

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A 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, OF THE
CONVEYANCING ACT, 1919, AS AMENDED**

Lengths are in metres.

(Sheet 1 of 17 sheets)

Plan: **DP1158596**

Plan of Subdivision of Lots 42 and 43
DP 1061416
covered by Subdivision Certificate No *SubCert 10/0071*
dated the *29th* day of *November* 2010

Full name and address of

Gandangara Local Aboriginal Land Council

ABN 59 476 858 149

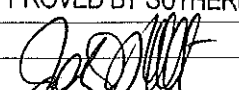
the Proprietor of the land:

Level 1, 103 Moore Street, Liverpool NSW 2170.

PART 1

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	Easement to Drain Water 3&5 wide (A)	Lot 41	Sutherland Shire Council
2	Positive Covenant for Maintenance of Detention Facilities (B)	Lot 41	Sutherland Shire Council
3	Easement for Support variable width (C)	Lot 41	Road 1 and Timbrey Circuit Sutherland Shire Council
4	Positive Covenant restricting future development (D)	Lot 41	Sutherland Shire Council
5	Positive Covenant Rainwater tanks (E)	Lots 1 to 39 Inclusive	Sutherland Shire Council

APPROVED BY SUTHERLAND SHIRE COUNCIL


Authorised Officer

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(Sheet 2 of 17 sheets)

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6	Positive Covenant for Asset Protection Areas and maintainance of fire trails (F)	Lot 41	Sutherland Shire Council
7	Positive Covenant for Inner Protection Areas and maintainance of landscaping (G)	Lots 1, 2, 3, 29, 33, 34, 35 and 39	Sutherland Shire Council
8	Positive Covenant for the protection of translocated <i>Hibbertia Species (H)</i>	Lot 41	Sutherland Shire Council
9	Restriction as to user (I)	Lot1	Sutherland Shire Council
10	Easement for access for vegetation management (J) (Whole of lot)	Lot 41	Lots 1,2 and 3
11	Positive Covenant for maintainance of Easement (K)	Lots 1,2 and 3	Sutherland Shire council
12	Restriction on Use (L)	Each Lot	Each Other Lot
13	Restriction on Use (M)	Lots 1, 2, 3, 25 and 28	Each Other Lot
14	Restriction on Use (N)	Each Lot	Each Other Lot
15	Easement for fire trail 6 wide and variable width (O)	Lot 41	Sutherland Shire Council

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dated the day of 2010

PART 2 (Terms)

In this instrument unless a contrary intention appears:

Asset Protection Zone, Conservation Management Plan, Inner Protection Zone and Vegetation Management Plan all have the meaning as defined in the Development Consent;

Benefited Lot includes each and every part of the Benefited Lot shown so designated on the Plan and any part of it with which the right is capable of enjoyment;

Burdened Lot includes each and every part of the Burdened Lot shown so designated on the Plan and any part of it with which the right is capable of enjoyment;

Benefited Owner means the owner for the time being of the Benefited Lot, its respective successors, transferees, assigns and all persons authorised by it, any person who is entitled to an estate or interest in the Benefited Lot;

Building Works means any construction works on a Burdened Lot requiring approval from a Consent Authority;

Burdened Owner means the owner for the time being of the Burdened Lot, its respective successors, transferees, assigns and any person authorised by it, any person who is entitled to an estate or interest in the Burdened Lot;

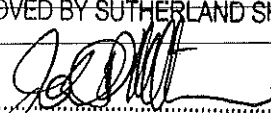
Consent Authority means the local council and where applicable any other statutory authority or service authority;

Design Compliance Checklist means the design compliance checklist contained at the back of this document;

Design Criteria means:

- (a) dwelling setbacks from primary street frontages are to be 4.5 metres;
- (b) garages and carports are to be setback a distance of 1.2 metres or greater from the building façade;
- (c) maximum driveway width at boundary to be 4 metres;
- (d) new development should not overshadow a solar collector on the adjoining property;

