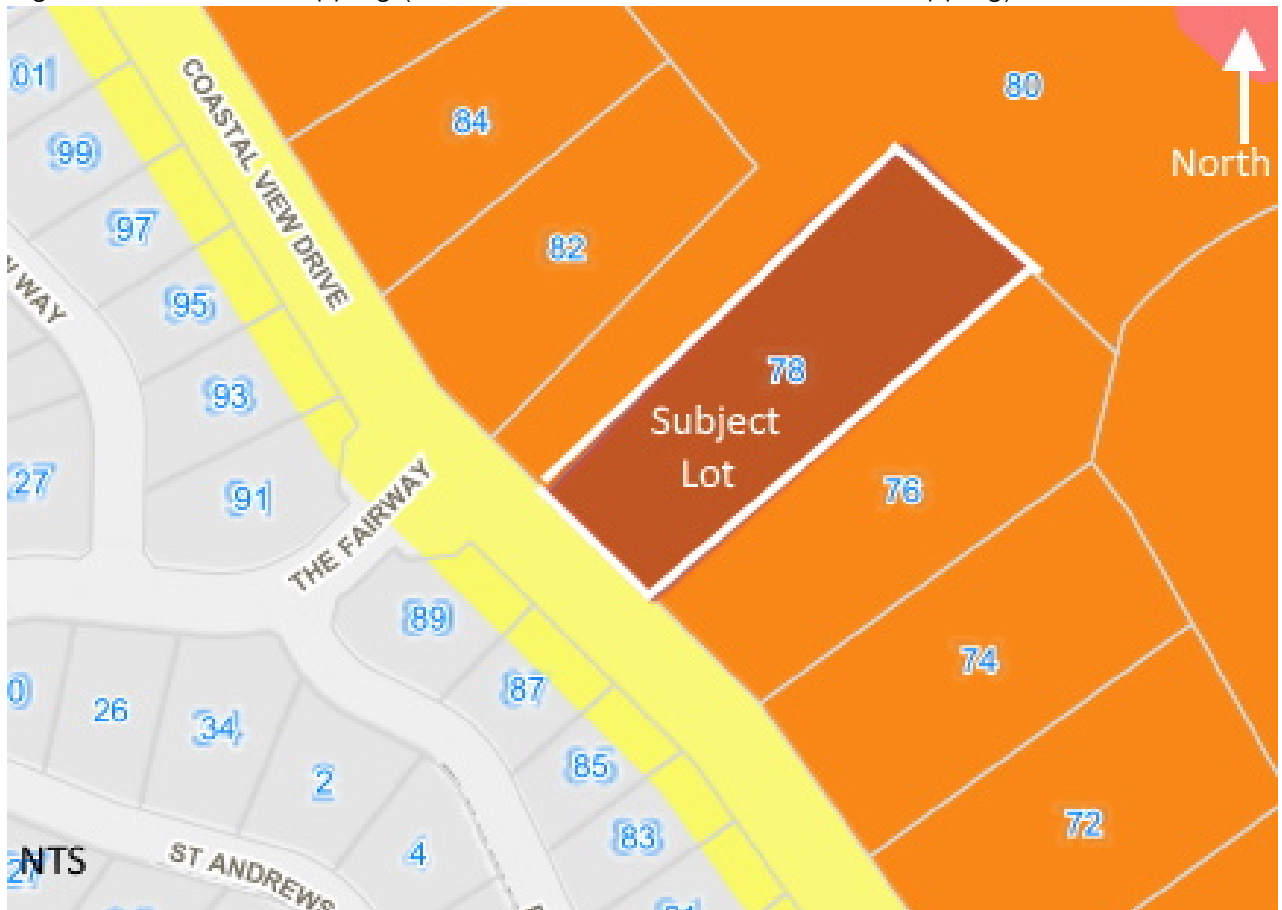
LGA	MID-COAST COUNCIL
Principal Environmental Planning Instrument (EPI)	Greater Taree Local Environmental Plan 2010
Site Area (Approx.)	4,364m ²
Zoning	R1 General Residential
Minimum Lot Size	450m ²
Floor Space Ratio	0.6:1
Maximum Building Height	8.5m
Bushfire Prone	Yes
Heritage Affected	Does Not Apply
Flooding	Does Not Apply
Acid Sulphate Soils	Does Not Apply
Contributions	Section 94 2016 Hallidays Point
Proposed Lots	1 lot into 2 lots

The subject site comprises Lot 205 DP1270235, 78 Coastal View Drive, Tallwoods Village, as shown in Figure 1 below. The site is in the Local Government area of Mid-Coast, Parish of Harrington, and County of Macquarie. The Lot is mapped as bushfire buffer zone land as shown in Figure 2 below.

