



Urban Land Housing

Statement of Environmental Effects

Boundary Adjustment
Two into Two Lots

Lot 2 and Lot 3 DP1256730
799 New England Highway and 70 Christopher Road, Lochinvar

April 2021

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Approved	AR

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1 Introduction

This report has been prepared on behalf of Urban Land Housing.

This application seeks development consent for a two into two lot boundary adjustment between Lot 2 and Lot 3 DP1256730, located at 799 New England Highway and 70 Christopher Road, Lochinvar. No works are proposed as part of the boundary adjustment, it is purely a paper subdivision to facilitate sale of the land for contractual purposes.

A detailed description of the proposal is provided at Section 3.0.

Development plans are included in the appendix to this report.

This report has determined that the proposal is generally compliant with relevant State and the various Maitland City Council Planning Instruments.

2 Site Analysis

2.1 Site Description

The real property description is Lot 2 and Lot 3 DP1256730, located at 799 New England Highway and 70 Christopher Road, Lochinvar.

The subject land is positioned off the southern side of New England Highway between Winders Lane to the east and Station Lane to the west. Christopher Road (a partially formed road) cuts through the northern portion of Lot 3 in an east-west direction. Lot 2 forms part of the Lochinvar Ridge Estate, an area of future general residential development.

Currently the site is used for grazing purposes and is largely cleared of vegetation. Figure 1 illustrates the existing conditions of the subject site through an aerial photograph.



Figure 1 - Aerial Photo of Site (Source: SIX Maps)

2.2 Locality

The site is located in the Lochinvar Urban Release Area within the Maitland Local Government Area (LGA). Lochinvar is positioned approximately 13 kilometres north west of Maitland. Figure 2 indicates the position of the proposed subject site with respect to the greater Lochinvar area.



Figure 2 - Aerial Photo of Locality (Source: SIX Maps)

2.3 Infrastructure

The site is capable of being serviced by power, telecommunications, sewer and water infrastructure. However, no works are proposed as part of this development application. Any future development will be required to provide appropriate infrastructure and services will be made available when the proposed lots are further subdivided to create residential allotments.

2.4 Background

A portion of the subject land, being Lot 2 DP1256730, is subject to development approval 2017-1401:2 for the staged residential subdivision of the land.

3 Proposal in Detail

3.1 Proposed Development

The Development Application to Maitland City Council seeks development consent for a two into two lot boundary adjustment of the site. There are no physical works proposed as part of this development application.

Table 1 below includes the range of allotment types and sizes proposed as part of the subdivision. For further detail refer to the Boundary Adjustment Plan included in Appendix A.

Table 1– Proposed Lot Details

Lot	Size	Purpose
31	14.40ha	Portion of lot (area subject of boundary adjustment) to be sold to Urban Land Housing for future residential subdivision.
32	71.02ha (including residue)	Lot to be kept in current ownership.

The purpose for the proposed boundary adjustment is to facilitate the sale of land to the developer prior to commencing the subdivision works as per contractual arrangements. Appropriate easements for services and rights of access have been created as part of the underlying Deposited Plan for each lot as required. These easements and rights of access will continue to be provided for the lots. Please refer to Appendix B, which contains existing Deposited Plan 1256730.

A separate Development Application is to be lodged with Council for the subdivision of the parcels into residential allotments, with associated road and subdivision infrastructure works. A portion of the subject land, being Lot 2 DP1256730, is subject to development approval 2017-1401:2 for the residential subdivision of the land.

4 Statutory Matters

4.1 Environmental Planning & Assessment Act 1979

The proposed boundary adjustment can be classified as integrated development under Part 4 of the EP&A Act. This SEE considers the relevant provisions of the Act as part of the assessment and concurrence is required from NSW Rural Fire Service.

4.2 State Environmental Planning Policies

4.2.1 State Environmental Planning Policy No 55 – Remediation of Land

Clause 7 of State Environmental Planning Policy No 55 – Remediation of Land requires the consent authority to consider whether land is contaminated during the development application process. Phase 1 & 2 Contamination Assessments were undertaken by Coffey Services Australia for the subject land in 2015 and 2017. These contamination assessments determined that the potential for soil and/or surface water contamination to be present at the site, at levels requiring additional investigations, remediation and/or management to be low. No further investigation is considered necessary for the proposed development.

4.2.2 State Environmental Planning Policy (Coastal Management) 2018

The subject site is not located within the Coastal Use Area or Coastal Environment Area according to SEPP (Coastal Management) 2018 mapping.

4.3 Regional Strategies

The subject land is included in the Hunter Regional Plan 2036 as an existing residential growth area, which will facilitate future housing and urban renewal opportunities, as shown in Figure 3. The proposal is therefore consistent with the Hunter Regional Plan 2036 as the boundary adjustment will facilitate the sale of land, which will allow for the future subdivision of the land for residential purposes.

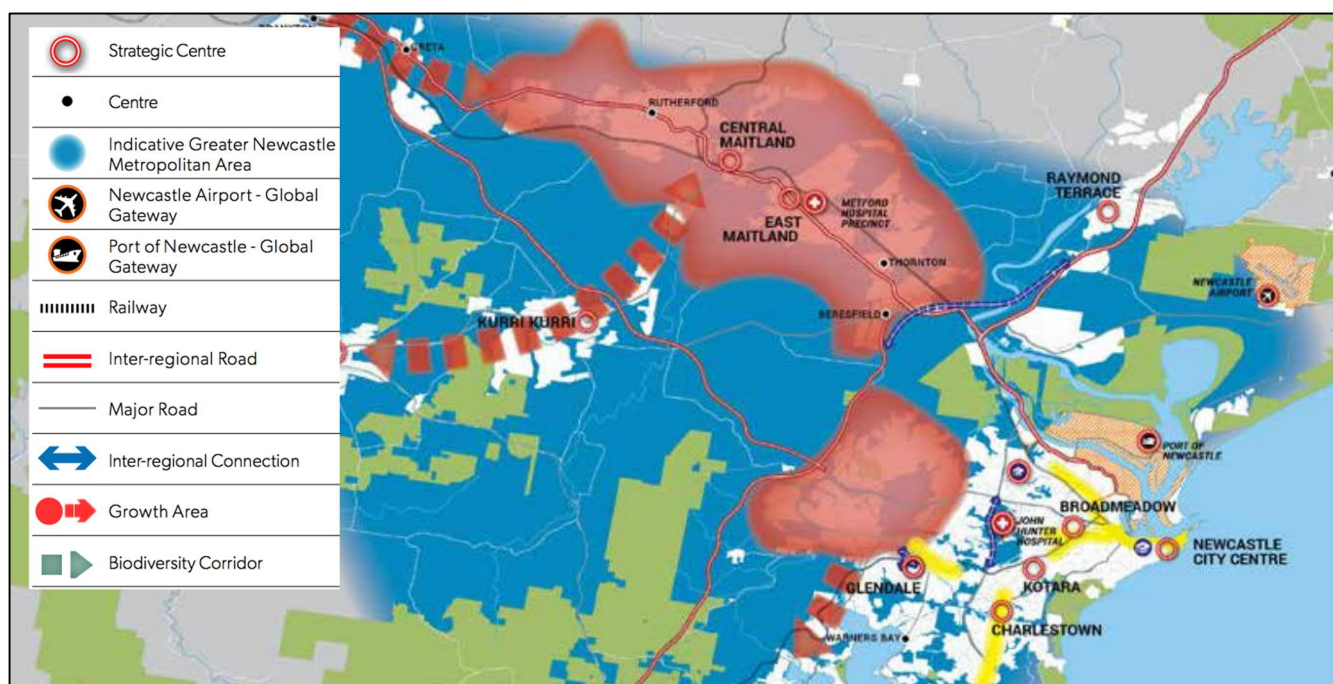


Figure 3 - Regional Strategy (Source: Hunter Regional Plan 2036)

4.4 Local Environmental Plans

4.4.1 Maitland Local Environmental Plan (LEP) 2011

Under the provisions of the Maitland Council LEP 2011 the site is zoned R1 General Residential and RU2 Rural Landscape. The zone objectives are as follows:

R1 General Residential

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

RU2 Rural Landscape

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To provide for a range of non-agricultural uses where infrastructure is adequate to support the uses and conflict between different land uses is minimised.