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- (e) the roof design shall consist of a predominantly pitched roof style;
- (f) side fences to be constructed of timber and be lapped and capped;
- (g) side fence shall setback 1.5 metres behind the building façade;
- (h) fencing on the secondary street frontage of corner blocks are not to extend for greater than 50% of the length of the secondary street frontage and be constructed in accordance with clause (g) above;
- (i) any new plantings shall be a species identified in the Preferred Landscaping Schedule;
- (j) a new dwelling erected on a lot shall be designed to achieve a 25% increase above the minimum standards for water or energy efficiency than required by any development control plan or other environmental planning instrument; and
- (k) the colour of external finishes shall be selected from the following colour range:

ELEMENT	COLOUR
Roof and Guttering	Mid Grey
Walls (Render, timber, face brick)	Sandstone colours (Beige / off-white / dark beige. Avoid yellow hues.
Driveway and Paving in front setback	Mid to dark Grey oxide.
Trim (such as windows, barges, gutters, posts etc)	Dark Grey, Brown, Dark Red/Brown
Garage Doors	Mid to dark Grey

**Development
Consent** means

Land and Environment Court of New South Wales Order 11057 of 2008 approving Development Applciation DA07/1431 for the subdivision of Lots 42 and 43 in DP1061416;

Original Proprietor means Gandangara Local Aboriginal Land Council ABN 59 476 858 149 of 103 Moore St, Liverpool, NSW 2170; and

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Preferred Landscaping Schedule means the schedule of indigenous plant species contained in pages 40-43 of the Development Consent.

1. **Terms of Right of Easement to Drain Water 3&5 wide firstly referred to in the abovementioned plan:**

As set out in Part 1 of Schedule 8 of the Conveyancing Act, 1919.

2. **Terms of Positive Covenant for Maintenance of Detention Facilities secondly referred to in the abovementioned plan:**

The Burdened Owner covenants with Sutherland Shire Council and its successors that the Burdened Lot will only be used as permitted by the Development Consent specifically with respect to the provision and maintenance of the detention facilities the location and extent of which are delineated on the Plan.

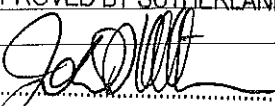
3. **Terms of Easement for Support variable width thirdly referred to in the abovementioned plan:**

Full and free right for Sutherland Shire Council and its successors to have the soil of the Benefited Lot and any roads or other structures or improvements which are now, or which may hereafter be erected thereon, supported laterally by a batter of earth, soil, cement, clay, sand, stones, rock and other clean materials the upper surface of which is covered with soil and which slopes gradually and evenly away from the road benefited together with the Council benefited and any person authorised by it, with any tools, implements or machinery necessary for the purpose, to enter upon the Burdened Lot and to remain there for any reasonable time for the purpose of reinforcing the support by excavating, benching out, re-compacting and replacing material in the parts of the Burdened Lot provided that the Council benefited and the persons authorised by him will take all reasonable precautions to ensure as little disturbance as possible to the surface of the Burdened Lot and will restore that surface as nearly as practicable to its original condition.

4. **Terms of Positive Covenant restricting future development fourthly referred to in the abovementioned plan:**

Any future development which takes place within the part of the Burdened Lot affected by the Easement to Drain Water firstly referred to in the Plan benefiting Sutherland Shire Council shall be designed and constructed to ensure that pipeline flows within the easement are capable of conveying the discharge from a 1 in 20 year storm event and that surcharging stormwater flows are contained within the easement boundaries up to and including the 1 in 100 year storm event.

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5. Terms of Positive Covenant fifthly referred to in the abovementioned plan:

The Burdened Owner must incorporate into the design and construction of future dwellings on the Burdened Lot rainwater tanks of 5000ltr capacity.

The Burdened Owner must ensure that these tanks and their associated pipes supports and the like are to maintained at all times in accordance with their manufacturer's specifications and the relative hydraulic design.

6. Terms of Positive Covenant for Asset Protection Areas and maintainance of fire trails sixthly referred to in the abovementioned plan:

The Burdened Owner must undertake the ongoing management of the Asset Protection Area shown on the Plan and also the ongoing maintenance of the fire trails on the Burdened Lot to a standard approved by the NSW Rural Fire Service together with any fire fighting water supply system including the tanks, lines, valves and the like. The Burended Owner must also comply with the Vegetation Management Plan prepared for the Asset Protection Zone.

