

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
 INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
 USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
 PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

DP1038043

Sheet 2 of 46 Sheets

Subdivision of Lot 7001 in DP
 1011941, Lot 7002 in DP 1011941
 and Lot 7003 in DP 1011941 being
 covered by Subdivision Certificate
 No of

PART 1 - CREATION

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lots or parcels	Benefited lots, roads, or Prescribed Authorities
1	Restriction on Use (A)	103,106	100,102 Cessnock City Council
2	Easement for Electricity Supply 3 and 3.5 wide (B)	Pt100 (7.151ha), Pt100(8.86ha) & Lot 103, 101	Energy Australia
3	Easement for Drainage variable width (C)	Pt 100 (4.926ha)	101
4	Easement for Drainage variable width (D)	Pt 100 (4.926ha) Pt 100 (2.063ha)	103 103
5	Easement for Drainage variable width (E)	Pt 102 (2.343ha)	105,103
6	Easement for Drainage variable width (F)	Pt 102 (29.14ha)	103
7	Right of Access variable width (G)	Pt 102 (29.14ha)	Pt Por 149 in DP 70352 Vol.11587 Fol 5
8	Right of Access variable width (H)	Pt 100 (4.926ha) Pt 102 (29.14ha)	103 103
9	Easement for Watermain 4 & 5 Wide (I)	Pt 102 (29.14ha),103	Hunter Water Corporation

12


**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
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 PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 3 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
 1011941, Lot 7002 in DP 1011941
 and Lot 7003 in DP 1011941 being
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 No of

10	Easement for Drainage 3 wide and variable (J)	103 103 Pt 102 (2.343ha) Pt 106(4658sqm) Pt 106(7149sqm)	105 101, Cessnock City Council 103 Vintage Drive Vintage Drive
11	Right of Access variable width (K)	106	Every other lot
12	Right of Access and Easement for Services variable width (L)	105	Pt 102 (2.343ha)
13	Right of Access and Easement for Services variable width (M)	Pt 102 (4.907ha)	Pt 100 (8.86ha)
14	Right of Access and Easement for Services variable width (N)	Pt 102 (29.14ha)	Pt 100 (21.06ha)
15	Right of Access and Easement for Services variable width (O)	101	Pt 100 (4.926ha)
16	Public Positive Covenant pursuant to s88E (P)	103,106	Cessnock City Council
17	Public Positive Covenant pursuant to s88E	Every Lot	Cessnock City Council
18	Easement for Drainage 5 Wide (R)	Pt 100 (8.86ha)	Cessnock City Council
19	Easement for Drainage 10 Wide and variable (S)	Pt 100 (8.86ha), Pt 106(7149sqm), Pt 106(4658sqm), 101	Cessnock City Council
20	Right of Access and Easement for Maintenance variable width (T)	Pt 100 (8.86ha)	106

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 USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
 PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 4 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
 1011941, Lot 7002 in DP 1011941
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 No of

21	Right of Carriageway 20 Wide and variable (U)	Pt 100 (7.151ha), Pt 100 (4.52ha), Pt 102 (5.953ha), Pt 102 (29.14ha) & 103	Cessnock City Council
22	Public Positive Covenant pursuant to s88E	Every lot	Cessnock City Council
23	Restrictions on Use	Every lot	Cessnock City Council
24	Right of Access 3 wide (X)	104	Every Lot
25	Right of Access 7 wide (Y)	106	Pt 100 (3.45ha)
26	Right of Access 3 wide (Z)	103	Pt 100 (2.063ha), Pt 100 (4.926ha)
27	Right of Access 10 wide (AA)	Pt 102 (29.14ha)	103
28	Public Positive Covenant pursuant to s88E	Every Lot	Cessnock City Council
29	Easement for Sewermain 4 wide (AC)	Pt 102 (5.953ha)	Hunter Water Corporation
30	Easement for Support 6 wide (AD)	103	105, Pt102(2.343ha)
31	Easement for Drainage 3 wide and variable (AE)	103	Pt100(4.926ha),101
32	Right of Access and Easement for Services variable width (AF)	Pt 102 (29.14ha)	Pt 100 (2.063ha)

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 USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
 PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 5 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
 1011941, Lot 7002 in DP 1011941
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 No of

33	Easement for Irrigation 2 wide (AG)	Pt 100 (4.926ha), Pt 102 (29.14ha), Pt 100 (2.03ha)	103
34	Easement for Services 3 Wide (AH)	104	105 & Pt102(2.343ha)
35	Easement for Sewage Pumping Station variable width (AI)	Pt102(5.953ha) 103	Hunter Water Corporation
36	Easement for Irrigation 2 wide (AJ)	105 Vintage Drive Pt102(29.14ha) Pt 100(4.926ha) Pt100(2.063ha)	103 103 103 103 103
37	Easement for Drainage 3 wide (AK)	Pt106(1.043ha)	101
38	Easement for Drainage 3 wide (AL)	Pt104(2.48ha) 103	Ironbark Drive Ironbark Drive, Pt104(2.48ha)
39	Easement for Drainage 3 wide (AM)	103	Pt104(3580sqm), Ironbark Drive
40	Easement for Drainage 3 wide (AN)	103	Pt104(2418sqm)
41	Easement for Drainage 3 wide (AO)	103	Ironbark Drive
42	Easement for Drainage 3 wide and variable (AP)	Pt106(4658sqm) 103	Vintage Drive Pt106(4658sqm), Vintage Drive
43	Restriction on Use	Every Lot	106,103

170
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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 6 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

PART 1A (RELEASE)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lots or parcels	Benefited lots, roads, or Prescribed Authorities
1	Right of Way 20 wide and variable width	7001 DP 1011941 7002 DP 1011941 7003 DP 1011941	Every other lot Every other lot Every other lot

PART 2 (Terms)

1 Terms of Restriction on Use denoted (A) and numbered 1 on the Plan

- 1.1 Subject to clause 1.3, the *owners* of the *lots burdened* must not object to, hinder, prevent, or interfere with access to the *lots burdened* by *owners* of the *lots benefited* and their *authorised persons* for purposes of enabling the *owners* of the *lots benefited* to construct, service and maintain the *existing services*, *additional services* and *drainage systems* through, over, on or under the *lots burdened*.
- 1.2 For the avoidance of doubt, the *owners* of the *lots burdened* grant to the *owners* of the *lots benefited* and their *authorised persons*, a right of access to the *lots burdened* for purposes of carrying out the *permitted activities*. The *owners* of the *lots burdened* must not prevent the *owners* of the *lots benefited*, and their *authorised persons* from doing the *permitted activities* prescribed in clause 1.1, including:

- (i) entering the *lot burdened* for purposes of constructing, maintaining and *servicing services* and *drainage systems*;
- (ii) taking anything onto the *lot burdened*;

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**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
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PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 7 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
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covered by Subdivision Certificate
No of

- (iii) carrying out work, such as laying, constructing, replacing, repairing or maintaining pipes, poles, wires, cables, conduits, structures, equipment or the like.

- 1.3 The *permitted activities* must not take place or occur above, on or below any golf tee off areas, golf putting greens or on or under building *improvements* located on *lots burdened* unless the prior written consent from the *owner* of the *lot burdened* has been obtained on such terms as may be deemed necessary by the owners of the *lot burdened*.
- 1.4 In exercising the *permitted activities* the *lots benefited* must:
- (a) ensure all work is done properly;
 - (b) cause as little inconvenience as is practicable to the *owner* or any occupier of the *lots burdened*;
 - (c) cause as little damage as is practicable to the *lot burdened* and any *improvement* on it;
 - (d) restore the *lot burdened* as nearly as is practicable to its former condition;
 - (e) make good any collateral damage; and
 - (f) give the *owner* of the *lot burdened* at least 48 hours prior notice before exercising any of the *permitted activities*.
- 1.5 The *owners* of the *lots burdened* and the *owners* of the *lots benefited* acknowledge that the maintenance of *services* on the *lot burdened* remains the responsibility of the *service providers*.
- 1.6 Where a *lot benefited* is subdivided by a *plan of subdivision* then the *owner* of that *lot benefited* will cease to have the benefit of the restriction and the *authority*, the *owner* of the *lots burdened* and the *lots benefited* must release this restriction as to that part of the *lot benefited* subdivided provided that simultaneous with the partial release of this restriction suitable individual easements for *services* in favour of the appropriate *service provider* and individual easements for *drainage* are created over all *services* and *drainage* installed on the *lots burdened* pursuant to this restriction.

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PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

DP1038043

Sheet 8 of 46 Sheets

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
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covered by Subdivision Certificate
No of

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 1 on the plan.

The Council and the owner of every lot benefited and lot burdened.

2 Terms of Easement for Electricity Supply 3 and 3.5 wide denoted (B) and numbered 2 on the Plan

2.1 Full and free right, leave, liberty and licence for Energy Australia its successors and assigns and their officers, servants, agents, workmen and contractors and all other persons authorised by it or them to act in its or their behalf:

- (a) to erect, construct, place, inspect, alter, repair, renew, maintain and use upon the *lot burdened*, but only within the site of this easement, overhead and/or underground electricity transmission conductors, wires and cables, electricity substations and other ancillary works for the transmission of electricity (the ownership of all of which works it is hereby acknowledged is vested in Energy Australia);
- (b) to cause or permit electricity to flow or to be transmitted through and along the said conductors, mains, wires, cables and ancillary works;
- (c) to enter and be in the *lot burdened* with or without vehicles and plant and equipment for the purposes of exercising any right, leave, liberty or licence granted hereunder;
- (d) to cut, trim or lop trees, branches and other growths or foliage which now or at any time hereafter may overhang, encroach or be in or on the *lot burdened* and which in the opinion of Energy Australia may be likely to interfere with any right, leave, liberty or licence granted hereunder;
- (e) for the purpose of gaining access to the *lot burdened* with or without vehicles and plant and equipment to enter, be upon traverse and depart from land adjoining the *lot burdened* owned by the owner for the time being of the *lot burdened*.

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PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 9 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
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covered by Subdivision Certificate
No of

- 2.2 The *owner of the lot burdened* does hereby for itself and other owners from time to time of the *lot burdened* covenant with Energy Australia that it will not do or knowingly suffer to be done any act or thing which may injure or damage the said conductors, mains, wires, cables supports and other ancillary works or interfere with the free flow of electric current within this easement AND that if any such damage or injury be done or interference be made the owner of the *lot burdened* will forthwith pay the costs to Energy Australia of properly and substantially repairing and making good all such injury or damage the free flow of electric current.
- 2.3 The owner of the *lot burdened* does hereby for itself and other owners from time to time of the *lot burdened* covenant with Energy Australia that it will not without the consent of Energy Australia alter or permit to be altered the existing ground levels of this easement nor will it without the like consent erect or permit to be erected or placed any structure, object or equipment, above or below the site of this easement.