The proposed boundary adjustment is to facilitate the future development of the land which will provide for the housing needs of the community.

Other Relevant Clauses:

Clause 2.6 Subdivision – consent requirements

The proposal can be defined as a subdivision under the Maitland LEP 2011. The proposed development is permissible subject to development consent as per Clause 2.6.

Clause 4.1 Minimum Subdivision Lot Size

The objectives of this clause are:

- (a) to ensure that lot sizes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,*
- (b) to prevent the fragmentation of rural land.*

The minimum lot size should comply with the minimum size shown on the extract of the LEP mapping included in Figure 4 below.

The proposed development is consistent with this requirement, with the area of each of the proposed lots being greater than 450m².

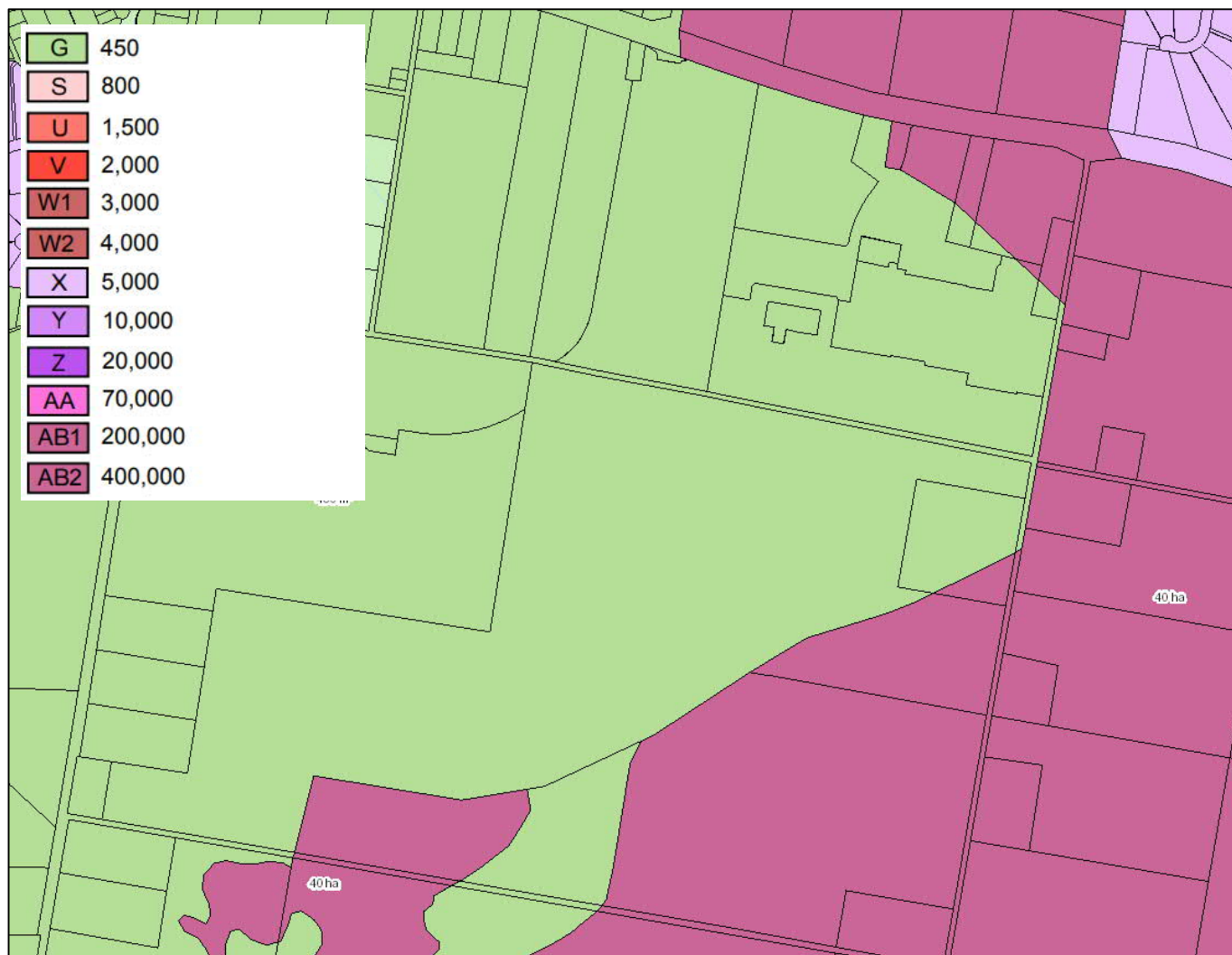


Figure 4 – LEP Extract – Minimum Lot Size Map (Source: ePlanning Spatial Viewer)

Clause 4.2C Minimum Subdivision Lot Sizes for Certain Split Zones

The RU2 zoned land will be contained within proposed Lot 32. Clause 4.2C of the LEP allows for subdivision of land with split zonings to be under the minimum lot size requirement if the residential zoned land is not less than the minimum lot size requirement.

Clause 6.1 Arrangements for designated State public infrastructure

Clause 6.1 of the LEP requires satisfactory arrangements to be made for the provision of designated State public infrastructure if the land is to be developed intensively for urban purposes. Given that the proposed development is for a boundary adjustment to facilitate land sale only, will not create any additional allotments and is not an intensive development of the site, this requirement is not relevant to the proposed boundary adjustment, however, will be implemented with the future subdivision of the development lot.

Clause 6.2 Public Utility Infrastructure

Public utility infrastructure essential for the proposed development will be made available when required.

Clause 6.3 Development Control Plan

The Maitland Development Control Plan 2011 Part F.9 – Lochinvar Urban Release Area was prepared for the area and provides for the matters specified in clause 6.3(3).

Clause 7.1 Acid Sulfate Soils

The objective of this clause is:

- (1) *The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.*

The subject site is mapped as containing Class 5 Acid Sulfate Soils as illustrated in Figure 5 below. The proposed development does not involve any works and therefore will not likely lower the watertable below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. No further assessment is required at this time.