7. Terms of Positive Covenant for Inner Protection Areas and maintainance of landscaping seventhly referred to in the abovementioned plan:

The Burdened Owner must maintain the Inner Protection Area located within the Burdened Lot and any landscape plans prepared with respect to the Burdened Lot shall have reference to the Vegetation Management Plan prepared for the Asset Protection Zone and shall include species that are both indigenous to the area and suitable for planting within the Inner Protection Area. The Burdened Owner must undertake ongoing maintenance of the landscape plantings within the Burdened Lot.

8. Terms of Positive Covenant for the protection of translocated *Hibbertia Species* eighthly referred to in the abovementioned plan:

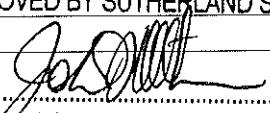
The Burdened Owner must, if the Burdened Lot contains translocated Hibbertia Species individuals, conserve and ongoing maintain those individuals in accordance with the Conservation Management Plan.

9. Terms of Restriction as to Use ninthly referred to in the abovementioned plan:

None of the following buildings shall be constructed on the Burdened Lot within 5 metres of the northern side boundary of the site:

- (a) Any part of a dwelling, including any deck, verandah or balcony attached to that dwelling.

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ECP007 01 88Ba
21/11/10

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(b) Any attached or detached garage, carport, or any enclosed ancillary building.

Any other ancillary development located within the 5 metre setback from the northern side boundary shall be constructed of non combustible material. In addition, all vegetation within the 5 metre setback from the northern side boundary shall be maintained as an Inner Protection Area as specified in Planning for Bush fire Protection, produced by the Rural Fire Service, to the satisfaction of the NSW Rural Fire Service.

10. Terms of Easement for access for vegetation management tenthly referred to in the abovementioned plan:

A Benefited Owner may enter the Burdened Lot for the purposes of maintaining those areas adjacent to the Benefited Lot as an Inner Protection Area in accordance with Planning for Bushfire Protection published by the Rural Fire Service and to the satisfaction of the NSW Rural Fire Service.

11. Terms of Positive Covenant for maintainance of Easement eleventhly referred to in the abovementioned plan:

The Burdened Owner must maintain that part of the Benefited Lot to which the Easement for access for vegetation management tenthly referred to in the Plan applies, as an Inner Protection Area in accordance with Planning for Bushfire Protection published by the Rural Fire Service, to the satisfaction of the Rural Fire Service.

The authority empowered to release, vary or modify easements and restrictions 1 to 11 is Sutherland Shire Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

12. Terms of Restriction on Use twelfthly referred to in the abovementioned plan

- 12.1 The Burdened Owner must not permit the accumulation of any rubbish, refuse, debris, pest or vermin infestation on the Burdened Lot at any time, including during the construction of any dwelling on the Burdened Lot.
- 12.2 The Burdened Owner must not erect any temporary structures on the Burdened Lot unless associated with the construction of a dwelling, in which case temporary structures are permitted for the duration of the construction period only.
- 12.3 The Burdened Owner must not permit a relocatable home to be erected or placed on the Burdened Lot.

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- 12.4 The Burdened Owner must not permit any caravan or boat to be parked on or within proximity of the Burdened Lot other than behind the primary building line of any dwelling erected on the Burdened Lot.
- 12.5 The Burdened Owner must not permit the erection of any signage or advertisements on the Burdened Lot other than a maximum of one sign advertising that the Burdened Lot is for sale from time to time, or those signs required by relevant legislation or Authorities related to approved Building Works.
- 12.6 The Burdened Owner must not plant or permit to be grown within the Burdened Lot any plant or vegetation which is not native to Australia and has the potential to either invade adjacent bushland or pose a bushfire risk.
- 12.7 The Burdened Owner must not permit any air-conditioning units, satellite dishes or other electronic sign receiving device, television or other antennae or garden shed is to be erected on the Burdened Lot which is visible from any street adjoining the Burdened Lot.