Name of person empowered to release, vary or modify easement, restriction or positive covenant numbered 2 on the plan.

Energy Australia

3 Terms of Easement for Drainage variable width denoted (C) and numbered 3 on the Plan.

- 3.1 The terms of Part 8 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 3.2.
- 3.2 Where the *lot benefited* is subdivided by a *plan of subdivision*, the rights conferred by clauses 1(b) and (2) of Part 8 Schedule 8 of the *Conveyancing Act* 1919 must only be exercised by the relevant *Association* or *Owners Corporation* so created and their *authorised persons*.
- 3.3 The *owner of the lot benefited* or where the *lot benefited* is subdivided by a *plan of subdivision*, then the relevant *Association* or *Owners Corporation* so created must at its sole cost maintain the *drainage system* located within the *easement site*.

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PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

DP1038043

Sheet 10 of 46 Sheets

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 3 on the plan.

The owner of the lot burdened and the lot benefited.

4 Terms of Easement for Drainage variable width denoted (D) and numbered 4 on the Plan.

- 4.1 The terms of Part 8 Schedule 8 of the *Conveyancing Act 1919* are incorporated, but varied as set out in clause 4.2.
- 4.2 Where the *lot benefited* is subdivided by a *plan of subdivision*, then the rights conferred by clauses 1(b) and (2) of Part 8 Schedule 8 of the *Conveyancing Act 1919* must only be exercised by the *Association or Owners Corporation* so created and their *authorised persons*.
- 4.3 The *owner of the lot benefited* must at its sole cost maintain the *drainage system* located within the *easement site*.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 4 on the plan.

The owner of the lot burdened and the lot benefited.

5 Terms of Easement for Drainage variable width denoted (E) and numbered 5 on the Plan.

- 5.1 The terms of Part 8 Schedule 8 of the *Conveyancing Act 1919* are incorporated, but varied as set out in clause 5.2.
- 5.2 Where the *lot benefited* is subdivided by a *plan of subdivision*, then the rights conferred by clauses 1(b) and (2) of Part 8 Schedule 8 of the *Conveyancing Act 1919* may only be exercised by the *Association or Owners Corporation* so created and their *authorised persons*.

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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 11 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

- 5.3 The *owner* of the lot 103 must at its sole cost maintain the *drainage system* located within the *easement site*.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 5 on the plan.

The owners of the lot burdened and the lot benefited.

- 6 Terms of Easement for Drainage variable width denoted (F) and numbered 6 on the Plan.**

- 6.1 The terms of Part 8 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 6.2.
- 6.2 Where the *lot benefited* is subdivided by a *plan of subdivision*, then the rights conferred by clauses 1(b) and (2) of Part 8 Schedule 8 of the *Conveyancing Act* 1919 must only be exercised by the *Association or Owners Corporation* so created and, their *authorised persons*.
- 6.3 The *owner* of the *lot benefited* must at its sole cost maintain the *drainage system* located within the *easement site*.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 6 on the plan.

The owners of the lot burdened and the lot benefited.

- 7 Terms of Right of Access variable width denoted (G) and numbered 7 on the Plan**

- 7.1 The terms of Part 14 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 7.2.
- 7.2 Where any part of the *easement site* denoted (G) is dedicated to an *authority*, then this easement must be released so far as that part of the *easement site* dedicated.

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PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 12 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 7 on the plan.

The owners of the lot burdened and the lot benefited.

8 Terms of Right of Access variable width denoted (H) and numbered 8 on the Plan.

8.1 The *owner of the lot benefited and their authorised persons* may enter, pass across and repass over *easement site* located on the *lot burdened*, by foot or by cart to get to and from the *lot benefited* for the purpose of playing golf, and managing *golf course activities* on the *golf course*.

8.2 In exercising these powers, the *owner of the lot benefited* must:

- (a) ensure the *owner of the lot benefited and their authorised persons* cause as little inconvenience as is practicable to the *owner and any occupier or authorised persons of the lot burdened*;
- (b) ensure the *owner of the lot benefited and their authorised persons* cause as little damage as is practicable to the *lot burdened* and any *improvements* constructed on the *easement site*;
- (c) make good and restore the *lot burdened* or pay to the *owner of the lot burdened* the reasonable invoiced cost of restoring the *lot burdened* as nearly as practicable in the event of damage to either the *easement site* or the *lot burdened* arising as a result of the *owner of the lot benefited and their authorised persons* exercising their rights; and
- (d) not unreasonably interfere with or prevent the *owner of the lot burdened* from using and enjoying the *lot burdened*.

8.3 Subject to any obligation to restore contained in clause 8.2, the *owner of the lot burdened* must maintain the *easement site* at the sole cost of the *lot benefited*.



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PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 13 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
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Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 8 on the plan.

The owner of the lot benefited and lots burdened.

9 Terms of Easement for Watermain 4 & 5 wide denoted (I) and numbered 9 on the Plan.

9.1 Full and free right, title, liberty and licence for the Hunter Water Corporation its successors and assigns to construct, lay, maintain, repair, renew, cleanse, inspect and divert or alter the position of watermain or pipes with apparatus and appurtenances thereof in or under the surface of such part of the land described hereinbefore as is delineated in the abovementioned plan (hereinafter called the servient tenement) and to carry and convey water through the said watermain or pipelines and for the purposes aforesaid or any of them by its officers, servants and or contractors with or without motor vehicles, plant and machinery to enter upon and break open the surface of the servient tenement and to deposit soil temporarily on the servient tenement but subject to a liability to replace the soil and restore the surface of the servient tenement in a proper and workmanlike manner as soon as the operations are completed.

9.2 AND IT IS HEREBY DECLARED that no building shall be erected nor any structures, fences or improvements of any kind shall be place over or under the part of the servient tenement as is affected by the easement for watermain 4 and 5 wide delineated in the above mentioned plan except with the prior consent in writing of the Hunter Water Corporation and except in compliance with any conditions which the Hunter Water Corporation may specify in such consent.

9.3 If any part of the *lot burdened* is dedicated to any *authority*, then this easement must be released so far as that part of the *easement site* dedicated.

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

Hunter Water Corporation



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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 14 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

10 Terms of Easement for Drainage 3 wide and variable denoted (J) and numbered 10 on the Plan.

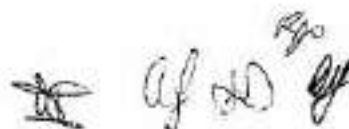
- 10.1 The terms of Part 8 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 10.2.
- 10.2 Where the *lot benefited* is subdivided by a *plan of subdivision*, the rights conferred by clauses 1(b) and (2) of Part 8 Schedule 8 of the *Conveyancing Act* 1919 must only be exercised by the relevant *Association* or *Owners Corporation* so created and, their *authorised persons*.
- 10.3 The *owners* of the *lot benefited* or where a *lot benefited* is subdivided by a *plan of subdivision*, then the relevant *Association* or *Owners Corporation* so created must at its cost maintain the *drainage system* over which it has the benefit, but excluding:
- (a) any *baffle boxes* which must be regularly maintained by and at the sole cost of the *owner* of lot 103; and,
- (b) any *drainage system* benefiting a road, which must be maintained by *Council* to the *head wall* at *Council's* expense.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 10 on the plan.

The *authority* and the *owners* of the *lot burdened* and the *lot benefited*.

11 Terms of Right of Access variable width denoted (K) and numbered 11 on the Plan.

- 11.1 The *owner* of the *lot burdened* grants to the *owners* of the *lots benefited*, and their *authorised persons*, the right to enter, pass across and repass over the *easement site*, comprising the entry features, landscaping areas, *cart paths*, *pedestrian pathways* and *road verges* within the *easement site*.
- 11.2 Access to the *easement site* is regulated:
- (a) by bicycle, cart or on foot over the *cart paths*;



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PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 15 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
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covered by Subdivision Certificate
No of

- (b) by bicycle or foot over the *pedestrian pathway*; and
- (c) by foot over the remainder of the *easement site*.

11.3 In exercising these powers, the *owner* of the *lot benefited* must:

- (a) ensure the *owner* of the *lot benefited* and *authorised persons* cause as little inconvenience as is practicable to the *owner* and any occupier of the *lot burdened*;
- (b) ensure the *owner* of the *lot benefited* and *authorised persons* cause as little damage as is practicable to the *lot burdened* and any *improvement* constructed on the *easement site*;
- (c) pay to the *owner* of the *lot burdened*, the reasonable invoiced cost of restoring the *lot burdened* as nearly as practicable, in the event of damage to either the *easement site* or the *lot burdened* arising as a result of the *owner* of the *lot benefited* and *authorised persons* exercising their rights under this clause; and
- (d) the *owners* of the *lots benefited* or where a *lot benefited* is subdivided by a *plan of subdivision*, then the *Association* or *Owners Corporation* so created, must pay to the *owner* of the *lot burdened* the reasonable invoiced cost of:
 - (i) maintenance, repair and upkeep of the *lot burdened* and any *improvements* including but not limited to entry feature signs and landscaping located on the *lot burdened* including *road verges*;
 - (ii) council rates and water usage and service charges for the *burdened lot*;
 - (iii) reimburse to the *owner* of the *lot burdened* the cost of maintaining the dam located on the *easement site* numbered 19 in the *plan*; and
 - (iv) reimburse the *owner* of the *lot burdened* the cost of insuring and maintaining public liability insurance over the *lot burdened*.



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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 16 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

severally and subject to clause 11.4 in the following shares (the "Lot Proportions"):

Lot 100	35%
Lot 101	3%
Lot 102	29%
Lot 103	19%
Lot 104	4%
Lot 105	10%

- 11.4 The Lot Proportions for lots 100,102 and 103, prescribed in clause 11.3, may be varied by the *Developer* in the proportions determined by the *Developer* in its sole discretion, where lots 100, 102 or 103 are subdivided or consolidated. The *owners* of the *lots burdened* and *lots benefited* acknowledge the *Developer's* right to vary the Lot Proportions and agree not to object to any variation to the Lot Proportions imposed by the *Developer*.
- 11.5 For the purposes of clause 11.3(d) a written notice attaching supporting invoices and issued by the *owner* of the *lot burdened* to the *owners* of the *lots benefited* or where a *lot benefited* is subdivided by a *plan of subdivision* then to the relevant *Association* or *Owners Corporation* so created, shall be deemed *prima facie* correct unless manifest error can be shown.
- 11.6 The *owner* of the *lot burdened* must insure and maintain public liability insurance over the *easement site*.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 11 on the plan.