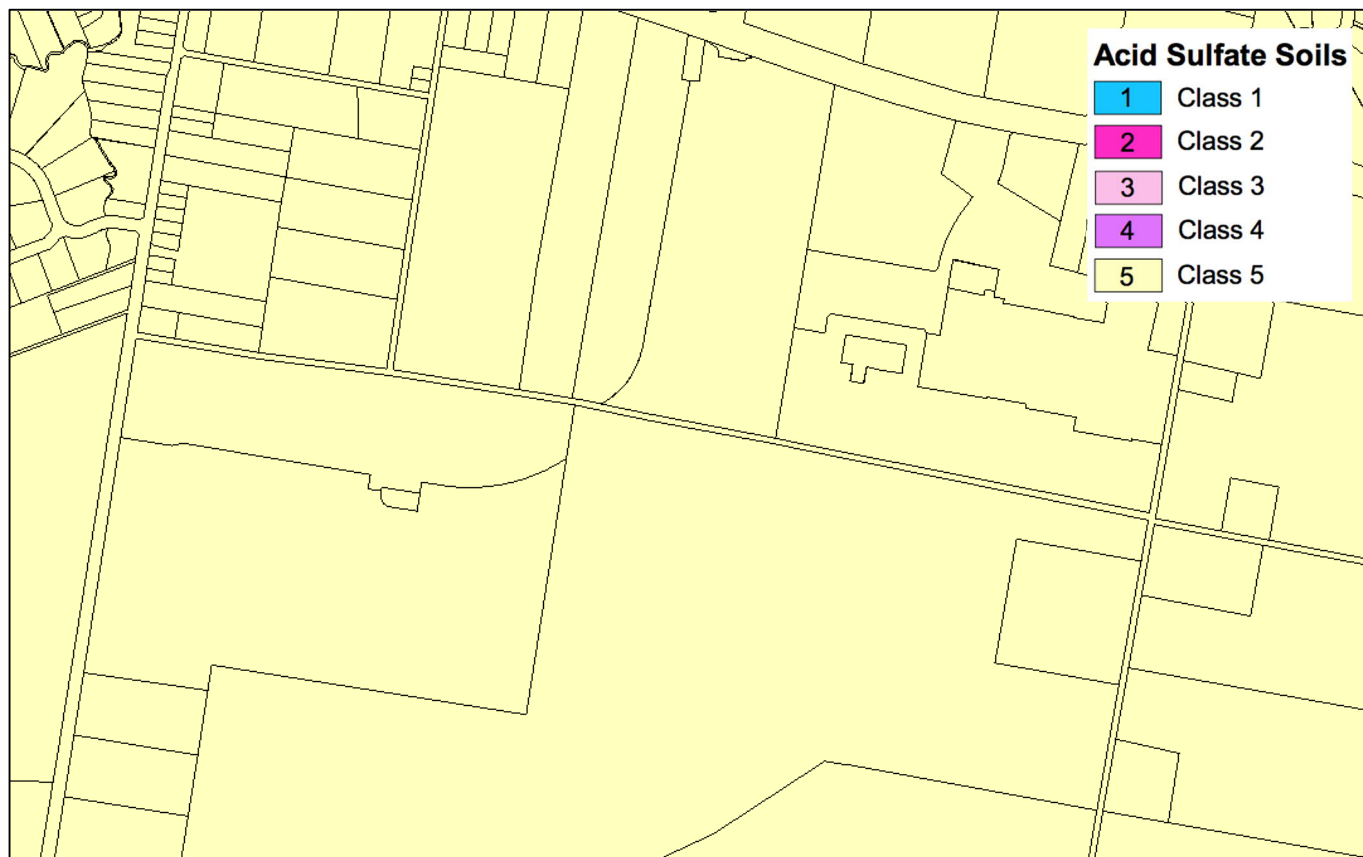


Figure 5 – LEP Extract – Acid Sulfate Soils Map (Source: ePlanning Spatial Viewer)

Clause 7.3 Flood Planning

The site is not mapped as being affected by flooding according to the Maitland LEP 2011 Flood Planning Map. No further assessment is required at this time.

Clause 7.4 Riparian Land and Watercourses

Clause 7.4 of the Maitland LEP 2011 aims to protect water quality, bed and bank stability and habitats within watercourses and riparian areas. No physical works are proposed as part of this development application that would impact the watercourse and surrounding ecology. Due to the nature of the proposed development, no adverse environmental impact is expected to arise from approval of the development.

4.5 Development Control Plan

4.5.1 Maitland Development Control Plan 2011

Our assessment of the proposal confirms that the proposal generally satisfies Council's relevant development controls as outlined within Table 2.

Table 2– Development Control Matrix

DCP Requirement	Comment
Part B: Environmental Guidelines	
Chapter B.2: Domestic Stormwater	
Performance Criteria	No works or improvements are proposed as part of the boundary adjustment and therefore the proposed development does not require any modifications to the natural stormwater drainage system. Stormwater will continue to drain by infiltration to the natural watercourses located within the site. No drainage works are required as part of this application.
Chapter B.7: Riparian Land and Waterways	
	The subject land is mapped as containing watercourse land in accordance with Council's LEP Mapping. No physical works are proposed which would trigger the requirements for referral to the Natural Resources Access Regulator.
Part C: Design Guidelines	
Chapter C.10: Subdivision	
Title System for Subdivision	The boundary adjustment will result in the proposed lots being Torrens Title.
Subdivision Design Process	The design of the boundary adjustment has taken into consideration the future logical development pattern of the site and existing contractual arrangement for land sale.
Flora and Fauna	No vegetation removal is proposed as part of the boundary adjustment.
Heritage and Archaeology	There are no known European heritage items on or near the site. An Aboriginal Heritage Impact Permit (Number: C0005103) was issued for the subject site on 24 September 2019. The previously identified sites have been updated as destroyed on the AHIMS register.
Hazards	A small area within the southern portion of the site

	<p>is mapped as “Bushfire Prone Land – Category 1 Vegetation with 100m buffer”. The mapping shows that the site predominantly occurs within the 100m buffer, with the bushfire hazard vegetation located to the west of the site.</p> <p>The proposed development seeks to adjust the boundary between Lot 2 and Lot 3 facilitate the sale of the land for future development only and does not include any building components. As a result, no Asset Protection Zones or associated construction standards need to be applied to the site.</p> <p>The proposed development will not increase the bushfire risk to the property. Any future residential subdivision development of the site will need to consider bushfire as part of any future development application.</p>
Lot Size and Dimensions	<p>The minimum lot sizes comply with the provisions of the LEP as detailed above in Section 4.4.1. All allotments are over the 450m² minimum.</p> <p>The RU2 zoned land will be contained within a single lot, proposed Lot 32. Clause 4.2C of the LEP allows for subdivision of land with split zonings to be under the minimum lot size requirement if the residential zoned land is not less than the minimum lot size requirement.</p>
Solar Access and Energy Efficiency	The proposed subdivision does not create any residential allotments.
Drainage, Water & Soil Erosion	No physical works have been proposed that would adversely impact or influence run-off and erosion. Stormwater will continue to drain from the site by infiltration to the natural watercourses.
Landscape, Streetscape & Visual Impact	The proposed subdivision will not have any adverse impacts on the existing streetscape or produce any visual impacts that will detrimentally affect neighbouring properties.
Effluent Disposal	No effluent disposal is required for the proposed subdivision. Services will be provided as part of the future subdivision of the lands.
Roads & Access, Pedestrian & Cycleways	No roads are proposed as part of the subdivision. Existing easements and rights of access allow access to each lot.
Crime Prevention	The proposed subdivision will retain the current available level of surveillance.
Site Filling	No site filling or earthworks are proposed as part of this development application.

Reticulated Services	Any future development will be required to provide appropriate infrastructure and services will be made available when the proposed lots are further subdivided to created residential allotments. Application has been made to Hunter Water for Plan Stamping and Notice of Formal Requirements for the proposed Boundary Adjustment.
Entry Features	No entry features are included as part of this proposed development.
Street Names	No new street names are required as part of the proposed development.
House/Lot Numbering	New lot numbering will be provided to the created lots upon registration of the final plan of subdivision. As no additional lots are to be created, the existing house numbering is to be retained.
Part F: Urban Release Areas	
Chapter F.9: Lochinvar Urban Release Area	
Description	The site falls within the Lochinvar Urban Release Area.
Staging Plan	The site falls within Stage 1 of the Lochinvar Urban Release Area Staging Plan.
Transport and Movement	Not applicable to the proposed development.
Overall Landscaping Strategy	Not applicable to the proposed development.
Passive and Active Recreation Areas	Not applicable to the proposed development.
Stormwater Quality and Management	No physical works have been proposed that would adversely impact or influence stormwater quality. Stormwater will continue to drain from the site to the natural watercourses.
Amelioration of Natural and Environmental Hazards	The site contains Class 5 Acid Sulfate Soils. As discussed in section 4.4 above, the works will have no impact on Acid Sulfate Soils. The proposed development seeks a boundary adjustment to facilitate the sale of the land for future development only and does not include any building components. As a result, no Asset Protection Zones or associated construction standards need to be applied to the site. The proposed development will not increase the bushfire risk to the property. Any future residential subdivision development of the site will need to consider bushfire as part of any future development application.
Aboriginal and European Heritage	There are no known European heritage items on or near the site.