13. Terms of Restriction on Use thirteenthly referred to in the abovementioned plan

13.1 The Burdened Owner must not erect any fence on the boundary of the Burdened Lot unless:

- (a) the Burdened Owner erects the fence without expense to the Original Proprietor;
- (b) the erection of the fence and the design, quality and materials of the fence has been approved by the Original Proprietor; and
- (c) the fence is a palisade maximum height 1.5 metres constructed of 70 x 22 flat top palings with 20mm gaps set between 90x90 posts finished with charcoal stain.

14. Terms of Restriction on Use fourteenthly referred to in the abovementioned plan

- 14.1 For a period of five years from the date of registration of this Plan, no Building Works may be commenced on the Burdened Lot unless the proposed Building Works have been approved by the Original Proprietor.
- 14.2 Prior to the lodgement of a development application for Building Works with a Consent Authority, the Burdened Owner must submit a copy of the proposed development application to the Original Proprietor for its approval, along with the Design Compliance Checklist.

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ECP007 01 88Ba
21/11/10

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- 14.3 The Original Proprietor will not unreasonably withhold its approval where the proposed Building Works comply with the Design Criteria.
- 14.4 Approval from the Original Proprietor does not override any additional approval required from a Consent Authority. The Original Proprietor approval is to ensure the standard of the proposed Building Works is of a quality that will complement the surrounding streetscape.
- 14.5 The Burdened Owner must not carry out any Building Works which do not comply with any approval granted by the Original Proprietor or the Consent Authority.
- 14.6 Approval from the Original Proprietor does not constitute a warranty that:
- (a) the proposed Building Works will be approved by any Consent Authority; or
 - (b) the proposed Building Works are structurally sound.
- 14.7 The Original Proprietor will not charge a fee for the approval of any proposed Building Works
- 14.8 A Burdened Owner who submits proposed Building Works to the Original Proprietor for approval irrevocably and unconditionally:
- (a) releases the Original Proprietor its directors and officers and agents against all liabilities suffered or incurred by the Burdened Owner in relation to the Original Proprietor's approval of the Building Works; and
 - (b) indemnifies the Original Proprietor, its directors and officers and agents against all liabilities suffered or incurred by the Original Proprietor in relation to the Original Proprietor's approval of the Building Works.
- 14.9 The Original Proprietor may choose to approve a variation to the Design Criteria at any time where it feels the variation will benefit the amenity of the streetscape and overall development.

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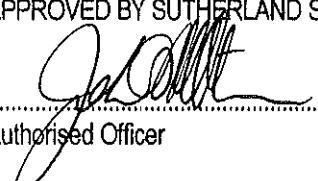
dated the 29th day of November 2010

**15. Terms of Easement for fire trail 6 wide and variable width fifteenthly referred to in the
abovementioned plan:**

Full and free right and liberty for the Sutherland Shire Council hereafter called the Council and every person authorised by the Council from time to time and at all times hereafter to construct, use and maintain a vehicular track for bush fire control and management on that part of the servient tenement 6 metres wide as is shown on the plan as "Easement for fire trail 6 wide and variable width" and to effect such alterations as are reasonably required for the Council's use of the said vehicular track and to carry out all acts necessary for and incidental to the construction, repair, cleaning, maintenance or inspection of the said track and together with full and free right and liberty for the Council from time to time and its servants and all persons authorised by it from time to time and at all times hereafter at its will and pleasure to pass and repass with or without vehicles and appliances of any description, laden or unladen and with any tools, implements or machinery necessary for that purpose or any purpose connected with or arising out of the control, management or prevention of bush fires over and along the easement and the immediate vicinity thereof and to remain thereat for any reasonable time for the purposes aforesaid provided that in so doing the Council will take all reasonable precautions to ensure as little disturbance as possible to the surface of the land within the easement or immediate vicinity thereof.

No building or other structure shall be erected, constructed or placed on the land shown as "Easement for fire trail 6 wide and variable width" and this restriction shall only be released, varied or modified by the consent of the Sutherland Shire Council.