The *Developer* being the original *owner* of the *lot burdened* and the *lots benefited*.

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**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 17 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

12 Terms of Right of Access and Easement for Services variable width denoted (L) and numbered 12 on the Plan

12.1 The terms of Part 14 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 12.2.

12.2 Where a *lot benefited* is subdivided by a *plan of subdivision* the right to carry out work within the *easement site* conferred in clause 1(b) of Part 14 Schedule 8 of the *Conveyancing Act* 1919, must only be exercised by the relevant *Association* or *Owners Corporation* so created and their *authorised persons*.

12.3 The terms of Part 11 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clauses 12.4 and 12.5.

12.4 Where a *lot benefited* is subdivided by a *plan of subdivision*, then the rights conferred in clauses 1(b) and (2) of Part 11 Schedule 8 of the *Conveyancing Act* 1919 will only benefit the *Association* or *Owners Corporation* so created and their *authorised persons*.

12.5 For the purpose of this easement, "domestic services" includes but is not limited to those domestic services specified in Part 11 Schedule 8 of the *Conveyancing Act* 1919, private services, broadband telecommunications services and such other domestic services deemed necessary by the *owners* of the *lots benefited* or where a *lot benefited* is subdivided by a *plan of subdivision* then by the *Association* or *Owners Corporation* so created.

12.6 The *owner* of the *lot burdened* must regularly maintain at its cost the *easement site* other than *services* which are the responsibility of the relevant *service provider*.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 12 on the plan.

The *owner* of the *lot benefited* and the *owner* of the *lot burdened*.

40 41 42 43 44 45 46

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 18 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

13 Terms of Right of Access and Easement for Services variable width denoted (M) and numbered 13 on the Plan

13.1 The terms of Part 14 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clauses 13.2 and 13.6.

13.2 Where a *lot benefited* is subdivided by a *plan of subdivision* the right to carry out work within the *easement site* conferred in clause 1(b) of Part 14 Schedule 8 of the *Conveyancing Act* 1919, must only be exercised by the relevant *Association* or *Owners Corporation* so created and, their *authorised persons*.

13.3 The terms of Part 11 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clauses 13.4, 13.5 and 13.6.

13.4 Where a *lot benefited* is subdivided by a *plan of subdivision*, then the rights conferred in Part 11 Schedule 8 of the *Conveyancing Act* 1919 will only benefit the *Association* or *Owners Corporation* so created and their *authorised persons*.

13.5 For the purposes of Part 11 Schedule 8 of the *Conveyancing Act* 1919, "domestic services" includes but is not limited to those domestic services specified in Part 11 Schedule 8 of the *Conveyancing Act* 1919, private services, broadband telecommunications systems and such other domestic services deemed necessary by the *owners of the lots benefited* or where a *lot benefited* is subdivided by a *plan of subdivision* then by the relevant *Association* or *Owners Corporation* so created.

13.6 Where any part of the *lot burdened* is dedicated to an *authority*, then this easement will be released as to that part of the *easement site* so dedicated.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 13 on the plan.

The *owners of the lot benefited* and the *lot burdened*.

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**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 19 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

14 Terms of Right of Access and Easement for Services variable width denoted (N) and numbered 14 on the Plan

14.1 The terms of Part 14 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 14.2.

14.2 Where a *lot benefited* is subdivided by a *plan of subdivision* the right to carry out work within the *easement site* conferred in clause 1(b) of Part 14 Schedule 8 of the *Conveyancing Act* 1919, must only be exercised by the relevant *Association* or *Owners Corporation* so created and their *authorised persons*.

14.3 The terms of Part 11 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clauses 14.4 and 14.5.

14.4 Where a *lot benefited* is subdivided by a *plan of subdivision*, then the rights conferred in Part 11 Schedule 8 of the *Conveyancing Act* 1919 will only benefit the *Association* or *Owners Corporation* so created and their *authorised persons*.

14.5 For the purposes of Part 11 Schedule 8 of the *Conveyancing Act* 1919, "domestic services" includes but is not limited to those domestic services specified in Part 11 Schedule 8 of the *Conveyancing Act* 1919, private services, broadband telecommunications systems and such other domestic services deemed necessary by the *owners* of the *lots benefited* or where a *lot benefited* is subdivided by a *plan of subdivision* then by the relevant *Association* or *Owners Corporation* so created.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 14 on the plan.

The owners of the lot benefited and the lot burdened.

15 Terms of Right of Access and Easement for Services variable width denoted (O) and numbered 15 on the Plan

15.1 The terms of Part 14 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 15.2.



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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 20 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

- 15.2 Where a *lot benefited* is subdivided by a *plan of subdivision* the right to carry out work within the *easement site* conferred in clause 1(b) of Part 14 Schedule 8 of the *Conveyancing Act 1919*, must only be exercised by the relevant *Association or Owners Corporation* so created and their *authorised persons*.
- 15.3 The terms of Part 11 Schedule 8 of the *Conveyancing Act 1919* are incorporated, but varied as set out in clause 15.4 and 15.5.
- 15.4 Where a *lot benefited* is subdivided by a *plan of subdivision*, then the rights conferred in Part 11 Schedule 8 of the *Conveyancing Act 1919* will only benefit the *Association or Owners Corporation* so created and their *authorised persons*.
- 15.5 For the purposes of Part 11 Schedule 8 of the *Conveyancing Act 1919*, "domestic services" includes but is not limited to those domestic services specified in Part 11 Schedule 8 of the *Conveyancing Act 1919*, private services, broadband telecommunications systems and such other domestic services deemed necessary by the *owners* of the *lots benefited* or where a *lot benefited* is subdivided by a *plan of subdivision* then by the relevant *Association or Owners Corporation* so created.
- 15.6 The *owner* of the *lot burdened* must regularly maintain at its cost the *easement site* other than *services* which are to be maintained by the relevant *service provider*.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 15 on the plan.

The owners of the lot benefited and the lot burdened.

16 Terms of Public Positive Covenant denoted (P) and numbered 16 on the Plan.

- 16.1 Future development will necessitate the construction of a *drainage system*.
- 16.2 The *owners* of the *lots burdened* must at their expense, maintain the *drainage systems* to the satisfaction of the *Council*, but excluding:
- (i) *drainage* benefiting *Council* which will be maintained by *Council* to the head wall at *Council's* expense; and

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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 21 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

- (ii) *drainage* denoted (J), (AE),(AK),(AL),(AM),(AN),(AO) & (AP) on the *plan* which burden either or both of the *lots burdened*.
- 16.3 Provided that the *owners* of lots 100,101,102,104 and 105 in the *plan* construct *drainage systems* in accordance with DA 118/695/147 and 150/595/72 as amended from time to time, and the drainage system is not located above, on or below any golf tee off areas, golf putting greens or on or under building *improvements* located on *lots burdened* without the prior written consent from the *owner* of the *lot burdened* on such terms as may be deemed necessary by the owners of the *lot burdened*, then the *owner* of the *lots burdened* must permit the *owners* of lots 100,101,102,104 and 105 and their *authorised persons*, *Council* and all *service providers* to:
- (a) enter upon the *lot burdened* with all necessary personnel, construction plant and materials and remain there for sufficient time to construct, landscape, clean and maintain the subject *drainage system*; and
- (b) drain water in any quantity through the said *drainage system*.
- 16.4 On completion of the construction of all the works comprising the *drainage system* for lots 100,101,102, 104 and 105, suitable easements for all *drainage* must be created by an instrument and the *authority* having the power to release, vary or modify this public positive covenant must then release this public positive covenant.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 16 on the plan.

Council

17 Terms of Public Positive Covenant numbered 17 on the Plan

- 17.1 The *owners* of the *lots burdened*, or where *lots burdened* are subdivided by a *plan of subdivision*, then the relevant *Association* or *Owners Corporation* so created, must, at its cost, landscape, repair and maintain, in accordance with the Architectural and Landscape Guidelines and DCP 26 as amended from time to time, all landscaped areas located within the *lot burdened* on all:



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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 22 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

- (a) roundabouts; and
- (b) central median strips between dual carriageways.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 17 on the plan.

Council

18 Terms of Easement for Drainage 5 Wide denoted (R) and numbered 18 on the Plan.

- 18.1 The terms of Part 3 Schedule 4A of the *Conveyancing Act* 1919 are incorporated.
- 18.2 *Council* must maintain at their cost the *drainage system* denoted (R) on the *plan*.

Name of person empowered to release, vary or modify easement, restriction or positive covenant numbered 18 on the plan.

Council

19 Terms of Easement for Drainage 10 wide and variable denoted (S) and numbered 19 on the Plan

- 19.1 The terms of Part 8 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 20.2.
- 19.2 *Council* must maintain at their cost the *easement site*, excluding the dam located within the *easement site*.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 19 in the plan.

Council



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 23 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

- 20 Terms of Right of Access and Easement for Maintenance variable width denoted (T) and numbered 20 on the Plan**
- 20.1 The *owner* of the *lot benefited* must regularly repair and maintain, at its expense, the *easement site*.
- 20.2 The *owner* of the *lot benefited* and its *authorised persons* may at all times and by any reasonable means enter, pass across and repass over the *easement site* within the *lot burdened*, to repair, clean and maintain the *easement site*, with or without tools, implements, vehicles, machinery and equipment.
- 20.3 In exercising those powers, the *owner* of the *lot benefited* must:
- (a) ensure all work is done properly;
 - (b) cause as little inconvenience as is practicable to the *owner* and any occupier of the *lot burdened*;
 - (c) cause as little damage as is practicable to the *lot burdened* and any *improvement* on it;
 - (d) restore the *lot burdened* as nearly as practicable to its former condition; and
 - (e) make good any collateral damage.
- 20.4 The *owner* of the *lot burdened* and *lot benefited* must jointly and severally insure and maintain an insurance policy for public liability insurance for the *easement site*.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 20 on the plan.

The *owner* of the *lot benefited* and *owner* of the *lot burdened*.



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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 24 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

**21 Terms of Right of Carriageway 20 Wide and variable denoted (U) and numbered 21
on the Plan**

The terms of Part 1 Schedule 4A of the *Conveyancing Act* 1919 are incorporated.

**Name of person empowered to release, vary or modify the easement, restriction or positive
covenant numbered 21 on the plan.**

The Council and the owners of the lots burdened.