Figure 1 – Aerial view of subject land (Source – Nearmaps, 4th February 2023)



Figure 2 – Bushfire Mapping (Source – MidCoast Council online mapping)



2. PROPOSAL

This application seeks consent for a 2-lot subdivision and construction of PADs for future dwellings of Lot 205 DP1270235 as shown in the plan attached as Appendix A and Figure 1 below.

Majority of the existing Lot 205 is vacant with a large dam and a tree located at the back of the lot. The land is highly modified, and no clearing is required for the purpose of this subdivision and construction of the dwelling PADs. The lot is impacted by an easement for drainage of sewage 3m wide at the back of the Site and an easement for electrical substation 4.2 m wide at the frontage.

The subdivision layout has been designed to supply two residential lots each contain one dwelling PAD for the construction of future dwelling. Both lots access from Coastal View Drive. As shown on the Subdivision Plan, Lot 10 will have a 29.25m frontage to Coastal View Drive and Lot 11 will be a battle-axe lot with a 5.02m wide access handle.

The subdivision will result in 2 new appropriately sized lots that are provided with enough area to ensure that they can provide good solar access, ample space for dwellings, sheds, privacy and outdoor areas. Sewer, water, electricity and telecommunications services can be provided to proposed lots 10 and 11 in accordance with the relevant authority's requirements.

CLIENT KAT CURTAIN PTY LTD

CAD FILE: 827-32_Detail.dwg

LOCALITY TALLWOODS VILLAGE

LOCALITY AZIMUTH MGA

LGA MID-COAST

DATUM AHD

Drawn Checked

Scale 1:500

Plan Date 14.06.2023

Reference 827-22

AF LD / LF

AF 1:500

AF 14.06.2023

AF 827-22

McGlashan & Crisp
SURVEYORS
A DIVISION OF
CRISP & RHODES

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**SHOWING PROPOSED SUBDIVISION
OF LOT 205 DP 1270235
78 COASTAL VIEW DRIVE, TALLWOODS VILLAGE**

PLAN

NOTES
DIMENSIONS & AREAS ARE SUBJECT TO
DA APPROVAL, ENGINEERING AND FINAL
SURVEY.

LEGEND
(E) EASEMENT FOR MULTI-PURPOSE
ELECTRICAL INSTALLATION
4.2 WIDE (DP 1262249)
(S) EASEMENT FOR DRAINAGE OF
SEWAGE 3 WIDE (DP 1262249)

26
DP 1262249

204
DP 1270235

38.4

28.575

42.885

32.37

42.12

5.02

10
1294m²

11
3056m²

101
DP 1265382

COASTAL VIEW DRIVE

23.245

114.57

38.4

28.575

42.885

32.37

42.12

5.02

101
DP 1265382

3. ASSESSMENT

The land is located within the NSW Local Government Area of Mid-Coast Council and in accordance with Rural Fire Service website has a Forest Fire Danger Index (FFDI) of 80. The proposal is for a simple boundary adjustment of land. No application for a dwelling is being sought as part of this application. The relevant performance criteria, acceptable solutions and achievements as set out in Chapter 5 of Planning for Bushfire Protection 2019 have been assessed below.

Table 3 – Asset Protection Zones (Source – Table 5.3a Planning for Bushfire Protection 2019)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	ACHIEVABLE/PROPOSED SOLUTION
<i>potential building footprints must not be exposed to radiant heat levels exceeding 29 kW/m² on each proposed lot.</i>	<i>APZs are provided in accordance with Tables A1.12.2 and A1.12.3 based on the FFDI</i>	No application for a dwelling is being sought.
<i>APZs are managed and maintained to prevent the spread of a fire towards the building.</i>	<i>APZs are managed in accordance with the requirements of Appendix 4</i>	YES.
<i>The APZs is provided in perpetuity</i>	<i>APZs are wholly within the boundaries of the development site</i>	YES
<i>APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised</i>	<i>APZs are located on lands with a slope less than 18 degrees</i>	YES
<i>landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.</i>	<i>landscaping is in accordance with Appendix 4; and fencing is constructed in accordance with section 7. 6</i>	No landscaping is proposed or required

Table 4 – Access (Source – Table 5.3b Planning for Bushfire Protection 2019)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	ACHIEVABLE/PROPOSED SOLUTION
Access (General Requirements)		
<i>firefighting vehicles are provided with safe, all-weather access to structures.</i>	<ul style="list-style-type: none"> property access roads are two-wheel drive, all-weather roads; perimeter roads are provided for residential subdivisions of three or more allotments; subdivisions of three or more allotments have more than one access in and out of the development; traffic management devices are constructed to not prohibit access by emergency services vehicles; maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient; all roads are through roads; dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end; where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road; where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access shall be provided to an alternate point on the existing public road system; and one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression 	YES
<i>the capacity of access roads is adequate for firefighting vehicles.</i>	<i>the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating.</i>	YES
<i>there is appropriate access to water supply</i>	<ul style="list-style-type: none"> hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - Fire hydrant installations System design, installation and commissioning; and there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available 	N/A