	An Aboriginal Heritage Impact Permit (Number: C0005103) was issued for the subject site on 24 September 2019. The previously identified sites have been updated as destroyed on the AHIMS register.
Key Development Sites	Site not identified as a key site and therefore this control is not applicable.
Residential Densities	Not applicable to the proposed development.
Neighbourhood Commercial Retail Uses	Not applicable to the proposed development.
Provision of Public Facilities and Services	Not applicable to the proposed development.

4.6 Water Management Act 2000

Under Part 3 of Chapter 3 a person must obtain a permit for water use approval, water management work approval or activity approval.

No building works are proposed in close proximity to a water course and the integrated approval of the Natural Resources Access Regulator is not required in this instance.

4.7 Rural Fires Act 1997 & Planning for Bushfire Protection

The subject site is partly located within a designated bushfire prone area (Figure 6) and the proposed Subdivision requires authorisation under Clause 100B of the Rural Fires Act 1997. The application will therefore require referral to the NSW Rural Fire Service for concurrence.

A small area within the southern portion of the site is mapped as "Bushfire Prone Land – Category 1 Vegetation with 100m buffer". The mapping shows that the site predominantly occurs within the 100m buffer, with the bushfire hazard vegetation located to the west of the site.

The proposed development is a boundary adjustment to facilitate the sale of the land for future residential subdivision development. The proposal does not include any building works, create any additional lots or create residential lots for buildings and will not increase the bushfire risk to the property. As a result, no Asset Protection Zones or associated construction standards need to be applied to the site.

The proposed development will not increase the bushfire risk to the property. Any future residential subdivision development of the site will need to consider bushfire as part of any future development application.

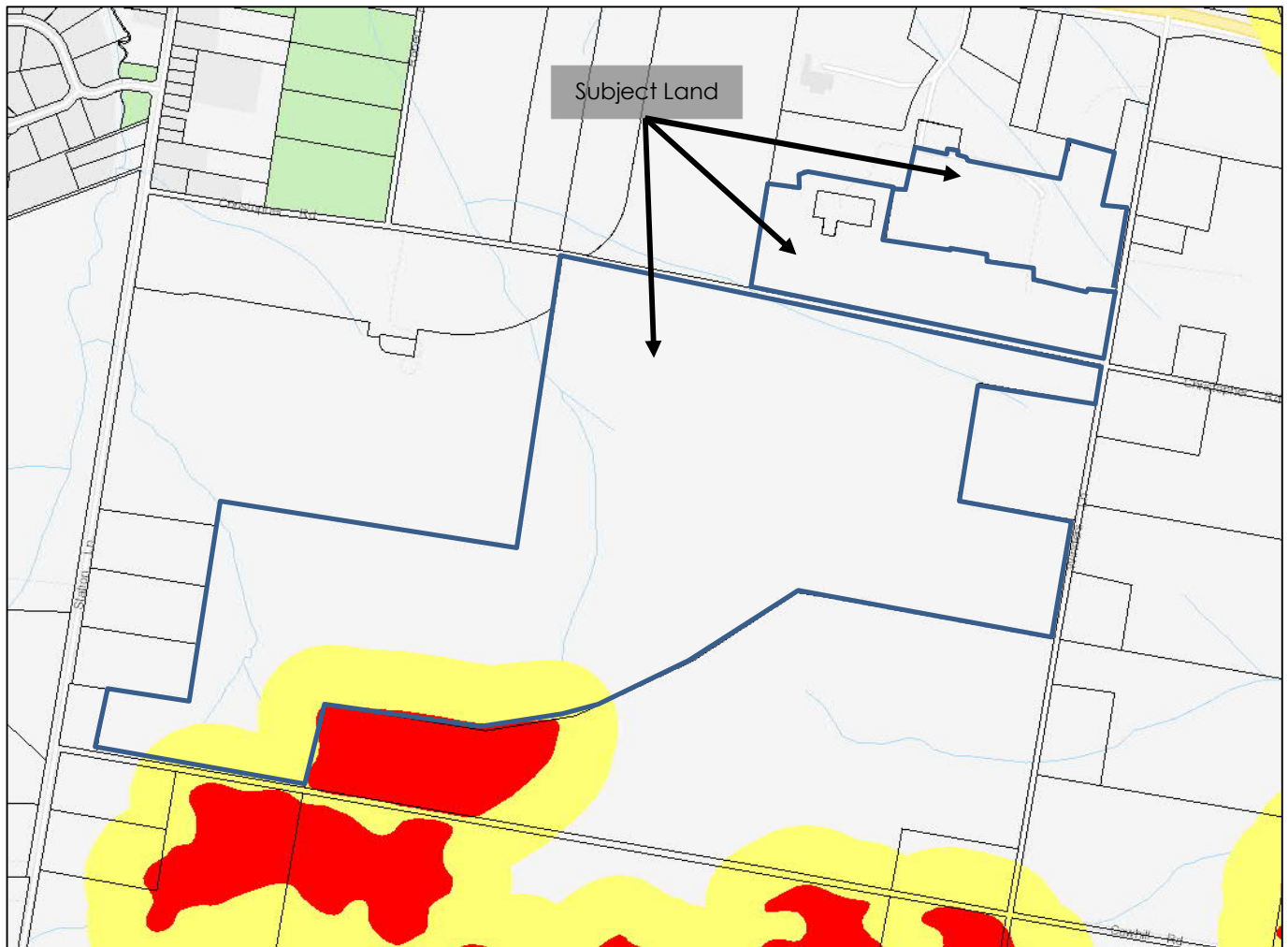


Figure 6 - Bushfire Prone Land (ePlanning Spatial Viewer)

4.8 Biodiversity Conservation Act 2016

In accordance with Part 7 of the Biodiversity Conservation Act, the proposal does not require a supporting biodiversity development assessment report because:

- (a) the development is not likely to significantly affect threatened species or ecological communities, or their habitats;
- (b) the development does not trigger any biodiversity offsets schemes; and
- (c) the development is not proposed in a declared area of outstanding biodiversity value.

4.9 Environment Protection Biodiversity Conservation Act 1999

The Environment Protection Biodiversity Conservation Act 1999 (EPBC Act herein) is a Commonwealth legislation and does not fall within the purview of Council to consider or enforce this legislation.

Any listing applicable to this legislation could be considered to reflect public interest pursuant to section 4.15 of the EP&A Act. However, as the Council has no authority to impose conditions or influence the protection of any species found on site, no further assessment is required at this time. The onus is on the Applicant to be aware of the requirements per the Commonwealth legislation and penalties associated with actions inconsistent with the EPBC.

5 Section 4.15 Assessment

5.1 (a)(i) The provisions of any Environmental Planning Instrument

As outlined in Section 4.0 the proposal has been prepared in light of the relevant environmental planning instruments.

5.2 (a)(iii) The Provisions of any Development Control Plan

The proposal has been prepared having regard for relevant DCP requirements, refer Section 4.0.

5.3 (b) The Likely Impacts of That Development

Environmental Responsibility and Land Capability

The proposed development is not anticipated to have any adverse impact on the locality or have any further impact upon the surrounding natural or built environment as no works are proposed. This area has been released for residential development and the proposed boundary adjustment will facilitate the sale of land for future residential development. The proposed development is therefore entirely consistent with the desired future character of the area.

Social Impact & Economic Impact

The proposed boundary adjustment will integrate with surrounding development in the area to facilitate the provision of additional residential zoned lots to meet the needs of future housing in the Lochinvar Urban Release Area.

Heritage

There are no known European heritage items on or near the site.

An Aboriginal Heritage Impact Permit (Number: C0005103) was issued for the subject site on 24 September 2019. The previously identified sites have been updated as destroyed on the AHIM register.