22 Terms of Public Positive Covenant numbered 22 on the Plan

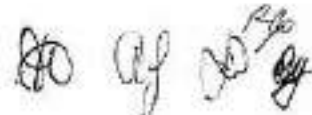
22.1 *The owners of the lots burdened abutting public road or where lots burdened are
subdivided by a plan of subdivision, then the relevant Association or Owners Corporation
so created, must at its cost, landscape, repair and maintain the road verges and repair and
maintain entry gates located on road verges adjacent to the lot burdened but excluding
road verges locate within Vintage Drive.*

22.2 *Road verges and improvements located within Vintage Drive and abutting Lot 106 must
be maintained by the owner of lot 106 at the several cost of the owners of the lots
burdened or where lots burdened are subdivided by a plan of subdivision then the
relevant Association or Owners Corporation so created, and in the proportions set out in
clause 11.3 of the terms of access variable width and numbered 11 in the plan or as
varied from time to time in the same manner as set out in clause 11.4.*

22.3 *For the purposes of clause 22.2 a written notice attaching supporting invoices and issued
by the owner of the lot 106 to the owners of the lots listed in 22.2 or where a lot is
subdivided by a plan of subdivision then to the relevant Association or Owners
Corporation so created, shall be deemed prima facie correct unless manifest error can be
shown.*

**Name of person empowered to release, vary or modify the easement, restriction or positive
covenant numbered 22 on the plan.**

Council



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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 25 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

23 Terms of Restriction on Use numbered 23 on the Plan

- 23.1 The *owners* of the *lots burdened* and any future subdivision of those lots surrender the right to object to the continuation of agricultural and viticultural activities currently practised on surrounding properties. Such activities may include spraying, night harvesting and the use of scare guns.
- 23.2 The *owners* and occupiers of the *lots burdened* must not keep cats upon any part of the *lot burdened*.
- 23.3 The *owners* of the *lots burdened* must not construct any residential dwelling or commercial building with a finished floor level less than 500mm above the extent of inundation of the 100 year ARI (Average Recurrence Interval) flood event.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 23 on the plan.

Council

24 Terms of Right of Access 3 wide denoted (X) and numbered 24 on the Plan.

- 24.1 The *owner* of the *lot benefited*, their *authorised persons* and the public may enter, pass across and repass over the *easement site* of the *lot burdened* by foot, bicycle or by *cart*.
- 24.2 In exercising these powers, the *owners* of the *lots benefited* must:
- (a) cause as little inconvenience as is practicable to the *owner* and any occupier of the *lot burdened*;
 - (b) cause as little damage as is practicable to the *lot burdened* and any *improvement* constructed on the *easement site*, in exercising its right of access; and
 - (c) restore the *lot burdened* as nearly as practicable in the event of damage to the *easement site* or the *lot burdened* arising as a result of the *owners* of the *lots benefited*, their *authorised persons* and the public exercising their rights; and



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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

DP1038043

Sheet 26 of 46 Sheets

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

(d) make good any collateral damage.

24.3 Subject to any obligation to restore contained in clause 24.2, the *owner of the lot burdened* or where a *lot burdened* is subdivided by a *plan of subdivision*, then the relevant *Association or Owners Corporation* so created, must maintain the *easement site* at its sole cost.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 24 on the plan.

The owner of the lot burdened and the lot benefited.

25 Terms of Right of Access 7 wide denoted (Y) and numbered 25 on the Plan

25.1 The *owner of the lot benefited*, their *authorised persons* and the public may enter, pass across and repossess over the *easement site* of the *lot burdened* by vehicle, by foot, bicycle or by cart, to get to and from the *lot benefited*.

25.2 In exercising these powers, the *owners of the lots benefited* must:

- (a) cause as little inconvenience as is practicable to the *owner* and any occupier of the *lot burdened*;
- (b) cause as little damage as is practicable to the *lot burdened* and any *improvement* constructed on the *easement site*, in exercising its right of access; and
- (c) restore the *lot burdened* as nearly as practicable in the event of damage to the *easement site* or the *lot burdened* arising as a result of the *owner of the lot benefited* and the public exercising its rights; and
- (d) make good any collateral damage.

25.3 Subject to any obligation to restore contained in clause 25.2, the *owner of the lot burdened*, must maintain the *easement site* at its cost.



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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 27 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 25 on the plan.

The owners of the lot burdened and the lot benefited.

26 Terms of Right of Access 3 wide denoted (Z) and numbered 26 on the Plan

26.1 *The owner of the lot benefited and their authorised persons may enter, pass across and repass over easement site of the lot burdened by foot, bicycle or by cart.*

26.2 *In exercising these powers, the owners of the lots benefited must:*

- (a) *cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened;*
- (b) *cause as little damage as is practicable to the lot burdened and any improvement constructed on the easement site, in exercising its right of access; and*
- (c) *restore the lot burdened as nearly as practicable in the event of damage to the easement site or the lot burdened arising as a result of the owner of the lot benefited and their authorised persons exercising its rights; and*
- (d) *make good any collateral damage.*

26.3 *Subject to any obligation to restore contained in clause 26.2, the owner of the lot burdened must maintain the easement site at the cost of the owners of the lots benefited or where a lot benefited is subdivided by a plan of subdivision, then the relevant Association or Owners Corporation so created, in equal shares.*

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 26 on the plan.

The owners of the lot burdened and the lot benefited.



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 28 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

27 Terms of Right of Access 10 wide denoted (AA) and numbered 27 on the Plan.

27.1 The terms of Part 14 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 27.2

27.2 Clause 1(a) of Part 14 Schedule 8 of the *Conveyancing Act* 1919 is amended to read as follows:

"1. The *owner* of the *lot benefited* may:

- (a) by any reasonable means pass across the *easement site* located on the *lot burdened*, to get to and from the *lot benefited* and the maintenance shed located on Lot 1 DP834723; and"

27.3 Subject to any obligation to restore contained in Part 14 of Schedule 8 of the *Conveyancing Act* 1919, the *owner* of the *lot burdened* or where a *lot burdened* is subdivided by a *plan of subdivision*, then the relevant *Association* or *Owners Corporation* so created, must maintain the *easement site* at its sole cost.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 27 on the plan.

The *owners* of the *lot benefited* and the *lot burdened*

28 Terms of Public Positive Covenant numbered 28 on the Plan

The *owners* of the *lots burdened* must comply with the provisions of DCP 26 as amended from time to time.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 28 on the plan.

Council



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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

DP1038043

Sheet 29 of 46 Sheets

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

29 Terms of Easement for Sewermain 4 wide denoted (AC) and numbered 29 on the Plan

- 29.1 Full and free right title liberty and licence for the Hunter Water Corporation, its successors and assigns to construct, lay, maintain, repair, renew, cleanse, inspect, replace and divert or alter the position of a sewermain or pipeline with apparatus and appurtenances thereof in or under the surface of such part of the land described hereinbefore as delineated in the abovementioned plan (hereinafter called the servient tenement) and to carry and convey sewage, water or soil through the said sewermain or pipeline and for the purposes aforesaid or any of them by its officers, servants and or contractors with or without motor or other vehicles, plant and machinery to enter upon and break open the surface of the servient tenement and to deposit soil temporarily on the servient tenement but subject to a liability to replace the soil and to restore surface of the said servient tenement in a proper and workmanlike manner as soon as the operations are completed.
- 29.2 No building shall be erected, no excavation or filling shall be carried out, nor any structures, fences or improvements of any kind placed over or under that part of the lot burdened as is affected by the easement for sewermain 4 wide delineated in the abovementioned plan except with the prior consent in writing of the Hunter Water Corporation and except in compliance with any conditions which the Hunter Water Corporation may specify in such consent.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 29 on the plan.

Hunter Water Corporation

30 Terms of Easement for Support 6 wide denoted (AD) and numbered 30 on the Plan

- 30.1 The owner of the lot burdened must:
- (a) not disturb or interfere with, the concrete underpass, batter or embankments or the lot burdened which offers support to the lots benefited and contained on the easement site denoted (AD) on the plan which it acknowledges are reasonably

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USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 30 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

necessary to support the surface, the subsurface or a part of it and any structure or works on the *lot benefited*; and

- (b) not use the *easement site*, or any other part of the *lot burdened*, or any other land in a way which may detract from the stability of or the support provided by the concrete underpass, batter or embankment; and
- (c) regularly repair and maintain the concrete underpass, batter and embankments at the sole expense of the *owner* of the *lot burdened*;
- (d) in repairing and maintaining the concrete underpass, batter and embankments the *owner* of the *lot burdened* must:
 - (i) ensure all work is done properly;
 - (ii) cause as little inconvenience as is practicable to the *owners* and any occupiers of the *lots benefited*;
 - (iii) cause as little damage as is practicable to the *lot burdened* and *lot benefited* and any *improvement* on it;
 - (iv) restore the *lot benefited* and *lot burdened* as nearly as practicable to its former condition; and
 - (v) make good any collateral damage.

30.2 If the *owner* of the *lot burdened* does or allows anything to be done which damages the concrete underpass, batter or embankment or impairs its effectiveness, the *owner* of the *lot benefited* may serve not less than 14 days notice on the *owner* of the *lot burdened* requiring the damage to be repaired or the impairment removed.

30.3 If the *owner* of the *lot burdened* does not comply with a notice served in accordance with clause 30.2, the *owner* of the *lot benefited* may enter and repair the damage or remove the impairment and may recover any reasonable costs from the *owner* of the *lot burdened* for entering the *lot burdened* and repairing the damage or removing the impairment.



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 31 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

- 30.4 In exercising those powers (whether or not having served such a notice), the *owner* of the *lot benefited* must:
- (a) ensure all work is done properly;
 - (b) cause as little inconvenience as is practicable to the *owner* and any occupier of the *lot burdened*;
 - (c) cause as little damage as is practicable to the *lot burdened* and any *improvement* on it;
 - (d) restore the *lot burdened* as nearly as practicable to its former condition; and
 - (e) make good any collateral damage.
- 30.5 In the event that the *lot benefited* is subdivided by a *plan of subdivision*, then the rights conferred pursuant to clause 30.2, 30.3 and 30.4 will only be for the benefit of the relevant *Association* or *Owners Corporation* so created and their *authorised persons*.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 30 on the plan.

The *owner* of the *lot benefited* and the *lot burdened*.

31 Terms of Easement for Drainage 3 wide and variable denoted (AE) and numbered 31 on the Plan

- 31.1 The terms of Part 8 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 31.2 and 31.3.
- 31.2 Where the *lot benefited* is subdivided by a *plan of subdivision*, the rights conferred in clauses 1(b) and (2) of Part 8 Schedule 8 of the *Conveyancing Act* 1919 must only be exercised by the relevant *Association* or *Owners Corporation* so created and their *authorised persons*.