Table 4 (continued)– Access (Source – Table 5.3b Planning for Bushfire Protection 2019)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	ACHIEVABLE/PROPOSED SOLUTION
Perimeter Roads		
<i>access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface</i>	<ul style="list-style-type: none"> • are two-way sealed roads; • minimum 8m carriageway width kerb to kerb; • parking is provided outside of the carriageway width; • hydrants are located clear of parking areas; • are through roads, and these are linked to the internal road system at an interval of no greater than 500m; • curves of roads have a minimum inner radius of 6m; • the maximum grade road is 15 degrees and average grade of not more than 10 degrees; • the road crossfall does not exceed 3 degrees; and • a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided. 	YES can comply
Non-Perimeter Roads		
<i>access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating.</i>	<ul style="list-style-type: none"> • minimum 5.5m carriageway width kerb to kerb; • parking is provided outside of the carriageway width; • hydrants are located clear of parking areas; • roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m; • curves of roads have a minimum inner radius of 6m; • the road crossfall does not exceed 3 degrees; and • a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided. 	YES can comply

Table 4 (continued)– Access (Source – Table 5.3b Planning for Bushfire Protection 2019)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	ACHIEVABLE/PROPOSED SOLUTION
Property Access		
<p><i>firefighting vehicles can access the dwelling and exit the property safely</i></p>	<ul style="list-style-type: none"> <i>There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles.</i> <i>In circumstances where this cannot occur, the following requirements apply:</i> <ul style="list-style-type: none"> <i>minimum 4m carriageway width;</i> <i>in forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay;</i> <i>a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;</i> <i>provide a suitable turning area in accordance with Appendix 3;</i> <i>curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;</i> <i>the minimum distance between inner and outer curves is 6m;</i> <i>the crossfall is not more than 10 degrees;</i> <i>maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and</i> <i>a development comprising more than three dwellings has access by dedication of a road and not by right of way.</i> <i>Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above</i> 	<p>YES</p>

Table 5 – Services – Water, Electricity and Gas (Source – Table 5.3c Planning for Bushfire Protection 2019)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	ACHIEVABLE/PROPOSED SOLUTION
Water Supply		
<i>adequate water supplies is provided for firefighting purposes</i>	<ul style="list-style-type: none"> <i>reticulated water is to be provided to the development where available;</i> <i>a static water and hydrant supply is provided for non-reticulated developments or where reticulated water supply cannot be guaranteed; and</i> <i>static water supplies shall comply with Table 5.3d.</i> 	YES.
<ul style="list-style-type: none"> <i>water supplies are located at regular intervals; and</i> <i>the water supply is accessible and reliable for firefighting operations.</i> 	<ul style="list-style-type: none"> <i>fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;</i> <i>hydrants are not located within any road carriageway; and</i> <i>reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.</i> 	YES
<i>flows and pressure are appropriate</i>	<i>fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005</i>	YES
<i>the integrity of the water supply is maintained.</i>	<ul style="list-style-type: none"> <i>all above-ground water service pipes are metal, including and up to any taps; and</i> <i>above-ground water storage tanks shall be of concrete or metal.</i> 	YES
Electricity Services		
<i>location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings</i>	<ul style="list-style-type: none"> <i>where practicable, electrical transmission lines are underground;</i> <i>where overhead, electrical transmission lines are proposed as follows:</i> <ul style="list-style-type: none"> <i>lines are installed with short pole spacing of 30m, unless crossing gullies, gorges or riparian areas; and</i> <i>no part of a tree is closer to a power line than the distance set out in ISSC3 Guideline for Managing Vegetation Near Power Lines.</i> 	YES
Gas Services		
<i>location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings</i>	<ul style="list-style-type: none"> <i>reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;</i> <i>all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;</i> <i>connections to and from gas cylinders are metal;</i> <i>polymer-sheathed flexible gas supply lines are not used; and</i> <i>above-ground gas service pipes are metal, including and up to any outlets.</i> 	No reticulated gas services are available, and any installation of tanks can comply.

Table 6 – Water Supply (Source – Table 5.3d Planning for Bushfire Protection 2019)

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	ACHIEVABLE/PROPOSED SOLUTION
Residential lots (<1,000m ²)	5,000L/lot	Yes, can comply
Rural-residential lots (1,000-10,000m ²)	10,000L/lot	N/A
Large rural/lifestyle lots (>10,000m ²)	20,000L/lot	N/A
Multi-dwelling housing (including dual occupancies)	5,000L/dwelling	N/A

4. SITE ASSESSMENTS

Proposed Lot 10 – Due to the potential for future Development Application for a dwelling a on the proposed house PAD in accordance with Planning for Bushfire Protection 2019. table A1.12.3 of Planning for Bushfire Protection 2019 the following table indicates the minimum APZ's required and BAL level.