Infrastructure and On-site Services

The site is capable of being serviced by power, telecommunications, sewer and water infrastructure. However, no works are proposed as part of this development application. Any future development will be required to provide appropriate infrastructure and services will be made available when the proposed lots are further subdivided to created residential allotments.

Transport, Access, Parking and Servicing

The proposed development will have no impact on the local road network or traffic generation. Appropriate easements and rights of access are provided to the lots as part of the existing Deposited Plan 1256730, which allows access to each lot. No works are proposed as part of the boundary adjustment.

Amenity

The proposal will not generate any inappropriate impacts for neighbouring development. The proposed boundary adjustment is consistent in supporting the sale of the land for future development in keeping with the objectives of the Lochinvar Urban Release Area.

5.4 (c) The Suitability of the Site for the Development

The Statement of Environmental Effects has determined that there are no constraints that would restrict the development proposed. The site is therefore suitable for the development proposed.

5.5 (e) Public Interest

The public interest is best served by promoting sustainable development that is rational, orderly and economic. The proposal will generate positive social, environmental and economic benefits.

Accordingly, the proposal is considered to be in the public interest.

6 Conclusion

The Statement of Environmental Effects has been prepared addressing relevant matters outlined in section 4.15 of the Environmental Planning and Assessment Act, 1979 and satisfies all relevant planning legislative requirements.

Our assessment of the proposal confirms that the development will facilitate the sale of the land for residential development, consistent with the strategic vision of the Lochinvar Urban Release Area.

The proposal represents rational, orderly, economic and sustainable use of the land and should therefore be supported.

Appendix A – Proposed Boundary Adjustment Plan



- (A) RIGHT OF ACCESS 21 WIDE (DP 1256730)
- (B) EASEMENT FOR SERVICES 21 WIDE (DP 1256730)
- (C) EASEMENT FOR SERVICES 21 WIDE (DP 1256730)
- (D) RIGHT OF ACCESS 21 WIDE (DP 1256730)
- (E) EASEMENT FOR SERVICES 21 WIDE (DP 1256730)
- (F) EASEMENT TO DRAIN WATER 21 WIDE (DP 1256730)
- (H) EASEMENT FOR PIPELINE 4 WIDE (AM733183) (VIDE DP 1232943)
- (J) EASEMENT FOR PIPELINE 4 & 6 WIDE (AM710607) (VIDE DP 1232943)
- (Q) RIGHT OF ACCESS 21 WIDE
- (R) EASEMENT FOR SERVICES 21 WIDE
- (T) POSITIVE COVENANT VARIABLE WIDTH (DP 1244625)
- (X) RIGHT OF ACCESS 5 WIDE (DP 1256730)



REV	AMENDMENT	ISSUED	DATE
A	INITIAL ISSUE	DE	16/04/21

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**PROPOSED BOUNDARY ADJUSTMENT
 LOTS 2 AND 3 DP 1256730**

Designed: MAC
 Drawn: DKH
 Checked: DE

Scales: Plan 1:3000
 Datum: N/A

Plan No.
ID218758

File Ref.
14/46

Sheet No.
1

REV.
A

Appendix B – Deposited Plan 1256730

COORDINATE SCHEDULE						
MARK	M.G.A. CO-ORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
SSM 4168	355 269.819	6 380 989.535	A	1	SCIMS	FOUND
SSM 28589	356 183.164	6 380 766.304	B	U	SCIMS	FOUND
SSM 82084	355 070.022	6 380 356.421	A	1	SCIMS	FOUND
DATE OF SCIMS COORDINATES: 15-07-2019			MGA ZONE: 56		MGA DATUM: GDA94	
COMBINED SCALE FACTOR: 0.999846						

SHORT LINES TABLE		
LINE	BEARING	DISTANCE
1	189°20'15"	61.285 PO
2	279°22'25"	26.945 PO
3	192°48'20"	45.74
4	101°14'45"	6.045
5	99°22'40"	48.57
6	189°20'25"	6.36

SCHEDULE OF REFERENCE MARKS			
MARK	BEARING	DISTANCE	FROM
(A)	140°47'	5.655	RM GIP FD (DP 1218389)
(B)	193°37'	0.94	RM GIP FD (DP 1218389)
(C)	266°20'20"	0.12	RM GONE (DP 1248129)
(D)	193°18'40"	0.565	RM GIP FD (DP 718712)
(E)	12°48'20"	0.455	RM CB FD (DP 237303)
(F)	106°59'10"	3.085	RM CB FD (DP 585737)
(G)	64°53'	1.525	RM GIP FD (DP 1218389) NOW GONE
(H)	11°40'	8.385	RM GIP PLACED
(I)	332°23'	3.35	RM GIP PLACED
(J)	188°11'	1.25	RM GIP PLACED

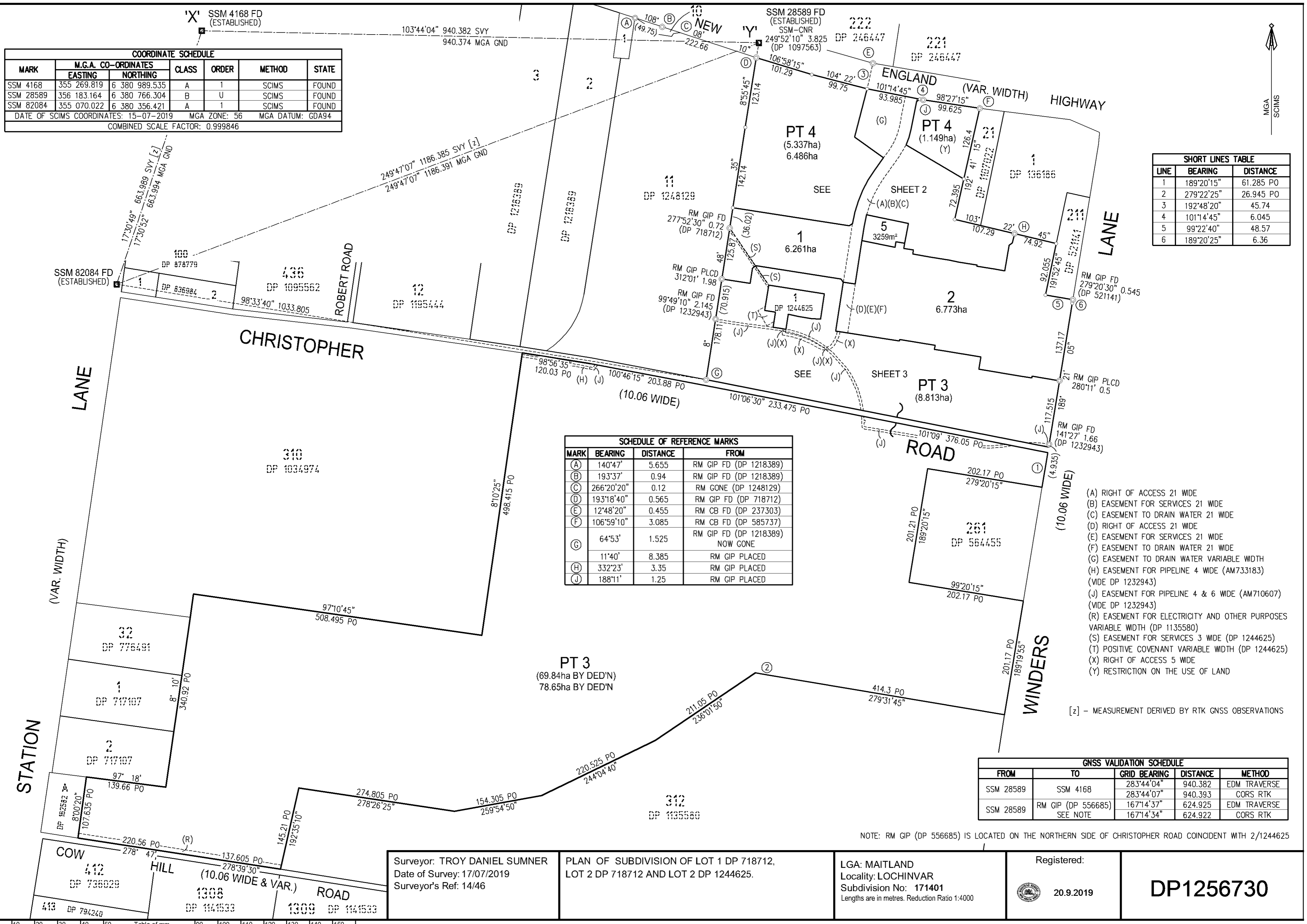
- (A) RIGHT OF ACCESS 21 WIDE
- (B) EASEMENT FOR SERVICES 21 WIDE
- (C) EASEMENT TO DRAIN WATER 21 WIDE
- (D) RIGHT OF ACCESS 21 WIDE
- (E) EASEMENT FOR SERVICES 21 WIDE
- (F) EASEMENT TO DRAIN WATER 21 WIDE
- (G) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (H) EASEMENT FOR PIPELINE 4 WIDE (AM733183)
(VIDE DP 1232943)
- (J) EASEMENT FOR PIPELINE 4 & 6 WIDE (AM710607)
(VIDE DP 1232943)
- (R) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
VARIABLE WIDTH (DP 1135580)
- (S) EASEMENT FOR SERVICES 3 WIDE (DP 1244625)
- (T) POSITIVE COVENANT VARIABLE WIDTH (DP 1244625)
- (X) RIGHT OF ACCESS 5 WIDE
- (Y) RESTRICTION ON THE USE OF LAND