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DESIGN COMPLIANCE CHECKLIST

LOT _____

APPLICANT _____

DATE RECEIVED _____

DATE APPROVED _____

COMPLIANCE CHECKLIST

The following information is required to be shown on the drawings that are submitted to Gandangara Local Aboriginal Land Council prior to lodging a Development Application or Complying Development Certificate

	DESIGN CRITERIA	COMPLIES
A	Dwelling setbacks from primary street frontages are to be 4.5m	
B	Garages and carports are to be setback a distance of 1.2m or greater from the building façade	
C	Maximum driveway width at boundary to be 4m	
D	New development should not overshadow a solar collector or the adjoining property. Check shadow drawings	
E	The roof design shall consist of predominately pitched roof style	
F	Side fences to be constructed of timber and be lapped and capped	
G	The side fence shall be 1.5m behind the building façade setback	
H	Fencing on the secondary street frontage of corner blocks are not to extend for greater than 50% of the length of the secondary street frontage and be constructed in accordance with subclause (g) above	
I	Any new plantings on a Burdened Lot shall be a species identified in the Preferred Landscape Schedule	

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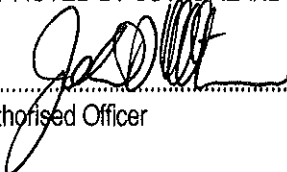
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J	A new dwelling erected on any lot shall be designed to achieve a 25% increase above the minimum standards for water or energy efficiency than required by any DCP or Environmental Planning Instrument. Presently this would mean: ▪ Water 50 ▪ Energy 50													
K	The colour of external finishes shall be selected from the following colour range: <table><tr><th>ELEMENT</th><th>COLOUR</th></tr><tr><td>Roof and Guttering</td><td>Mid Grey</td></tr><tr><td>Walls (Render, timber, face brick)</td><td>Sandstone colours (Beige / off-white / Dark Beige. Avoid yellow hues)</td></tr><tr><td>Driveway and paving (in front setback)</td><td>Mid to dark grey oxide</td></tr><tr><td>Trim (such as windows, barges, Posts etc)</td><td>Dark Grey, Brown, Dark Red / Brown</td></tr><tr><td>Garage doors</td><td>Mid to Dark Grey</td></tr></table>	ELEMENT	COLOUR	Roof and Guttering	Mid Grey	Walls (Render, timber, face brick)	Sandstone colours (Beige / off-white / Dark Beige. Avoid yellow hues)	Driveway and paving (in front setback)	Mid to dark grey oxide	Trim (such as windows, barges, Posts etc)	Dark Grey, Brown, Dark Red / Brown	Garage doors	Mid to Dark Grey	
ELEMENT	COLOUR													
Roof and Guttering	Mid Grey													
Walls (Render, timber, face brick)	Sandstone colours (Beige / off-white / Dark Beige. Avoid yellow hues)													
Driveway and paving (in front setback)	Mid to dark grey oxide													
Trim (such as windows, barges, Posts etc)	Dark Grey, Brown, Dark Red / Brown													
Garage doors	Mid to Dark Grey													

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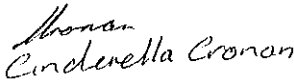
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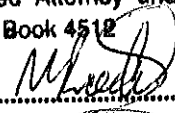
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Executed by Gandangara Local Aboriginal Land Council


M. J. JOHNSON
CEO

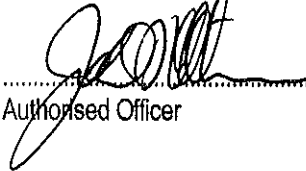

Cinderella Cronon
Chairperson



Mortgage under Mortgage No. **AF726193**
Signed at Sydney this **1st** day of
December 2010 for National
Australia Bank Limited ABN 12 004 044 937
by **Mark Riedel**
its duly appointed Attorney under Power of
Attorney No. 39 Book 4512
2 
.....
Level Attorney

Witness/Bank Officer **VANESSA VIZZARI**

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Preferred Landscape Schedule Vide Item "I" on Checklist

Sutherland Shire
COUNCILIndigenous plant species of Sutherland Shire
suitable for landscape and revegetation projects.