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 32 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

- 31.3 The *owners* of the *lot benefited* or where the *lot benefited* is subdivided by a *plan of subdivision*, then the relevant *Association* or *Owners Corporation* so created must at their joint cost maintain the *drainage system* located within the *easement site*.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 31 on the plan.

The *owner* of the *lot burdened* and the *lot benefited*.

- 32 Terms of Right of Access and Easement for Services variable width denoted (AF) and numbered 32 on the Plan**

- 32.1 The terms of Part 14 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 32.2.
- 32.2 Where a *lot benefited* is subdivided by a *plan of subdivision* the right to carry out work within the *easement site* conferred in clause 1(b) of Part 14 Schedule 8 of the *Conveyancing Act* 1919, must only be exercised by the relevant *Association* or *Owners Corporation* so created and their *authorised persons*.
- 32.3 The terms of Part 11 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 32.4 and 34.5.
- 32.4 For the purposes of Part 11 Schedule 8 of the *Conveyancing Act* 1919, "domestic services" includes but is not limited to those domestic services specified in Part 11 Schedule 8 of the *Conveyancing Act* 1919, private services, broadband telecommunications systems and such other domestic services deemed necessary by the *owners* of the *lots benefited* or where a *lot benefited* is subdivided by a *plan of subdivision* then by the relevant *Association* or *Owners Corporation* so created.
- 34.5 Where a *lot benefited* is subdivided by a *plan of subdivision*, then the rights conferred in Part 11 Schedule 8 of the *Conveyancing Act* 1919 will only benefit the *Association* or *Owners Corporation* so created and their *authorised persons*.
- 34.6 Where any part of the *lot burdened* is dedicated to an authority, this easement will be released as far as that part of the *easement site* dedicated.



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 33 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 32 on the plan.

The owners of the lot benefited and the lot burdened.

33 Terms of Easement for Irrigation 2 wide denoted (AG) and numbered 33 on the Plan

33.1 *The owner of the lot benefited and their authorised persons may:*

- (a) use the *easement site* of each *lot burdened*, to repair and maintain (at the sole cost of the *owner* of the *lot benefited*), irrigation lines and to cause or permit irrigation water to flow in the irrigation lines within the *easement site*;
- (b) do anything reasonably necessary for that purpose, including:
 - (i) entering the *lot burdened*;
 - (ii) taking anything onto the *lot burdened*; and
 - (iii) carrying out work to replace, remove, repair and maintain irrigation lines and pipes and equipment.

33.2 *In exercising these powers, the owner of the lot benefited must:*

- (a) ensure all work is done properly;
- (b) cause as little inconvenience as is practicable to the *owner* and any occupier of the *lot burdened* and their authorised persons;
- (c) cause as little damage as is practicable to the *lot burdened* and any *improvement* on it;
- (d) restore the *lot burdened* as nearly as is practicable to its former condition; and
- (e) make good any collateral damage.



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 34 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

- 33.3 This easement will have a term of 6 months from the date of registration of this instrument, after which the *lot benefited* must, if requested by the *owner* of the *lot burdened* to do so, remove the irrigation lines and restore the *lot burdened* and in so doing comply with the provisions of clause 33.2 above.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 33 on the plan.

The owners of the lot benefited and the lot burdened.

34 Terms of Easement for Services 3 wide denoted (AH) and numbered 34 on the Plan

- 34.1 The terms of Part 11 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clauses 34.2 and 34.3.
- 34.2 For the purpose of this easement, "domestic services" includes but is not limited to those domestic services specified in Part 11 Schedule 8 of the *Conveyancing Act* 1919, private services, broadband telecommunications systems and such other domestic services deemed necessary by the *owners* of the *lots benefited* or where a *lot benefited* is subdivided by a *plan of subdivision* then by the relevant *Association* or *Owners Corporation* so created.
- 34.3 Where a *lot benefited* is subdivided by a *plan of subdivision*, then the rights under Part 11 Schedule 8 of the *Conveyancing Act* 1919 will only benefit the relevant *Association* or *Owners Corporation* so created.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 34 on the plan.

The owners of the lot benefited and the lot burdened.



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 35 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

**35 Terms of Easement for Sewage Pumping Station variable width denoted (AI) and
numbered 35 on the Plan**

Full and free right, title, liberty and licence for the Hunter Water Corporation its successors and assigns to construct, lay, maintain, repair, cleanse, inspect, replace and divert or alter the position of a sewage pumping station, sewer mains or pipelines for the conveyance of sewage and water cables or wires to convey electricity either overhead or underground or both with all apparatus and appurtenances thereof in or under the surface of such part of the land described hereinafter as is delineated in the abovementioned plan (hereinafter called the servient tenement) and to carry and convey sewage through the said sewage pumping station and for the purposes aforesaid or any of them by its officers, servants and or contractors with or without motor or other vehicles, plant and machinery to enter upon and break open the surface of the servient tenement and to deposit soil temporarily on the servient tenement but subject to a liability to replace the soil and to restore surface of the said servient tenement in a proper and workmanlike manner as soon as the operations are completed.

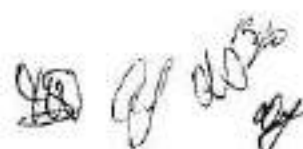
Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 35 on the plan.

Hunter Water Corporation

36 Terms of Easement for Irrigation 2 wide denoted (AJ) and numbered 36 on the Plan

36.1 The owner of the lot benefited and authorised persons may:

- (a) use each lot burdened, but only within the easement site, to repair and maintain (at the sole cost of the owner of the lot benefited), irrigation lines and to cause or permit irrigation water to flow in the irrigation lines within the easement site;
- (b) do anything reasonably necessary for that purpose, including:
 - (i) entering the lot burdened;
 - (ii) taking anything onto the lot burdened; and



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 36 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

- (iii) carrying out work to replace, remove, repair and maintain irrigation lines and pipes and equipment.

36.2 In exercising these powers, the *owner* of the *lot benefited* must:

- (a) ensure all work is done properly;
- (b) cause as little inconvenience as is practicable to the owner and any occupier of the *lot burdened* and their *authorised persons*;
- (c) cause as little damage as is practicable to the *lot burdened* and any *improvement* on it;
- (d) restore the *lot burdened* as nearly as is practicable to its former condition; and
- (c) make good any collateral damage.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 36 on the plan.

The *owners* of the *lot benefited* and the *lot burdened*.

37 Terms of Easement for Drainage 3 wide denoted (AK) and numbered 37 on the Plan.

37.1 The terms of Part 8 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 37.2.

37.2 Where the *lot benefited* is subdivided by *plan of subdivision*, the rights conferred in clauses 1(b) and (2) of Part 8 Schedule 8 of the *Conveyancing Act* 1919 must only be exercised by the relevant *Association* or *Owners Corporation* so created and their *authorised persons*.

37.3 The *owner* of the *lot benefited* or where the *lot benefited* is subdivided by a *plan of subdivision*, then the relevant *Association* or *Owners Corporation* so created must at its sole cost maintain the *drainage system* located within the *easement site*.

Handwritten signatures and initials.

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 37 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 37 on the plan.

The owner of the lot burdened and the lot benefited.

38 Terms of Easement for Drainage 3 wide denoted (AL) and numbered 38 on the Plan.

38.1 The terms of Part 8 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 38.2.

38.2 Where the *lot benefited* is subdivided by a *plan of subdivision*, the rights conferred in clauses 1(b) and (2) of Part 8 Schedule 8 of the *Conveyancing Act* 1919 must only be exercised by the relevant *Association* or *Owners Corporation* so created and their *authorised persons*.

38.3 *Council* must maintain the *drainage system* located within the *easement site* to the *head wall* at *Council's* expense, but excluding any *baffle boxes* which must be regularly maintained by and at the sole cost of the *owner* of lot 103.

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 38 on the plan.

The owners of the lot burdened and the lot benefited.

39 Terms of Easement for Drainage 3 wide denoted (AM) and numbered 39 on the Plan.

39.1 The terms of Part 8 Schedule 8 of the *Conveyancing Act* 1919 are incorporated, but varied as set out in clause 39.1.

39.2 Where the *lot benefited* is subdivided by a *plan of subdivision*, the rights conferred by clauses 1(b) and (2) of Part 8 Schedule 8 of the *Conveyancing Act* 1919 must only be exercised by the relevant *Association* or *Owners Corporation* so created and their *authorised persons*.



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 38 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

39.3 *Council must maintain the drainage system located within the easement site to the head wall at Council's expense.*

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 39 on the plan.

The owners of the lot burdened and the lot benefited.

40 Terms of Easement for Drainage 3 wide denoted (AN) and numbered 40 on the Plan.

40.1 *The terms of Part 8 Schedule 8 of the Conveyancing Act 1919 are incorporated, but varied as set out in clause 40.2.*

40.2 *Where the lot benefited is subdivided by a plan of subdivision, the rights conferred by clauses 1(b) and (2) of Part 8 Schedule 8 of the Conveyancing Act 1919 must only be exercised by the relevant Association or Owners Corporation so created and their authorised persons.*

40.3 *The owner of the lot benefited or where the lot benefited is subdivided by a plan of subdivision, then the relevant Association or Owners Corporation so created must at its sole cost maintain the drainage system located within the easement site.*

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 40 on the plan.

The owner of the lot burdened and the lot benefited.

41 Terms of Easement for Drainage 3 wide denoted (AO) and numbered 41 on the Plan.

41.1 *The terms of Part 8 Schedule 8 of the Conveyancing Act 1919 are incorporated, but varied as set out in clause 41.2.*



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 39 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

41.2 *Council must maintain the drainage system located within the easement site to the head wall at Council's expense.*

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 41 on the plan.

The owners of the lot burdened and the lot benefited.

42 Terms of Easement for Drainage 3 wide and variable denoted (AP) and numbered 42 on the Plan.

42.1 The terms of Part 8 Schedule 8 of the *Conveyancing Act 1919* are incorporated, but varied as set out in clause 42.2.

42.2 *Council must maintain the drainage system located within the easement site to the head wall at Council's expense, but excluding any baffle boxes which must be regularly maintained by and at the sole cost of the owner of lot 103.*

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 42 on the plan.

The owners of the lot burdened and the lot benefited.

43 Terms of Restriction on Use numbered 43 on the Plan

43.1 *The owners of the lots burdened cannot require the owners of the lots benefited to contribute to the cost of fencing on the lot burdened and the owners of the lot benefited acknowledge that the owners of the lots benefited are not bound by the Dividing Fences Act 1991.*

Name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 43 on the plan.

The owners of the lots benefited.



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 40 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

44 Dictionary and Interpretation

44.1 Words in italics are defined terms. Defined terms in any form mean:

additional services means any service in addition to *services* running through a *lot burdened* including but not limited to statutory services, private services and security services.