[z] - MEASUREMENT DERIVED BY RTK GNSS OBSERVATIONS

GNSS VALIDATION SCHEDULE				
FROM	TO	GRID BEARING	DISTANCE	METHOD
SSM 28589	SSM 4168	283°44'04"	940.382	EDM TRAVERSE
		283°44'07"	940.393	CORS RTK
SSM 28589	RM GIP (DP 556685)	167°14'37"	624.925	EDM TRAVERSE
	SEE NOTE	167°14'34"	624.922	CORS RTK

NOTE: RM GIP (DP 556685) IS LOCATED ON THE NORTHERN SIDE OF CHRISTOPHER ROAD COINCIDENT WITH 2/1244625

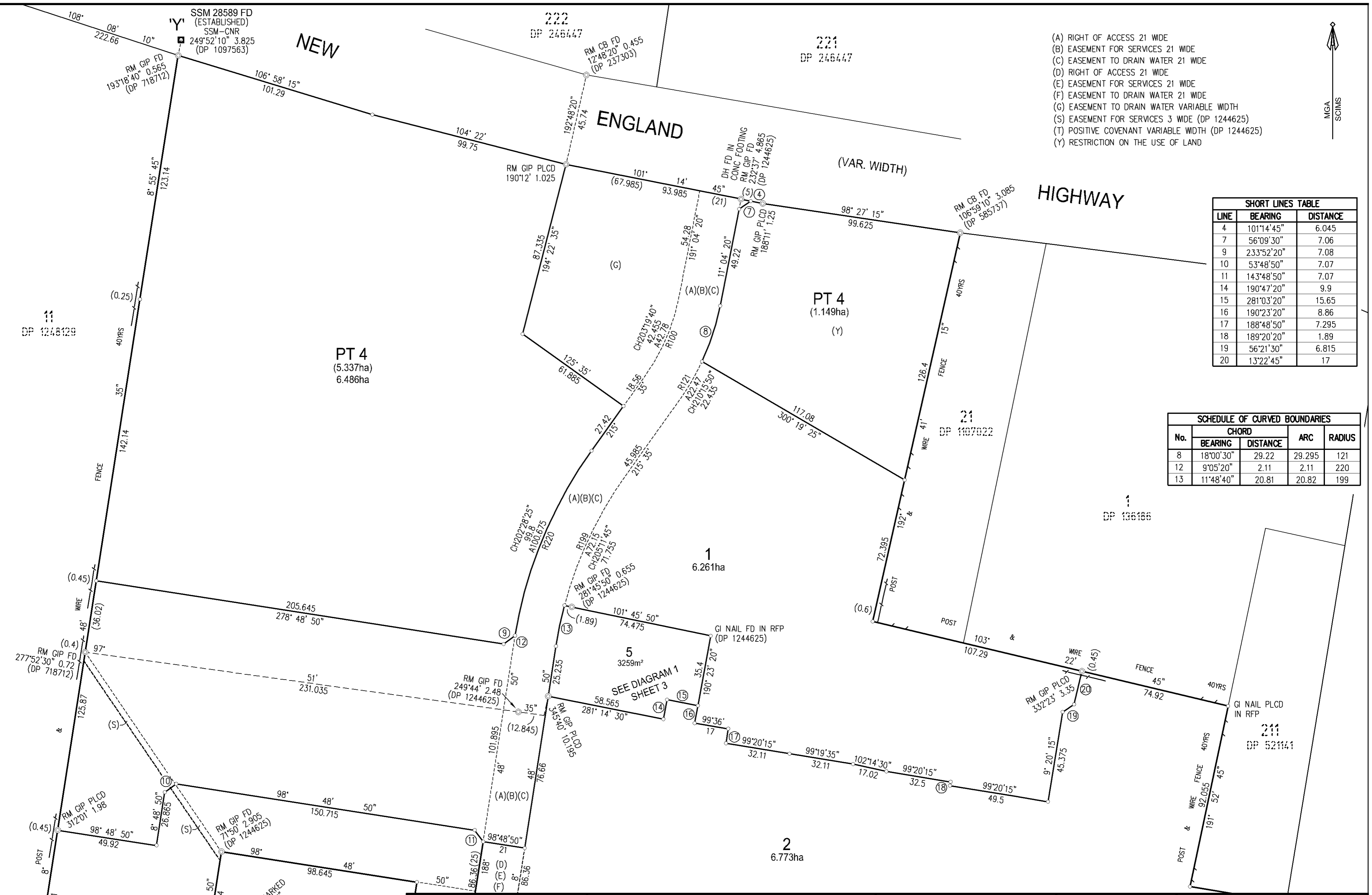
Reg:R988452 /Doc:DP 1256730 P /Rev:20-sep-2019 /NSW LRS /Pgs:ALL /Prt:23-sep-2019 03:32 /Seq:1 of 10
 Office of the Registrar-General /Src:PORTAL /Ref:lrs:eplan-eplan FOR SURVEYORS USE ONLY



Surveyor: TROY DANIEL SUMNER Date of Survey: 17/07/2019 Surveyor's Ref: 14/46	PLAN OF SUBDIVISION OF LOT 1 DP 718712, LOT 2 DP 718712 AND LOT 2 DP 1244625.	LGA: MAITLAND Locality: LOCHINVAR Subdivision No: 171401 Lengths are in metres. Reduction Ratio 1:4000
Registered: 20.9.2019		DP1256730

10	20	30	40	50	Table of mm	90	100	110	120	130	140	150
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Req:R988452 /Doc:DP 1256730 P /Rev:20-sep-2019 /NSW LRS /Pgs:ALL /Prt:23-sep-2019 03:32 /seg:2 of 10
© Office of the Registrar-General /Src:PORTAL /Ref:lrs:eplan-eplan FOR SURVEYORS USE ONLY