Vegetation

CATEGORY	NORTH	EAST	SOUTH	WEST
Vegetation formation within 140 metres	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
	<input type="checkbox"/> Rainforest	<input checked="" type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
	<input type="checkbox"/> Grassy/semi-arid woodland (inc Mallee)	<input type="checkbox"/> Grassy/semi-arid woodland (inc Mallee)	<input type="checkbox"/> Grassy/semi-arid woodland (inc Mallee)	<input type="checkbox"/> Grassy/semi-arid woodland (inc Mallee)
	<input type="checkbox"/> Forested Wetland	<input type="checkbox"/> Forested Wetland	<input type="checkbox"/> Forested Wetland	<input type="checkbox"/> Forested Wetland
	<input type="checkbox"/> Tall Heath	<input type="checkbox"/> Tall Heath	<input type="checkbox"/> Tall Heath	<input type="checkbox"/> Tall Heath
	<input type="checkbox"/> Short Heath	<input type="checkbox"/> Short Heath	<input type="checkbox"/> Short Heath	<input type="checkbox"/> Short Heath
	<input type="checkbox"/> Arid Shrublands	<input type="checkbox"/> Arid Shrublands	<input type="checkbox"/> Arid Shrublands	<input type="checkbox"/> Arid Shrublands
	<input type="checkbox"/> Freshwater Wetlands	<input type="checkbox"/> Freshwater Wetlands	<input type="checkbox"/> Freshwater Wetlands	<input type="checkbox"/> Freshwater Wetlands
	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland

Distance to vegetation

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	>140m	>58m	Residential no vegetation within 140m	Residential no vegetation within 140m

Slope

CATEGORY	NORTH	EAST	SOUTH	WEST
Slope under the hazard (over 100m) (in degrees)	<input checked="" type="checkbox"/> Upslope/flat	<input type="checkbox"/> Upslope/flat	<input checked="" type="checkbox"/> Upslope/flat	<input checked="" type="checkbox"/> Upslope/flat
	<input type="checkbox"/> >0 to 5	<input checked="" type="checkbox"/> >0 to 5	<input type="checkbox"/> >0 to 5	<input type="checkbox"/> >0 to 5
	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10
	<input type="checkbox"/> >10 to 15	<input type="checkbox"/> >10 to 15	<input type="checkbox"/> >10 to 15	<input type="checkbox"/> >10 to 15
	<input type="checkbox"/> >15 to 18	<input type="checkbox"/> >15 to 18	<input type="checkbox"/> >15 to 18	<input type="checkbox"/> >15 to 18

The land is located in the Local Government Area of Mid-Coast Council and has a FDI of 80. In accordance with Table A1.12.3 Page 90 of Planning for Bushfire Protection 2019 the **minimum APZ's** required are:





































FDI 80	NORTH	EAST	SOUTH	WEST
APZ	20m	9	10	10m

In accordance with Table A1.12.6 page 92 the following Bushfire Attack Levels (BAL) apply:

FDI 80	NORTH	EAST	SOUTH	WEST
BAL	Low no requirement	12.5	Low no requirement	Low no requirement

Proposed Lot 11 – Due to the potential for future Development Application for a dwelling a on the proposed house PAD in accordance with Planning for Bushfire Protection 2019. table A1.12.3 of Planning for Bushfire Protection 2019 the following table indicates the minimum APZ's required and BAL level.





















Vegetation

CATEGORY	NORTH	EAST	SOUTH	WEST
Vegetation formation within 140 metres	 Forest	 Forest	 Forest	 Forest
	 Rainforest	 Rainforest	 Rainforest	 Rainforest
	 Grassy/semi-arid woodland (inc Mallee)	 Grassy/semi-arid woodland (inc Mallee)	 Grassy/semi-arid woodland (inc Mallee)	 Grassy/semi-arid woodland (inc Mallee)
	 Forested Wetland	 Forested Wetland	 Forested Wetland	 Forested Wetland
	 Tall Heath	 Tall Heath	 Tall Heath	 Tall Heath
	 Short Heath	 Short Heath	 Short Heath	 Short Heath
	 Arid Shrublands	 Arid Shrublands	 Arid Shrublands	 Arid Shrublands
	 Freshwater Wetlands	 Freshwater Wetlands	 Freshwater Wetlands	 Freshwater Wetlands
	 Grassland	 Grassland	 Grassland	 Grassland

Distance to vegetation

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	>115	>46m	Residential no vegetation within 140m	Residential no vegetation within 140m

Slope

CATEGORY	NORTH	EAST	SOUTH	WEST
Slope under the hazard (over 100m) (in degrees)	 Upslope/flat	 Upslope/flat	 Upslope/flat	 Upslope/flat
	 >0 to 5	 >0 to 5	 >0 to 5	 >0 to 5
	 >5 to 10	 >5 to 10	 >5 to 10	 >5 to 10
	 >10 to 15	 >10 to 15	 >10 to 15	 >10 to 15
	 >15 to 18	 >15 to 18	 >15 to 18	 >15 to 18