	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH
	TREES			
	Acacia decurrens	Green Wattle	4-10m	4-5m
	Acacia parramattensis	Green Wattle	5-10m	3-6m
	Acacia parvipinnula	Silver Stem Wattle	4-6m	3-4m
	Acacia floribunda	Sally Wattle	4-6m	4-5m
	Allocasuarina littoralis	Black She-Oak	4-8m	3-4m
	Allocasuarina torulosa	Forest Oak	5-8m	3-4m
	Angophora costata	Smooth Barked Apple	10-20m	8-10m
	Banksia serrata	Old Man Banksia	4-6m	3-5m
	Elaeocarpus reticulatus	Blueberry Ash	5-10m	3-4m
	Eucalyptus eugenoides	Thin Leaf Stringybark	15-20m	5-10m
	Eucalyptus globoides	White Stringybark	7-20m	5-8m
	Eucalyptus haemastoma	Scribbly Gum	10-15m	4-10m
	Eucalyptus paniculate	Grey Ironbark	15-25m	6-10m
	Eucalyptus pilularis	Blackbutt	20-30m	6-12m
	Eucalyptus punctata	Grey Gum	20-25m	6-12m
	Eucalyptus racemosa	Scribbly Gum	15-20m	6-12m
	Eucalyptus resinifera	Red Mahogany	15-20m	5-10m
	Eucalyptus tereticornis	Forest Red Gum	15-20m	6-12m
	Ficus rubiginosa	Rusty Fig	10-15m	5-10m
	Glochidion ferdinandi	Cheese Tree	8-15m	4-10m
	Melaleuca decora	White Feather Honey-myrtle	5-10m	3-5m
	Syncarpia glomulifera	Turpentine	10-18m	8-15m
	SHRUBS			
	Acacia brownii	Prickly Moses	0.5-0.7m	0.5m
	Acacia falcata	Sickle Leaf Wattle	1.5-2.5m	2-3m
	Acacia floribunda	Sally Wattle	2-4m	2-4m
	Acacia linifolia	Flax Leaf Wattle	2-3m	0.5-1m
	Acacia longifolia	Sydney Golden Wattle	3-5m	1-3m
	Acacia myrtifolia	Myrtle Wattle	0.5-1m	0.5-1m
	Acacia suaveolens	Scented Wattle	1-2.5m	0.5-1m
	Acacia stricta	Straight Wattle	2-3m	0.5m
	Acacia terminalis	Sunshine Wattle	1.5-3m	1m
	Banksia oblongifolia	Banksia	1-2m	1.5m
	Banksia marginata	Silver Banksia	3-4m	1.5-2m