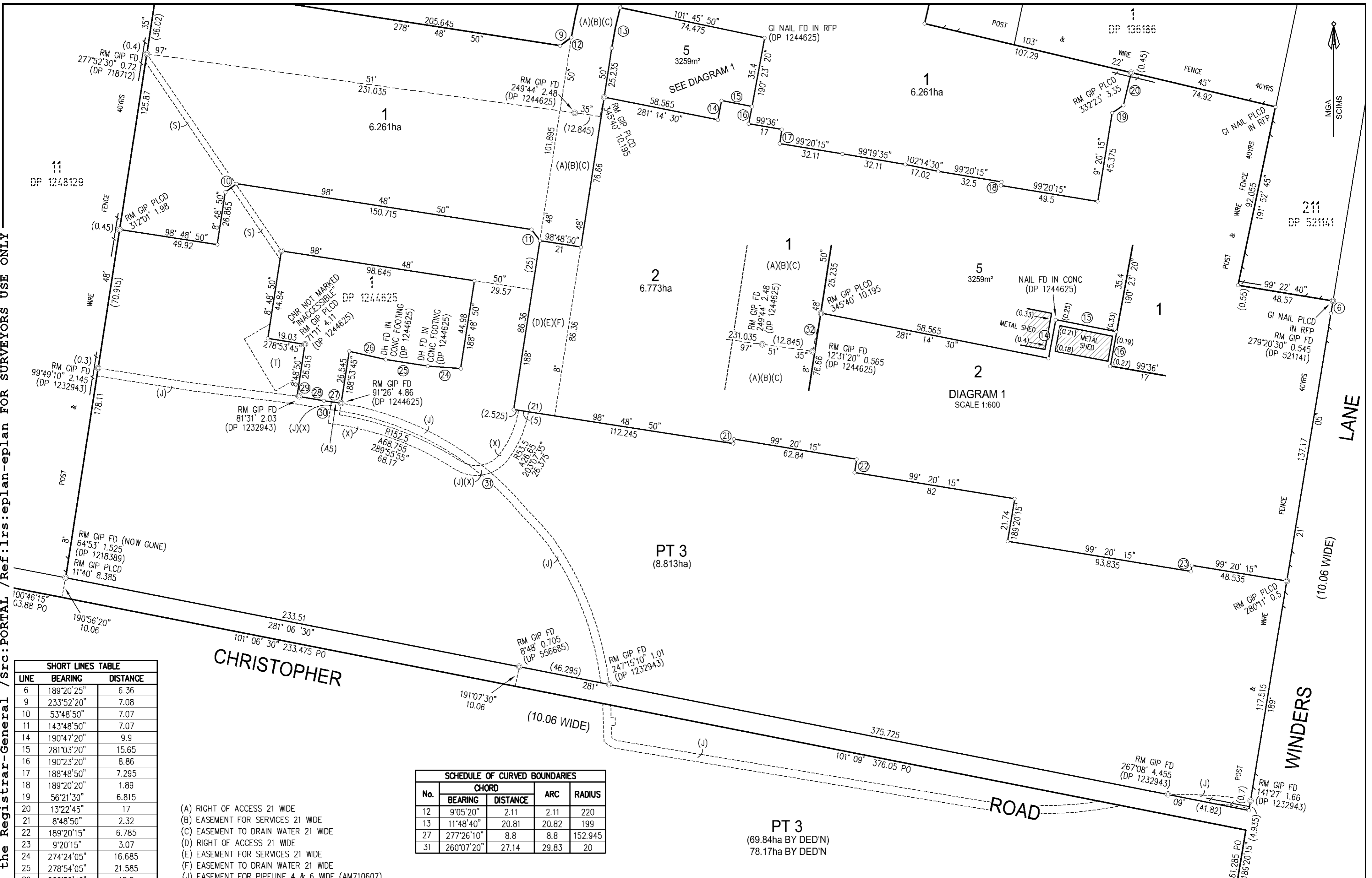
- (A) RIGHT OF ACCESS 21 WIDE
- (B) EASEMENT FOR SERVICES 21 WIDE
- (C) EASEMENT TO DRAIN WATER 21 WIDE
- (D) RIGHT OF ACCESS 21 WIDE
- (E) EASEMENT FOR SERVICES 21 WIDE
- (F) EASEMENT TO DRAIN WATER 21 WIDE
- (G) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (S) EASEMENT FOR SERVICES 3 WIDE (DP 1244625)
- (T) POSITIVE COVENANT VARIABLE WIDTH (DP 1244625)
- (Y) RESTRICTION ON THE USE OF LAND

SHORT LINES TABLE		
LINE	BEARING	DISTANCE
4	101°14'45"	6.045
7	56°09'30"	7.06
9	233°52'20"	7.08
10	53°48'50"	7.07
11	143°48'50"	7.07
14	190°47'20"	9.9
15	281°03'20"	15.65
16	190°23'20"	8.86
17	188°48'50"	7.295
18	189°20'20"	1.89
19	56°21'30"	6.815
20	13°22'45"	17

SCHEDULE OF CURVED BOUNDARIES				
No.	CHORD		ARC	RADIUS
	BEARING	DISTANCE		
8	18°00'30"	29.22	29.295	121
12	9°05'20"	2.11	2.11	220
13	11°48'40"	20.81	20.82	199

Surveyor: TROY DANIEL SUMNER Date of Survey: 17/07/2019 Surveyor's Ref: 14/46	PLAN OF SUBDIVISION OF LOT 1 DP 718712, LOT 2 DP 718712 AND LOT 2 DP 1244625.	LGA: MAITLAND Locality: LOCHINVAR Subdivision No: 171401 Lengths are in metres. Reduction Ratio 1:1200	Registered: 20.9.2019	DP1256730
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10	20	30	40	50	Table of mm	90	100	110	120	130	140	150
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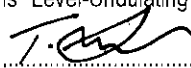
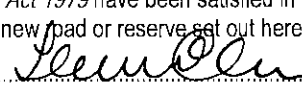
Reg:R988452 /Doc:DP 1256730 P /Rev:20-sep-2019 /NSW LRS /Pgs:ALL /Prt:23-sep-2019 03:32 /seg:3 of 10
 Office of the Registrar-General /Src:PORTAL /Ref:lrs:eplan-eplan FOR SURVEYORS USE ONLY

LINE	BEARING	DISTANCE
6	189°20'25"	6.36
9	233°52'20"	7.08
10	53°48'50"	7.07
11	143°48'50"	7.07
14	190°47'20"	9.9
15	281°03'20"	15.65
16	190°23'20"	8.86
17	188°48'50"	7.295
18	189°20'20"	1.89
19	56°21'30"	6.815
20	13°22'45"	17
21	8°48'50"	2.32
22	189°20'15"	6.785
23	9°20'15"	3.07
24	274°24'05"	16.685
25	278°54'05"	21.585
26	282°52'40"	18.8
28	280°12'	12.63
29	277°14'40"	1.185
30	8°53'45"	10.97
32	192°31'20"	9.85


- (A) RIGHT OF ACCESS 21 WIDE
- (B) EASEMENT FOR SERVICES 21 WIDE
- (C) EASEMENT TO DRAIN WATER 21 WIDE
- (D) RIGHT OF ACCESS 21 WIDE
- (E) EASEMENT FOR SERVICES 21 WIDE
- (F) EASEMENT TO DRAIN WATER 21 WIDE
- (J) EASEMENT FOR PIPELINE 4 & 6 WIDE (AM710607) (VIDE DP 1232943)
- (S) EASEMENT FOR SERVICES 3 WIDE (DP 1244625)
- (T) POSITIVE COVENANT VARIABLE WIDTH (DP 1244625)
- (X) RIGHT OF ACCESS 5 WIDE

No.	CHORD		ARC	RADIUS
	BEARING	DISTANCE		
12	9°05'20"	2.11	2.11	220
13	11°48'40"	20.81	20.82	199
27	277°26'10"	8.8	8.8	152.945
31	260°07'20"	27.14	29.83	20