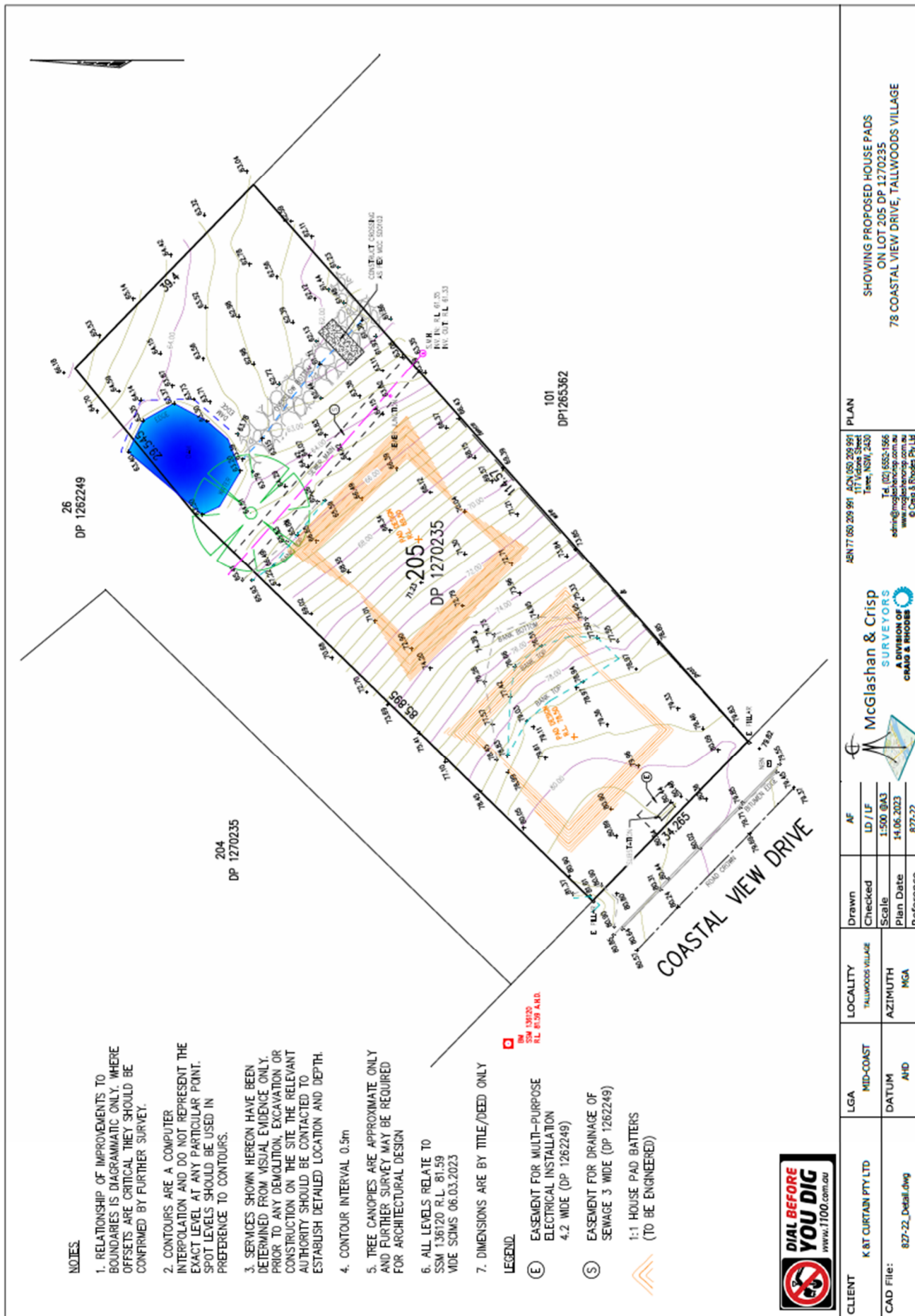
The land is located in the Local Government Area of Mid-Coast Council and has a FDI of 80. In accordance with Table A1.12.3 Page 90 of Planning for Bushfire Protection 2019 the **minimum APZ's** required are:

FDI 80	NORTH	EAST	SOUTH	WEST
APZ	20m	9	10	10m


In accordance with Table A1.12.6 page 92 the following Bushfire Attack Levels (BAL) apply:

FDI 80	NORTH	EAST	SOUTH	WEST
BAL	Low no requirement	12.5	Low no requirement	Low no requirement

APPENDIX B – House Pad Plan



APPENDIX C – Certificate of Title

	LAND REGISTRY SERVICES	Title Search	Information Provided Through Aussearch
	NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH		Ph. 02 9054 6867 Fax.