Association includes a Community Association, Precinct Association or Neighbourhood Association.

Association Property includes Community Property, Precinct Property and Neighbourhood Property as defined in the *Community Land Management Act 1989*.

authorised persons means the employees, agents, contractors and invitees of a person and where the context permits, *service providers*.

authority means the public or statutory authority burdened or benefited as the case may be, including without limiting the effect of the aforesaid, the *Council*.

baffle boxes means a nutrient control device for the drainage of water located within the *lot burdened*.

cart means a cart authorised to be used as a golf cart pursuant to The Vintage Golf Course Members' Charter, as amended from time to time.

cart paths means the path located on the lot burdened for use by carts, bicycles and by foot.

Common Property means common property as defined in the *Strata Schemes (Freehold Development Act 1973*

Council means the Cessnock City Council.

Developer means Vintage Developments Pty Limited (ACN 067 567 006) and Errol Investments Pty Limited (ACN 001183 277)



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 41 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

<i>drainage</i>	includes the channelling of water, via drainage systems including without limiting the effect of the foregoing water emanating from rain, storm, spring, soakage or seepage water.
<i>drainage systems</i>	includes underground piping, drainage structures (other than in public roads) causeways, water storage, detention basins, water quality enhancement facilities, overland flow paths and gross pollutant traps.
<i>easement site</i>	means that part of the <i>lot burdened</i> representing the easement as shown on the <i>plan</i> .
<i>existing services</i>	means <i>services</i> which have been installed on a lot as at the date of registration of this instrument, whether or not covered by an easement.
<i>golf course</i>	means lot 103 in DP1038043.
<i>golf course activities</i>	means all activities associated with the golf course including playing golf, administering and managing the playing of golf, maintaining the golf course, conducting and supervising golf games and golf tournaments.
<i>improvements</i>	means buildings or structures located on the <i>lots burdened</i> .
<i>instrument</i>	means this instrument setting out the terms of easements, restrictions on use and positive covenants intended to be created on the property, the subject of the <i>plan</i> pursuant to the <i>Conveyancing Act 1919</i> .
<i>head wall</i>	means the point of discharge into the trunk drainage system.
<i>ha</i>	means hectares
<i>lot benefited</i>	means the dominant tenement.
<i>lot burdened</i>	means the servient tenement.
<i>owners</i>	includes the registered proprietors of a lot, their executors, administrators, assigns and representatives and where the context permits, any person who has authority to operate, lease, manage, occupy or use the lot.



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

DP1038043

Sheet 42 of 46 Sheets

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

<i>Owners Corporation</i>	means the statutory strata owners corporation created on the registration of a strata plan of subdivision.
<i>pedestrian paths</i>	means path located on the <i>lot burdened</i> for use by bicycles and pedestrian use only.
<i>permitted activities</i>	means the activities prescribed in clauses 1.1 and 1.2 of the Terms of Restriction on Use denoted (A) and numbered 1 on the <i>plan</i> .
<i>plan</i>	means the plan of subdivision of Lot 7001 in DP 1011941, Lot 7002 in DP 1011941 and Lot 7003 in DP 1011941
<i>plan of subdivision</i>	means a community plan, precinct plan, neighbourhood plan or strata plan of subdivision.
<i>road verges</i>	means the area of land from the edge of the bitumen seal of the public road to the boundary of a lot.
<i>services</i>	include water, electricity, electricity substation, gas, telephone, broadband telecommunication services, sewage system and the discharge of sewage, sullage and other fluid wastes.
<i>service provider</i>	includes but is not limited to Hunter Water Corporation, AGL, Telstra, Energy Australia, the Developer, a private service provider, an <i>Association</i> or <i>Owners Corporation</i> .
<i>sqm</i>	means square metres

44.2 In this *instrument* unless the context otherwise requires:

- (a) (**headings**) headings and underlinings are for convenience only and do not affect interpretation;
- (b) (**singular**) the singular includes the plural and vice versa;
- (c) (**includes**) a reference to "include", "includes" or "including" means "includes, but is not limited to,";

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 43 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

- (d) **(gender)** a gender includes any gender;
- (e) **(corresponding meanings)** where a word or phrase is defined, its other grammatical forms have a corresponding meaning;
- (f) **(other entities)** a reference to a person, trust, partnership, joint venture, association, corporation, organisation, society, firm, authority or other entity includes any of them;
- (g) **(part of a thing)** a reference to any thing includes a part of that thing;
- (h) **(legislation)** a reference to any legislation or provision of legislation includes all amendments, consolidations or replacements and all regulations or instruments issued under it;
- (i) **(replacement documents)** a reference to a document includes an amendment or supplement to, or replacement or notation of, that document;
- (j) **(successors and assigns)** a reference to an owner in this instrument includes that owner's permitted successors, assigns, administrators and substitutes;
- (k) **(joint and several)** an obligation on the part of 2 or more persons binds them jointly and severally unless the context provides otherwise;
- (l) **(writing)** a reference to a notice from, consent or approval of a party and agreement between owners and authorities, means a written notice, consent, approval or agreement.
- (m) **(due and punctual)** all obligations are required to be performed duly and punctually;
- (n) **(enforceability and severance)** any provision or clause of this *instrument* which is void, illegal or unenforceable does not affect the validity, legality or enforceability of the remaining clauses and provisions of the instrument



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 44 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

and only that part which a court of law deems void, illegal or
unenforceable shall be severed from this *instrument*; and

- (o) (replacement bodies) a reference to an authority which ceases to exist or
whose powers or functions are transferred to another body is a reference to
the body which replaces it or which substantially succeeds to its power or
functions.

THE COMMON SEAL of ERROL
INVESTMENTS PTY LIMITED
(ACN 001 183 277) was hereunto affixed
by authority of its Directors in the
presence of:



A Grant
.....
Secretary

John Stevens
.....
Director

D Anne Grant
.....
Print Name

JOHN STEVENS
.....
Print Name

THE COMMON SEAL of VINTAGE
DEVELOPMENTS PTY LIMITED
(ACN 067 567 006) was hereunto affixed
by authority of its Directors in the
presence of:



A Grant
.....
Secretary

John Stevens
.....
Director

Anne Grant
.....
Print Name

JOHN STEVENS
.....
Print Name

Handwritten signatures and initials at the bottom right corner.

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 45 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

SIGNED on behalf of)
CESSNOCK CITY)
COUNCIL by its authorised)
Officer:)


.....
Signature of Authorised Officer

DAVID YEE
.....
Name of Authorised Officer



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE
USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B & 88E CONVEYANCING ACT, 1919**

Sheet 46 of 46 Sheets

DP1038043

Subdivision of Lot 7001 in DP
1011941, Lot 7002 in DP 1011941
and Lot 7003 in DP 1011941 being
covered by Subdivision Certificate
No of

THE COMMON SEAL of MACQUARIE)
BANK LIMITED (ACN 008 583 642))
was hereunto affixed in accordance with the)
Company's Constitution)

MACQUARIE BANK LIMITED ACN 008 583 642 by

M. J. Scheen *R. J. O'Leary*
M. J. SCHEEN
its Attorneys who hereby state that at the time of this
executing this instrument they have no notice of the
revocation of the Power of Attorney registered in
Land Titles Office Book 4217 No. 78 under authority
of which they execute this instrument.

.....
Signature of Authorised Person

.....
Signature of Authorised Person

.....
Print Name of Authorised Person

.....
Print Name of Authorised Person

.....
Office Held

.....
Office Held

SIGNED for and on behalf of)
ST GEORGE BANK LTD)
by:)

SIGNED SEALED AND DELIVERED
For and on behalf of
ST GEORGE BANK LIMITED
(A.C.N. 065 513 070) by its
attorneys under power of
attorney registered No. 125
Book 4162

[Signature]
ATTORNEY
Print Name:
Position Held:

[Signature]
ATTORNEY
Print Name: **Louise Michaela Lester**
Position Held: **Credit Analyst**

WITNESS
Print Name: **Basma Franso Ibrahim**

MIR:MIRVDNEW4205942%



[Handwritten signatures and initials]

Form: 20EV
Release: 1
www.lpi.nsw.gov.au

9K

VARIATION OF EASEMENT



8899301Q

New South Wales
Section 47(5A) Real Property Act 1900

PRIVACY NOTE: this information is legally required and will become part of the public record

(A) TORRENS TITLE

Servient Tenement Lot 104 DP1038043 RA16	Dominant Tenement Lot 102 not inc Lots 100 to 106 inclusive in DP1038043, Lot 14 to 24 inclusive in DP210292 RA17 ✓ RA17
--	--

(B) EASEMENT
VARIED

Number Referred to and numbered 24 in DP 1038043	Nature Right of Access 3 wide (A)
---	--------------------------------------

(C) LODGED BY

Delivery Box	Name, Address or DX and Telephone SPARKE HELMORE SOLICITORS 7829 NEWCASTLE Reference: STE 26218	CODE R
--------------	--	-----------

(D) APPLICANT (1)

Registered proprietor of the dominant tenement Vintage Developments Pty Limited & Errol Investments Pty Limited
--

(E) APPLICANT (2)

Registered proprietor of the servient tenement Vintage Developments Pty Limited ACN 067 567 006
--

- (F) The applicants, having varied the above easement as set out in annexure A hereto, apply to have the variation
(G) recorded on the relevant folios of the Register.
(H) The consent of Macquarie Bank Limited & St George Bank Limited is annexed hereto marked B

DATE 16 August 2002

THE COMMON SEAL OF VINTAGE
DEVELOPMENTS PTY LIMITED WAS
HEREUNTO AFFIXED IN ACCORDANCE
WITH THE COMPANY'S CONSTITUTION



Certified correct for the purposes of the Real Property Act 1900
by the corporation named below the common seal of which
was affixed pursuant to the authority specified and in the presence
of the authorised person(s) whose signature(s) appear(s) below:

Corporation: VINTAGE DEVELOPMENTS PTY LIMITED (ACN 067 567 006)
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: John Stevens
Name of authorised person: JOHN STEVENS
Office held: DIRECTOR

Signature of authorised person: [Signature]
Name of authorised person: [Name]
Office held: DIRECTOR

Certified correct for the purposes of the Real Property Act 1900
by the corporation named below the common seal of which
was affixed pursuant to the authority specified and in the presence
of the authorised person(s) whose signature(s) appear(s) below:

Corporation: ERROL INVESTMENTS PTY LIMITED (ACN 001 183 277)
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: John Stevens
Name of authorised person: JOHN STEVENS
Office held: DIRECTOR

Signature of authorised person: [Signature]
Name of authorised person: Anne Grant
Office held: DIRECTOR



Annexure A to VARIATION OF EASEMENT

Parties:

VINTAGE DEVELOPMENTS PTY LIMITED & ERROL INVESTMENTS PTY LIMITED

Dated 16 August 2002

That the Right of Access 3 wide denoted (X) be varied so the name of person empowered to release, vary or modify the easement, restriction or positive covenant numbered 24 on the plan reads:

The Owner of the lot burdened and the lots benefited provided that where the lots benefited or lots burdened are subdivided by a Plan of Subdivision, then only the Association or Owners Corporation so created.