Surveyor: TROY DANIEL SUMNER Date of Survey: 17/07/2019 Surveyor's Ref: 14/46	PLAN OF SUBDIVISION OF LOT 1 DP 718712, LOT 2 DP 718712 AND LOT 2 DP 1244625.	LGA: MAITLAND Locality: LOCHINVAR Subdivision No: 171401 Lengths are in metres. Reduction Ratio 1:1200	Registered: 20.9.2019	DP1256730
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PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 7 sheet(s)
Registered:  20.9.2019 Title System: TORRENS	Office Use Only <h1 style="margin: 0;">DP1256730</h1>	Office Use Only
PLAN OF SUBDIVISION OF LOT 1 DP 718712, LOT 2 DP 718712 AND LOT 2 DP 1244625.	LGA: MAITLAND Locality: LOCHINVAR Parish: GOSFORTH County: NORTHUMBERLAND	
<p style="text-align: center;">Survey Certificate</p> I, Troy Daniel Sumner – PULVER, COOPER & BLACKLEY PTY LTD of 98 LAWES STREET, EAST MAITLAND 2323. a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(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 of *(b) The part of the land shown in the plan (*excluding Part Lot 3 - 69.84ha by Ded'n) 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, 17/07/2019. The part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: 'X' – 'Y' Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep Mountainous. Signature:  Dated: 17/7/2019 Surveyor Identification No: 8754 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *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 style="text-align: center;">Subdivision Certificate</p> I, LEANNE HARRIS *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J 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. Signature:  Accreditation number: Consent Authority: Maitland City Council Date of endorsement: 25.7.19 Subdivision Certificate number: 171401 File number: DA17 1401 *Strike through if inapplicable.	
Plans used in the preparation of survey/compilation. DP 237303 DP 1232943 DP 585737 DP 1244625 DP 718712 DP 1248129 DP 1097563 DP 1218389	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.	
Surveyor's Reference: 14/46	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 7 sheet(s)

Registered:  20.9.2019 Office Use Only

Office Use Only

DP1256730

PLAN OF SUBDIVISION OF LOT 1 DP 718712, LOT 2 DP 718712 AND LOT 2 DP 1244625.

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 171401
 Date of Endorsement: 25.7.19

Lot	Street Number	Street Name	Street Type	Locality
1	807	New England	Highway	Lochinvar
2	799	New England	Highway	Lochinvar
3	70	CHRISTOPHER	ROAD	Lochinvar
4	805	New England	Highway	Lochinvar
5	803	New England	Highway	Lochinvar

Pursuant to Section 88B of the Conveyancing Act 1919, as amended it is intended to create:

1. Right of access 21 wide (A)
2. Easement for services 21 wide (B)
3. Easement to drain water 21 wide (C)
4. Right of access 21 wide (D)
5. Easement for services 21 wide (E)
6. Easement to drain water 21 wide (F)
7. Easement to drain water variable width (G)
8. Right of access 5 wide (X)
9. Restriction on the use of land (Y)


Pursuant to Section 88B of the Conveyancing Act 1919, as amended it is intended to release:

1. Right of carriageway 12.2, 14.5 & variable width (A) created by DP 718712
2. Easement for services 12.2, 14.5 & variable width (B) created by DP 718712
3. Right of access 5 wide (R) created by DP 1244625

If space is insufficient use additional annexure sheet

Surveyor's Reference: 14/46

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 7 sheet(s)

Registered:  20.9.2019 Office Use Only

Office Use Only
DP1256730

PLAN OF SUBDIVISION OF LOT 1 DP 718712, LOT 2 DP 718712 AND LOT 2 DP 1244625.

This sheet is for the provision of the following information as required:
• A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
• Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
• Signatures and seals- see 195D *Conveyancing Act 1919*
• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 171401
Date of Endorsement: 25.7.19

EXECUTED by AIRDS PTY. LIMITED)
ACN 001 385 146 in accordance with)
section 127 of the *Corporations Act 2001*)
(Cth):)

Carol Aird

Signature of director/secretary

Edwin Aird

Signature of director

CAROL ANO AIRD

Name of director/secretary (please print)


EDWIN JAMES AIRD

Name of director (please print)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 14/46

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 4 of 7 sheet(s)

Registered:  20.9.2019 Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 1 DP 718712, LOT 2 DP 718712 AND LOT 2 DP 1244625.

DP1256730

Subdivision Certificate number: 171401
Date of Endorsement: 25.7.19

- 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.

SIGNED in my presence by
CAROL ANN AIRD
who is personally know to me

Executed by the registered proprietor
of Lot 2 DP 718712

J. White
Signature of witness

Carol Aird
CAROL ANN AIRD

JENNIFER WHITE
Name of witness (BLOCK LETTERS)

4 TEA TREE AVE
ABERGLASSLYN
Address of Witness

SIGNED in my presence by
EDWIN JAMES AIRD
who is personally know to me

Executed by the registered proprietor
of Lot 2 DP 718712

J. White
Signature of witness


Edwin James Aird
EDWIN JAMES AIRD

JENNIFER WHITE
Name of witness (BLOCK LETTERS)

4 TEA TREE AVE
ABERGLASSLYN
Address of Witness

If space is insufficient use additional annexure sheet

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 5 of 7 sheet(s)

Registered:  20.9.2019 Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 1 DP 718712, LOT 2 DP 718712 AND LOT 2 DP 1244625.

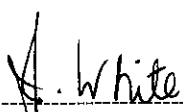
DP1256730

Subdivision Certificate number: 171401
Date of Endorsement: 25.7.19

- 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.

SIGNED in my presence by
EDWIN JAMES AIRD JUNIOR
who is personally know to me

Executed by the registered proprietor
of Lot 2 DP 1244625





Signature of witness

EDWIN JAMES AIRD JUNIOR

JENNIFER WHITE

Name of witness (BLOCK LETTERS)

4 TEA TREE AVE


ABERGGLASSLYN

Address of Witness

If space is insufficient use additional annexure sheet

Surveyor's Reference: 14/46

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 6 of 7 sheet(s)

Registered:  20.9.2019 Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 1 DP 718712, LOT 2 DP 718712 AND LOT 2 DP 1244625.

DP1256730

Subdivision Certificate number: 171401
Date of Endorsement: 25.7.19

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
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 - Signatures and seals- see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

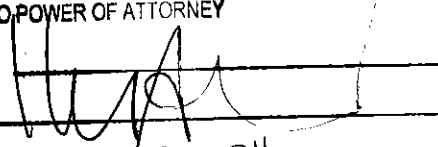
Executed by MAITLAND MUTUAL BUILDING SOCIETY LIMITED (ACN 087 651 983);


MAITLAND MUTUAL BUILDING SOCIETY LIMITED

ACN 087 651 983 BY ITS ATTORNEY

(name) **KEN ARCHER**
(position) **Commercial Lending Manager**

PURSUANT TO POWER OF ATTORNEY
REGISTERED


(signed) 
(witness) **Kelly Farrell**

(Address) **417 High Street maitland**
(signed) 

If space is insufficient use additional annexure sheet

Surveyor's Reference: 14/46

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 7 of 7 sheet(s)

Registered:  20.9.2019 Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 1 DP 718712, LOT 2 DP 718712 AND LOT 2 DP 1244625.

DP1256730

Subdivision Certificate number: 171401
Date of Endorsement: 25.7.19

- 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 NATIONAL AUSTRALIA BANK LIMITED (ACN 004 044 937):

Mortgagee under Mortgage No. E891012
Signed at East Maitland this 26th day of August
2019 for National Australia Bank Limited ABN 12 004 044 937
by Trent Alan Perren its duly
appointed Attorney under Power of Attorney No. 39 Book 4512
Attorney Signature, Level 3 Attorney [Signature]
Witness Signature [Signature]
Witness Name Alexander Brown
Witness Address 15 Mitchell Drive NSW 2323

If space is insufficient use additional annexure sheet

Surveyor's Reference: 14/46