FOLIO: 205/1270235

SEARCH DATE	TIME	EDITION NO	DATE
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11/1/2023	1:47 PM	3	14/1/2022

LAND

LOT 205 IN DEPOSITED PLAN 1270235
AT TALLWOODS VILLAGE
LOCAL GOVERNMENT AREA MID-COAST
PARISH OF BERYAN COUNTY OF GLOUCESTER
TITLE DIAGRAM DP1270235

FIRST SCHEDULE

K & T CURTAIN PTY LTD (T AR436515)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1191907 EASEMENT FOR ASSET PROTECTION ZONE 21 METRE(S) WIDE
AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 DP1195425 EASEMENT FOR BATTER VARIABLE WIDTH APPURTENANT TO THE
LAND ABOVE DESCRIBED
- 4 DP1262249 EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION
4.2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO
BURDENED IN THE TITLE DIAGRAM
- 5 DP1262249 EASEMENT FOR DRAINAGE OF SEWAGE 3 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 6 DP1262249 EASEMENT FOR ASSET PROTECTION ZONE 21 METRE(S) WIDE
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 DP1270235 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND
NUMBERED (3) IN THE S.88B INSTRUMENT
- 8 AR795148 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

827-22 PRINTED ON 11/1/2023

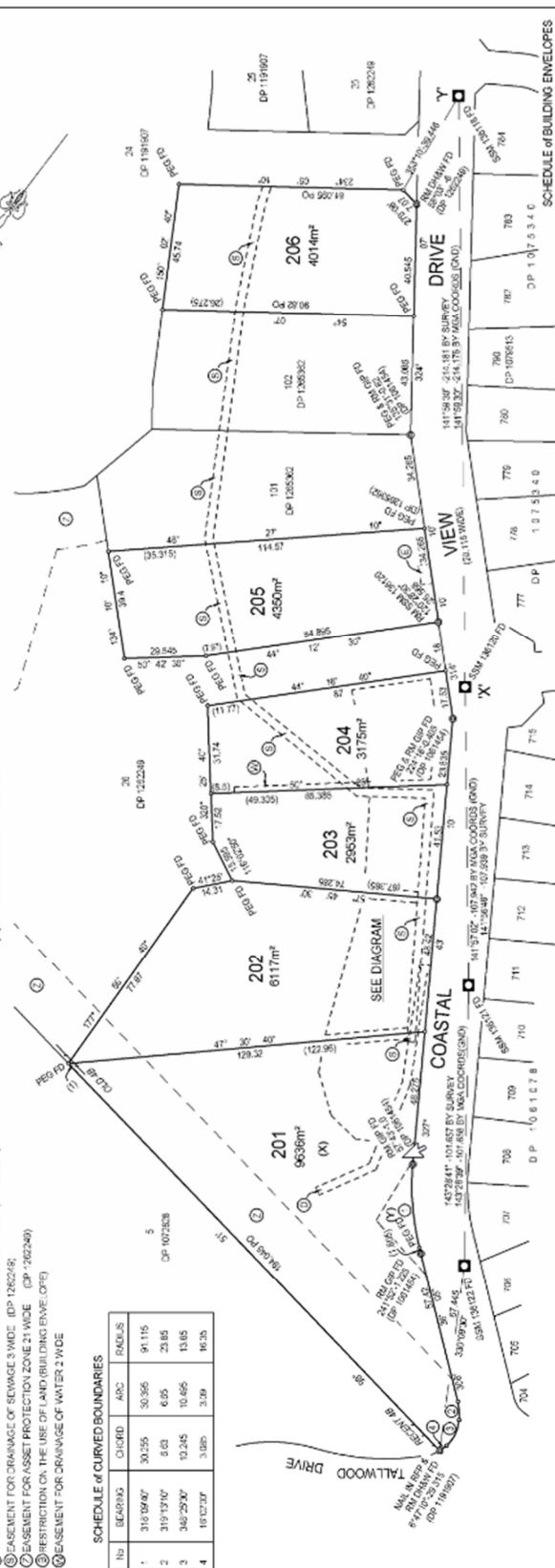
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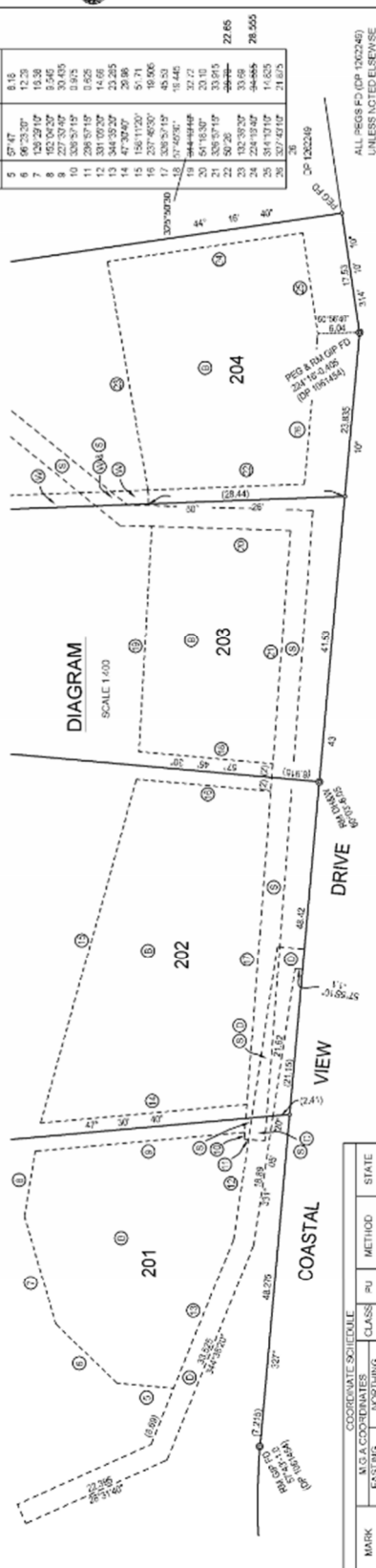
SHEET 1 OF 1 SHEETS

① EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP 1262246)
 ② EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE (DP 1262246)
 ③ EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE (DP 1262248)
 ④ EASEMENT FOR ASSET PROTECTION ZONE 21 WIDE (DP 1262248)
 ⑤ RESTRICTION ON THE USE OF LAND (BUILDING ENVE. OFF)
 ⑥ EASEMENT FOR DRAINAGE OF WATER 2 WIDE

No	BEARING	CHORD	ARC	RADIUS
1	318°09'07"	30.255	50.356	91.115
2	319°13'10"	8.63	6.85	23.85
3	348°25'30"	10.245	10.465	13.65
4	16°12'30"	3.085	3.39	6.25

(X) RESERVATIONS AND CONDITIONS IN THE CRWON GRANT(S)
(Y) LAND EXCLUDES MINERALS

No	REMARKS	DISTANCE
5	5° 47'	8.16
6	6° 23.30'	12.29
7	7° 129.210'	19.38
8	8° 162.307'	9.948
9	9° 162.307'	9.948
10	10° 329.6115'	0.925
11	11° 298.9715'	0.925
12	12° 331.0202'	14.68
13	13° 344.3592'	23.265
14	14° 358.4767'	29.98
15	15° 376.1120'	51.71
16	16° 397.8530'	19.906
17	17° 339.5715'	45.53
18	18° 347.6767'	16.446
19	19° 344.4444'	32.72
20	20° 161.367'	20.15
21	21° 329.6115'	34.915
22	22° 329.6115'	33.69
23	23° 161.367'	20.15
24	24° 161.367'	14.625
25	25° 329.6115'	21.675
26	26° 329.6115'	21.675
27	27° 329.6115'	21.675
28	28° 329.6115'	21.675
29	29° 329.6115'	21.675
30	30° 329.6115'	21.675
31	31° 329.6115'	21.675
32	32° 329.6115'	21.675
33	33° 329.6115'	21.675
34	34° 329.6115'	21.675
35	35° 329.6115'	21.675
36	36° 329.6115'	21.675
37	37° 329.6115'	21.675
38	38° 329.6115'	21.675
39	39° 329.6115'	21.675
40	40° 329.6115'	21.675
41	41° 329.6115'	21.675
42	42° 329.6115'	21.675
43	43° 329.6115'	21.675
44	44° 329.6115'	21.675
45	45° 329.6115'	21.675
46	46° 329.6115'	21.675
47	47° 329.6115'	21.675
48	48° 329.6115'	21.675
49	49° 329.6115'	21.675
50	50° 329.6115'	21.675
51	51° 329.6115'	21.675
52	52° 329.6115'	21.675
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61	61° 329.6115'	21.675
62	62° 329.6115'	21.675
63	63° 329.6115'	21.675
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65	65° 329.6115'	21.675
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72	72° 329.6115'	21.675
73	73° 329.6115'	21.675
74	74° 329.6115'	21.675
75	75° 329.6115'	21.675
76	76° 329.6115'	21.675
77	77° 329.6115'	21.675
78	78° 329.6115'	21.675
79	79° 329.6115'	21.675
80	80° 329.6115'	21.675
81	81° 329.6115'	21.675
82	82° 329.6115'	21.675
83	83° 329.6115'	21.675
84	84° 329.6115'	21.675
85	85° 329.6115'	21.675
86	86° 329.6115'	21.675
87	87° 329.6115'	21.675
88	88° 329.6115'	21.675
89	89° 329.6115'	21.675
90	90° 329.6115'	21.675
91	91° 329.6115'	21.675
92	92° 329.6115'	21.675
93	93° 329.6115'	21.675
94	94° 329.6115'	21.675
95	95° 329.6115'	21.675
96	96° 329.6115'	21.675
97	97° 329.6115'	21.675
98	98° 329.6115'	21.675
99	99° 329.6115'	21.675
100	100° 329.6115'	21.675