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BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH
<i>Banksia spinulosa</i>	Hairpin Banksia	1.5-2m	1-1.5m
<i>Bursaria spinosa</i>	Blackthorn	1- 2m	1m
<i>Bossiaea heterophylla</i>	Variable Bossiaea	0.3- 0.5m	0.5m
<i>Callistemon citrinus</i>	Crimson Bottlebrush	1.5- 2.5m	1.5-2m
<i>Callistemon linearis</i>	Narrow Leaf Bottlebrush	1- 2m	1-2m
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	2- 5m	2-2.5m
<i>Correa reflexa</i>	Correa	0.5-1m	0.5-1m
<i>Dillwynia parvifolia</i>	Small Leaf Dillwynia	0.4m	0.5-1m
<i>Dillwynia retorta</i>	Egg and Bacon	0.5- 1.5m	0.5-1m
<i>Dodonaea triquetra</i>	Hop Bush	1- 2m	0.5-1m
<i>Gonocarpus tetracoides</i>	Germander Raspwort	0.2- 0.4m	0.3-5m
<i>Grevillea mucronulata</i>	Green Grevillea	1- 1.5m	0.5-1m
<i>Grevillea sericea</i>	Pink Spider Plant	1-1.5m	0.5-1m
<i>Hakea dactyloides</i>	Broad Leaf Hakea	2-4m	1-2m
<i>Hakea sericea</i>	Needlebrush	2- 3m	1-2m
<i>Hibbertia empetrifolia</i>	Trailing Guinea Flower	0.1 0.2m	0.5-1m
<i>Hibbertia linearis</i>	Showy Guinea Flower	0.4- 0.6m	0.5m
<i>Hibbertia obtusifolia</i>	Grey Guinea Flower	0.1- 0.3m	0.5m
<i>Hovea linearis</i>	Hovea	0.3- 0.5m	0.5m
<i>Lambertia formosa</i>	Mountain Devil	1- 2m	0.5m-1m
<i>Laslopetalum ferrugineum</i>	Rusty Petals	0.5- 1m	0.5-1m
<i>Leptospermum arachnoides</i>	Spider Tea Tree	0.2- 0.4m	0.5-1m
<i>Leptospermum parvifolium</i>	Small Leaf Tea Tree	0.3- 0.5m	1-1.5m
<i>Leptospermum polygalifolium</i>	Lemon Scented Tea Tree	3-5m	1.5m
<i>Leptospermum squarrosum</i>	Tea Tree	0.5- 1m	0.5-1m
<i>Lobelia dentata</i>	Lobelia	0.2- 0.3m	0.2m
<i>Lobelia gracilis</i>	Lobelia	0.2- 0.3m	0.2m
<i>Lomatia silaifolia</i>	Parsley Bush	0.2- 0.4m	0.3-5m
<i>Melaleuca nodosa</i>	Ball Honey Myrtle	1-2m	1-1.5m
<i>Melaleuca thymifolia</i>	Melaleuca	0.5- 1m	0.5-1m
<i>Ozothamnus diosmifolium</i>	Paper Daisy	1- 2m	0.5-1m
<i>Persoonia pinifolia</i>	Pine Leaf Geebung	2.5- 3m	1-1.5m
<i>Phebalium squamulosum</i>	Phebalium	0.5-2m	0.5-1.5m
<i>Pimelia linifolia</i>	Rice Flower	0.3- 0.5m	0.3-5m
<i>Pittosporum revolutum</i>	Rough Fruited Pittosporum	1.5-2.5m	1-1.5m
<i>Platylobium formosum</i>	Handsome Flat Pea	1-1.5m	0.5-1m
<i>Pomaderris ferruginea</i>	Rusty Pomaderris	1-1.5m	1m
<i>Pomaderris lanigera</i>	Woolly Pomaderris	2-3m	1-1.5m
<i>Pomax umbellata</i>	Pomax	0.1- 0.3m	0.5m
<i>Pultenaea daphnoides</i>	Bush Pea	1.5-3m	1.5-2m
<i>Pultenaea hispidula</i>	Bush Pea	0.3- 1m	0.5-1m
<i>Pultenaea linophylla</i>	Bush Pea	0.5- 1m	0.2-5m
<i>Pultenaea stipularis</i>	Bush Pea	1-1.5m	0.5-1m
<i>Pultenaea villosa</i>	Bush Pea	0.5- 1m	0.5-1m
<i>Tetralthea neglecta</i>	Black Eyed Susan	0.1- 0.2m	0.2m
<i>Viminaria juncea</i>	Native Broom	2-3m	1-1.5m