Annexure **B** to VARIATION OF EASEMENT

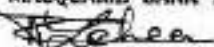
Parties:

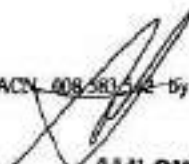
VINTAGE DEVELOPMENTS PTY LIMITED & ERROL INVESTMENTS PTY LIMITED

Dated 15 August 2002

SIGNED FOR AND ON BEHALF OF
MACQUARIE BANK LIMITED
by:

MACQUARIE BANK LIMITED ACN 608 583 542 by





AMI SIMONTM

M. J. SCHEEN
its Attorneys who hereby state that at the time of their
executing this instrument they have no notice of the
revocation of the Power of Attorney registered in
Land Titles Office Book 4217 No. 78 under authority
of which they execute this instrument.

SIGNED FOR AND ON BEHALF OF
ST GEORGE LIMITED
by:

SIGNED SEALED AND DELIVERED

For and on behalf of
ST GEORGE BANK LIMITED
(A.C.N. 055 513 070) by its
attorneys under power of
attorney registered No. 125
Book 4182.

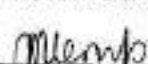

ATTORNEY

Print Name:

STEPHEN MCKENZIE

Position Held:

EXECUTIVE MANAGER


ATTORNEY

Print Name:

ELISE KEMP

Position Held:

CREDIT ANALYST


WITNESS

Print Name:

Diana Boyd.

Annexure B to VARIATION OF EASEMENT

Parties:

VINTAGE DEVELOPMENTS PTY LIMITED AND ERROL INVESTMENTS PTY LIMITED

Dated 16 August 2002.

THE COMMON SEAL OF THE
COMMUNITY ASSOCIATION FOR DP270292



Approved Form 21

COMMUNITY LAND DEVELOPMENT ACT 1989

CERTIFICATE OF COMMUNITY ASSOCIATION

COMMUNITY ASSOCIATION D.P. NO. 270292 CERTIFIES THAT IT HAS, BY UNANIMOUS
RESOLUTION, CONSENTED TO THE VARIATION OF THE RIGHT OF ACCESS 3 WIDE (A)
BENEFITTING LOT 1 D.P. NO. 270292

The common seal of Community
Association D.P. No. 270292 was
hereto affixed on 20 August 2002 in
the presence of Monteath & Powys
Strata Management Pty Limited
being the person(s) authorised by
section 8 of the Community Land
Management Act 1989 to attest the
affixing of the seal.



The common seal of Monteath &
Powys Strata Management Pty Ltd
was hereunto affixed by authority of
the Board of Directors in the
presence of:



Director

Secretary

Approved Form 25

COMMUNITY LAND DEVELOPMENT ACT 1989

**CERTIFICATE REGARDING OUTSTANDING INTERESTS
AND BY-LAWS**

COMMUNITY ASSOCIATION D.P. NO. 270292 HEREBY CERTIFIES THAT IN RESPECT OF THE
COMMUNITY PROPERTY CONTAINED HEREIN:

- a) ALL INTERESTS OF WHICH WE HAVE NOTICE (OTHER THAN STATUTORY INTERESTS
OR INTERESTS RECORDED IN THE REGISTERS HAVE BEEN RELEASED; AND
- b) ANY BY-LAW RESTRICTING THE USE OF THE COMMUNITY PROPERTY NO LONGER
AFFECTS THE INTEREST PASSING HEREIN.

The common seal of Community
Association D.P. No. 270292 was
hereto affixed on 20 August 2002 in
the presence of Monteath & Powys
Strata Management Pty Limited
being the person(s) authorised by
section 8 of the Community Land
Management Act 1989 to attest the
affixing of the seal.



The common seal of Monteath &
Powys Strata Management Pty Ltd
was hereunto affixed by authority of
the Board of Directors in the
presence of.



Director

Secretary

SPARKE ■ ■ HELMORE ■

SOLICITORS

ESTABLISHED 1882

Our ref: mir:STE262/8

3 September 2002

Attention: Andrew Moore
LPI - New South Wales
Community Plan Section
Queens Square
SYDNEY NSW 2000

REPLY TO
NEWCASTLE
31 BOLTON STREET
PO BOX 812
NEWCASTLE NSW 2300

PH 02 4924 7200
FAX 02 4924 7200
BX 7829 NEWCASTLE

MUSWELLBROOK

SYDNEY

MELBOURNE

CANBERRA

BRISBANE

ADLAIDE

URGENT

By fax: 9223 8114

Dear Andrew

The Vintage – Registration of Plans and Requests

We refer to our telephone conversation today and confirm that it is in order for you to amend the Cancellation or Extinguishment of Easements lodged at the LPI – NSW by inserting "DP1038043" after each "Number" detailed in Annexure "A" to each Cancellation or Extinguishment of Easement currently lodged with the LPI – NSW for registration.

Should you have any questions please contact Michelle Reindler of our office.

Yours faithfully

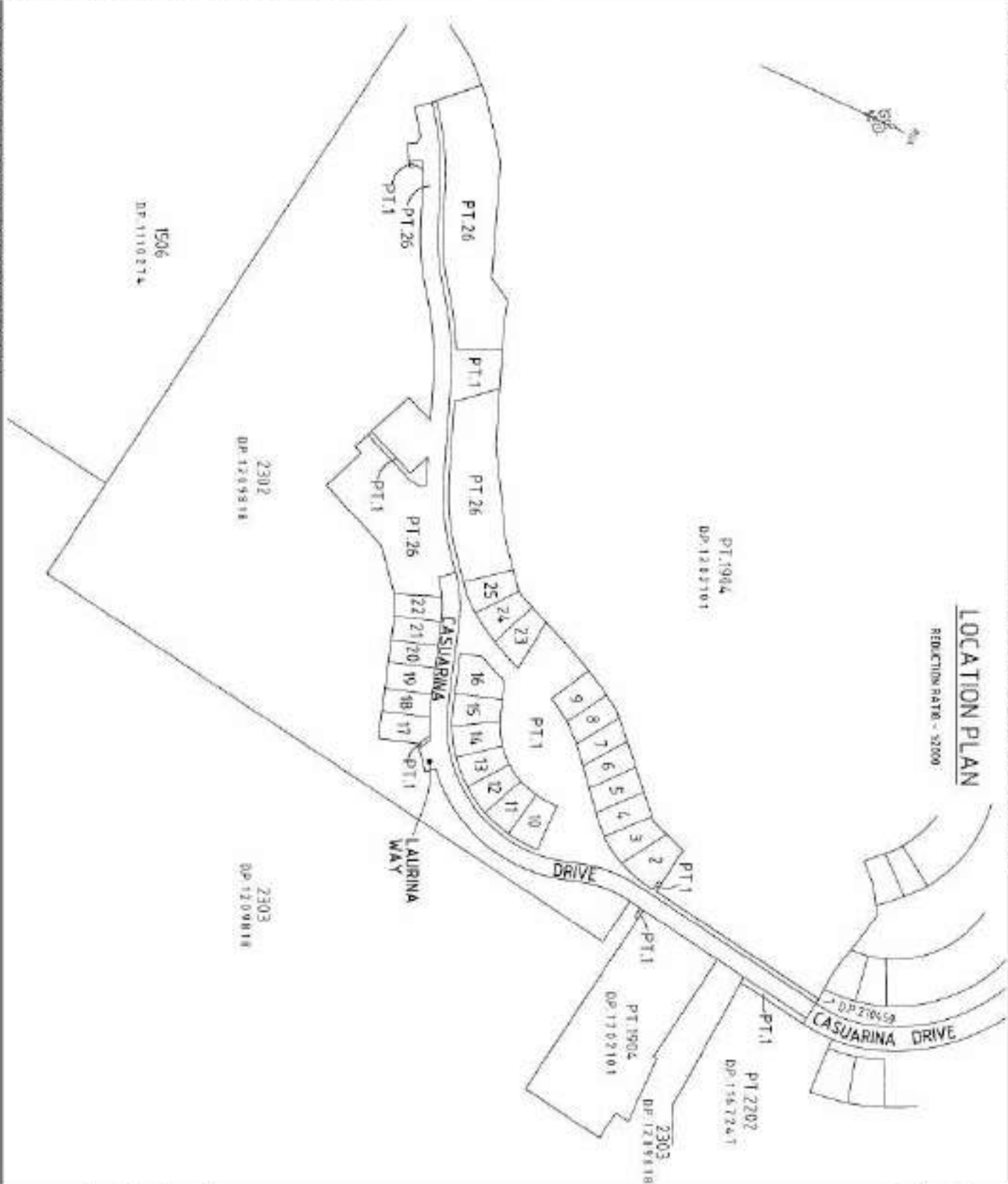

Michelle Reindler
Solicitor
49247623
mir@sparke.com.au

MIRIAM@NEW64484921

** TOTAL PAGE.001 **

LOCATION PLAN

REDUCTION RATIO = 1:2000



THIS SHEET IS FOR INFORMATION. IT DOES NOT FORM THE BASIS OF ANY DECISION OR ACTION. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE SCHEME AND THE INFORMATION PROVIDED HEREON.