COORDINATE SCHEDULE						
MARK	N.G.A. COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
SSM 130116	440222.11	640354.63	C	UA	FROM SCIMS	FOUND
SSM 130120	440222.46	640354.31	C	UA	FROM SCIMS	FOUND
SSM 130121	440307.95	640376.33	C	UA	FROM SCIMS	FOUND
SSM 130122	440342.45	640360.82	C	UA	FROM SCIMS	FOUND

DATE OF SCIMS COORDINATES: 4-7-20 MGA ZONE 56, COMBINED SCALE, FACTOR 0.999900

N.G.A. DATUM 00A 2000

MGA DATUM : GDA 2020									
3°	30'	45'	60'	75'	Table of mean	100'	115'	130'	150'

SURVEYOR
Name: JULIAN VERNON CALVER
WILSON & CRISTABEL
Date: 24.7.20
Reference: F9224192173

HEADING

SUBDIVISION OF LOT 100 DP 1265362

LGA: MID-COAST
 Locality: TAILWAXERS VILLAGE
 Reduction Ratio: 1 1000
 Lengths are in metres

REGISTERED
22/01/2022

DP1270235

APPENDIX E – 88B Instrument

Req:R063864 /Doc:DP 1270235 B /Rev:22-Jan-2021 /NSW LRS /Pgs:ALL /Prt:11-Mar-2024 11:49 /Seq:1 of 3
Office of the Registrar-General /Src:InfoTrack /Ref:827-22

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

(Sheet 1 of 3 sheets)

Plan: **DP1270235**

Plan of Subdivision of Lot 100

DP 1265362

covered by Subdivision Certificate No 347/2021 *sc*
dated 8/12/2020

Full name and address of proprietor of land:

Coastal View Heights
Development Pty Ltd
46 Coastal View Drive
Tallwoods Village NSW 2430

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement profit a prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot (s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Restriction on the Use of Land (Building Envelope)	201,202, 203 & 204	Mid-Coast Council
2	Easement for Drainage of Water 3 wide	201 & 202	Mid-Coast Council
3	Restriction on the Use of Land (Trees)	201, 202,203,204,205 & 206	Mid-Coast Council
4	Easement for Drainage of Water 2 wide	204	203

Part 2 (Terms)

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

- No building shall be erected on the burdened lot outside of the nominated building envelope shown as 'B' on the plan.
- Gravity sewer availability is restricted to the area nominated 'B' on the plan.
- No building shall be erected on the burdened lot unless a suitable report is prepared by a geotechnical engineer confirming the suitability of the building design to the site conditions.



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

(Sheet 2 of 3 sheets)

Plan: **DP1270235**

Plan of Subdivision of Lot 100

DP 1265362

covered by Subdivision Certificate No 347/2021/SC
dated 8/12/2020

Full name and address of
proprietor of land:

Coastal View Heights
Development Pty Ltd
46 Coastal View Drive
Tallwoods Village NSW 2430

iv) Excess roof water (in excess of water stored on site) cannot be directed other than to the nominated stormwater system.

2. Terms of easement, profit a prendre, restriction, or positive covenant numbered 2 & 4 in the plan.

Terms of easement in accordance with Part 7 Schedule 4A of Conveyancing Act 1919.

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

All trees located at the front of the burdened lot may not be disturbed unless with consent of the benefitting authority.

Name of person empowered to release, vary or modify restriction or positive covenant number 1, 2 & 3

Mid-Coast Council

Executed by Coastal View Heights Developments Pty Ltd ACN 620990436 by:

Director

Name

KEITH CURTAIN.

Secretary

Name

R.L. Bridgewater

ROBIN LYNETTE BRIDGEWATER

ke

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

(Sheet 3 of 3 sheets)

Plan: **DP1270235**

Plan of Subdivision of Lot 100

DP 1265362

covered by Subdivision Certificate No 347/2021/SC

dated 8/12/2020

Full name and address of proprietor of land:

Coastal View Heights
Development Pty Ltd
46 Coastal View Drive
Tallwoods Village NSW 2430

~~Executed by Coastal View Heights Developments Pty Ltd ACN 620990436 by:~~

~~Director~~

~~Secretary~~

~~Name~~

~~Name~~

Mid-Coast Council by its authorised delegate pursuant to s.377 Local Government Act 1993

BRUCE MOORE
Name of Delegate

[Signature]
Signature of Delegate

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

SARAH HAWKE
Full Name of Witness

[Signature]
Signature of Witness

ct- 2 Pitteney Street, Taree NSW 2430
Address of Witness

REGISTERED



22/01/2021

[Handwritten mark]