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	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH
	CLIMBERS			
	Billardiera scandens	Appleberry		
	Clematis aristata	Travellers Joy		
	Clematis glycinoides	Travellers Joy		
	Eustrophus latifolius	Wombat Berry		
	Geltonoplesium cymosum	Scrambling Lily		
	Glycine clandestinum	Lovers Twine		
	Hardenbergia violacea	False Sarsaparilla		
	Hibbertia dentata	Twining Guinea Flower		
	Kennedia prostrata	Running Postman		
	Kennedia rubicunda	Dusky Coral Pea		
	Marsdenia rostrata	Common Milk Vine		
	Pandorea pandorana	Wonga Vine		
	Sarcopetalum harveyanum	Pearl Vine		
	Smilax glycyphylla	Sarsaparilla		
	Stephania japonica	Snake Vine		
	GRASSES AND TUFTED PLANTS			
	Cymbopogon refractus	Barbed Wire Grass	0.3- 0.5m	
	Danthonia species	Wallaby Grass	0.3- 0.5m	
	Dianella caerulea	Blue Flax Lily	0.3- 0.5m	
	Dianella revoluta	Mauve Flax Lily	0.3- 0.5m	
	Dichelachne crinita	Longhair Plume Grass	0.3- 0.5m	
	Dichelachne micrantha	Shorthair Plume Grass	0.5-1m	
	Dichelachne rara	Plume Grass	0.5-1.5m	
	Echinopogon caespitosus	Hedgehog Grass	0.3m	
	Eragrostis brownii	Browns Love Grass	0.2-0.5	
	Gahnia aspera	Saw Sedge	1.5m	
	Gahnia clarkel	Sword Grass	1-2m	
	Gahnia melanocarpa	Sword Grass	1m	
	Gahnia sieberl	Sword Grass	1-2m	
	Imperata cylindrica	Blady Grass	1m	
	Lomandra longifolia	Spiny Mat Rush	0.4- 0.6m	
	Lomandra multiflora	Mat Rush	0.2-0.3m	
	Microlaena stipoides	Weeping Meadow Grass	0.2- 0.4m	
	Oplismenus aemulus	Basket Grass	0.1m	
	Patersonia glabrata	Leafy Purple Flag	0.2- 0.3m	
	Patersonia sericea	Silky Purple Flag	0.2- 0.3m	
	Poa affinis	Grass	0.3	
	Stipa pubescens	Spear Grass	1- 1.5m	
	Themeda australis	Kangaroo Grass	0.3- 0.5m	
	Wahlenbergia communis	Bluebell	0.2m	
	Wahlenbergia gracilis	Slender Bluebell	0.2m	

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	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH
	GROUNDCOVERS			
	Centella asiatica	Centella	0.1m	
	Dichondra repens	Kidney Weed	0.05m	
	Geranium homeanum	Northern Cranesbill	0.2m	
	Glycine clandestinum	Lovers Twine	0.1m	
	Goodenia hederacea	Ivy Leaf Goodenia	0.1m	
	Hibbertia diffusa	Guinea Flower	0.2m	
	Polymeria calcina	Swamp Bindweed	0.1m	
	Viola hederacea	Native Violet	0.1m	
	FERNS			
	Adiantum hispidulum	Rough Maidenhair Fern	0.2m	
	Blechnum cartilagineum	Gristle Fern	0.5m	
	Blechnum camfieldii	Fern	0.4m	
	Blechnum indicum	Swamp Water Fern	0.3m	
	Calochlaena dubia	Rainbow Fern	0.5	
	Doodia aspera	Rasp Fern	0.1m	
	Hypolepis muelleri	Harsh Ground Fern	0.3m	
	Pellaea falcata	Sickle Fern	0.2m	
	WETLAND PLANTS			
	Alisma plantago-aquatica	Water Plantain	1m	
	Baumea articulata	Jointed Twig Rush	1m	
	Baumea rubiginosa	Soft Twig Rush	1m	
	Baumea teretifolia	Wrinkle Nut Twig Rush	1m	
	Carex appressa	Carex	0.5-1.0m	
	Cladium procerum	Leafy Twig Rush	1.5m	
	Elaeocharis sphacelata	Tall Spike Rush	1-1.5m	
	Gahnia clarkii	Sword Grass	1-2m	
	Gahnia sieberi	Sword Grass	1-1.5m	
	Juncus continuus	Rush	1-1.5m	
	Juncus planifolius	Rush	1m	
	Juncus usitatus	Common Rush	0.5m	
	Ottelia ovalifolia	Swamp Lily	0.4m	
	Paspalum distichum	Water Couch	0.2m	
	Phyllidrum lanuginosum	Woolly Frogmouth	1.5m	
	Potamogeton crispus	Curly Pond Weed	0.5m	
	Schoenoplectus littoralis	Club Rush	1- 1.5m	
	Schoenoplectus mucronatus	Twisted Club Rush	1m	
	Schoenoplectus validus	River Club Rush	1m	
	Typha orientalis	Bullrush	2m	

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24.12.2010