SCHEDULE OF CHANGES TO THE SCHEME

Lot No	Details	Sheet No
26	SUBDIVIDED INTO LOTS 24 & 25	11
23 & 24	CONSOLIDATED INTO LOT 50	12

Owner/Developer No	1420748803
Date/Issue	28 MAR 2017
Survey	PAIDIRI TOWER
Survey No	10341-DP-617
Registered	12/8/2017

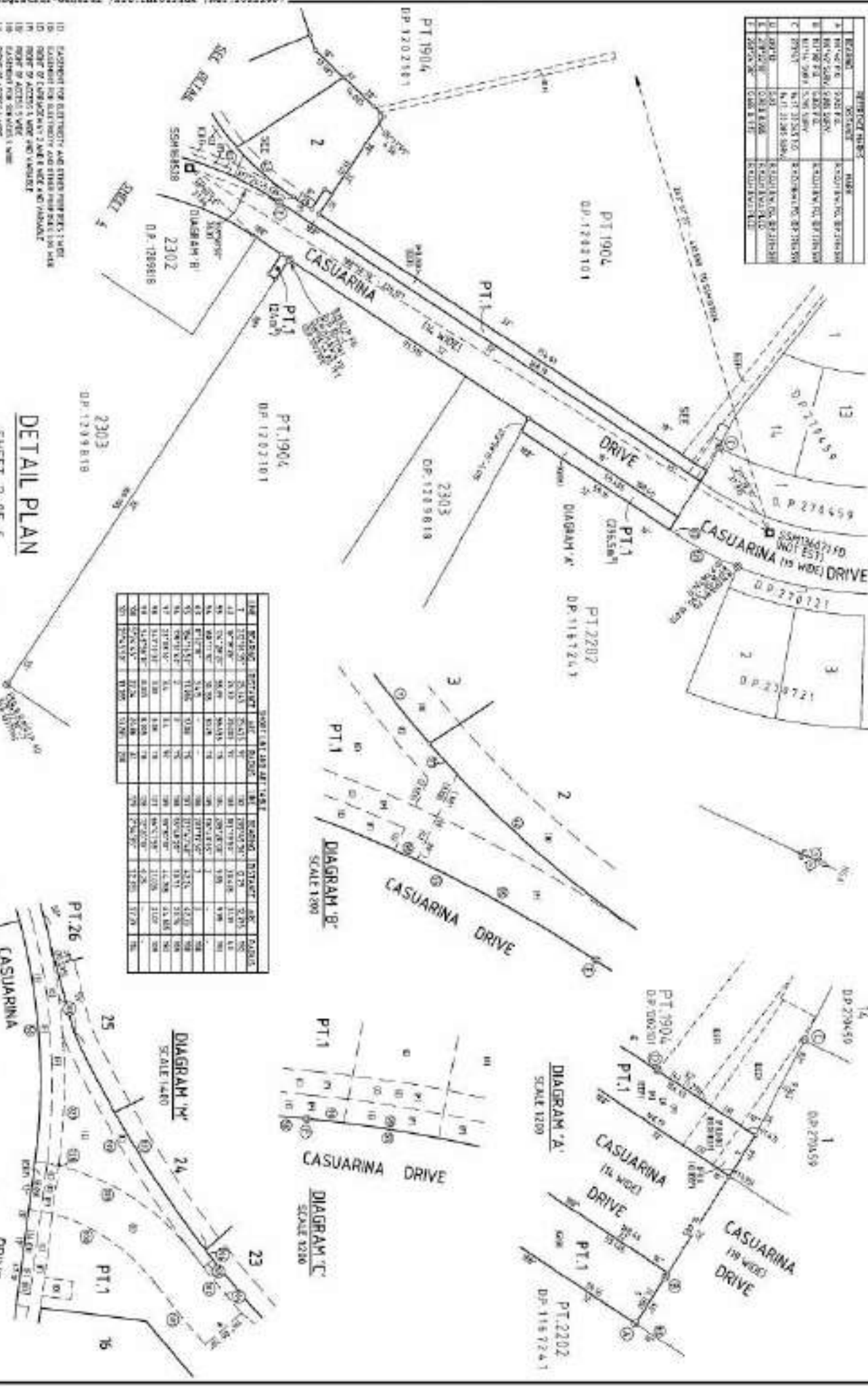
DP271095 ©

DP271095

WARNING: OPENING OR FOLDING WILL LEAD TO REJECTION

Scale 1 of 10 Sheets

REMARKS	DATE	BY
1. REVISION	12/08/12	DP271095
2. REVISION	12/08/12	DP271095
3. REVISION	12/08/12	DP271095
4. REVISION	12/08/12	DP271095
5. REVISION	12/08/12	DP271095
6. REVISION	12/08/12	DP271095
7. REVISION	12/08/12	DP271095



DETAIL PLAN

SHEET 2 OF 6

DATE: 12/08/12
BY: DP271095

DATE: 12/08/12
BY: DP271095

DATE: 12/08/12
BY: DP271095

DATE: 12/08/12
BY: DP271095

DP271095

LOT	REMARKS	DATE	BY
1	REVISION	12/08/12	DP271095
2	REVISION	12/08/12	DP271095
3	REVISION	12/08/12	DP271095
4	REVISION	12/08/12	DP271095
5	REVISION	12/08/12	DP271095
6	REVISION	12/08/12	DP271095
7	REVISION	12/08/12	DP271095
8	REVISION	12/08/12	DP271095
9	REVISION	12/08/12	DP271095
10	REVISION	12/08/12	DP271095
11	REVISION	12/08/12	DP271095
12	REVISION	12/08/12	DP271095
13	REVISION	12/08/12	DP271095
14	REVISION	12/08/12	DP271095
15	REVISION	12/08/12	DP271095
16	REVISION	12/08/12	DP271095
17	REVISION	12/08/12	DP271095
18	REVISION	12/08/12	DP271095
19	REVISION	12/08/12	DP271095
20	REVISION	12/08/12	DP271095
21	REVISION	12/08/12	DP271095
22	REVISION	12/08/12	DP271095
23	REVISION	12/08/12	DP271095
24	REVISION	12/08/12	DP271095
25	REVISION	12/08/12	DP271095
26	REVISION	12/08/12	DP271095
27	REVISION	12/08/12	DP271095
28	REVISION	12/08/12	DP271095
29	REVISION	12/08/12	DP271095
30	REVISION	12/08/12	DP271095

DIAGRAM 'A'

SCALE 1:200

DIAGRAM 'B'

SCALE 1:200

DIAGRAM 'C'

SCALE 1:200

DIAGRAM 'D'

SCALE 1:200

DIAGRAM 'E'

SCALE 1:200

DIAGRAM 'F'

SCALE 1:200

DIAGRAM 'G'

SCALE 1:200

DIAGRAM 'H'

SCALE 1:200

DIAGRAM 'I'

SCALE 1:200

DIAGRAM 'J'

SCALE 1:200

DIAGRAM 'K'

SCALE 1:200

DIAGRAM 'L'

SCALE 1:200

DIAGRAM 'M'

SCALE 1:200

DIAGRAM 'N'

SCALE 1:200

DIAGRAM 'O'

SCALE 1:200

DIAGRAM 'P'

SCALE 1:200

DIAGRAM 'Q'

SCALE 1:200

DIAGRAM 'R'

SCALE 1:200

DIAGRAM 'S'

SCALE 1:200

DIAGRAM 'T'

SCALE 1:200

DIAGRAM 'U'

SCALE 1:200

DIAGRAM 'V'

SCALE 1:200

DIAGRAM 'W'

SCALE 1:200

DIAGRAM 'X'

SCALE 1:200

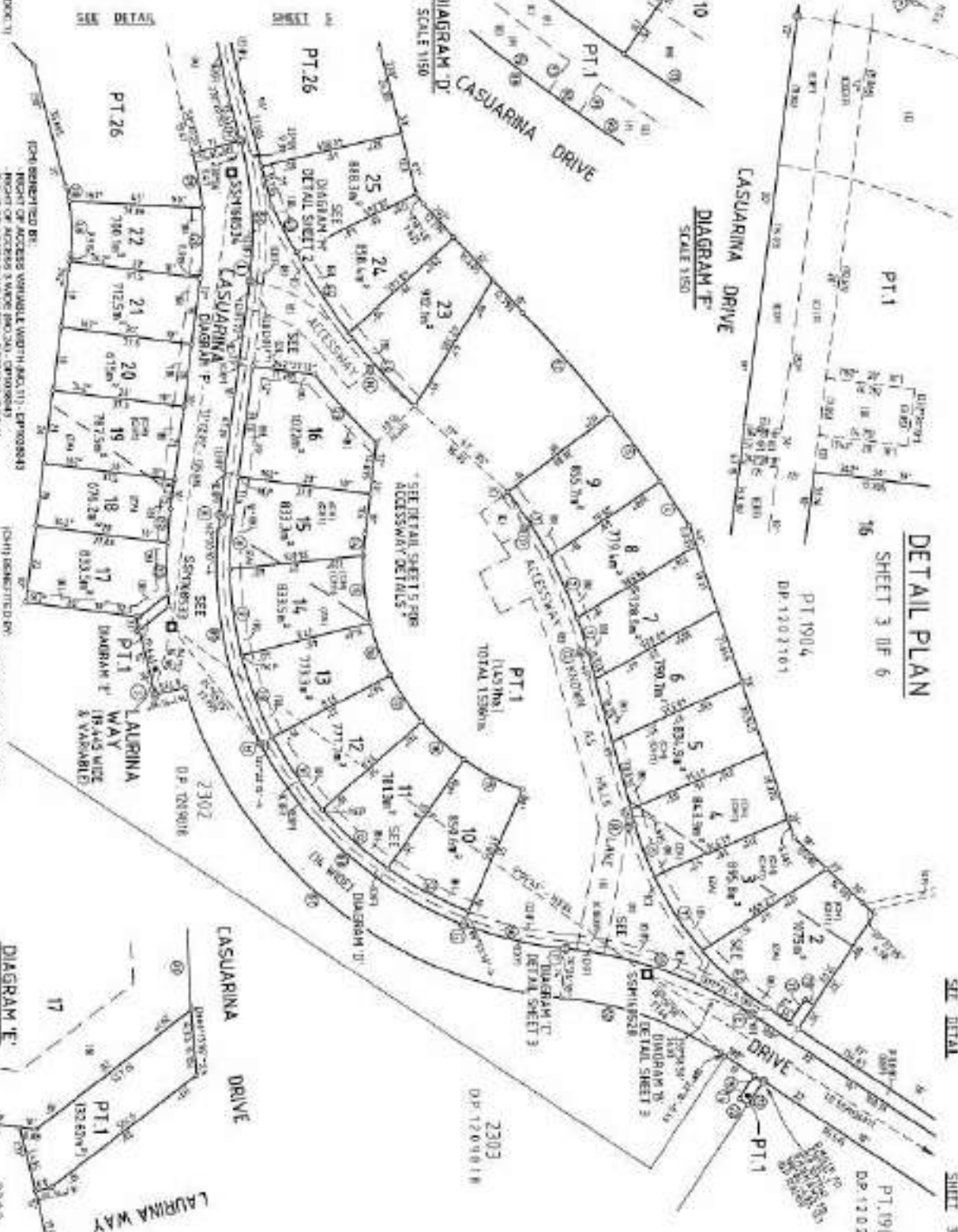
DIAGRAM 'Y'

SCALE 1:200

DIAGRAM 'Z'

SCALE 1:200

TABLE 1. PHYSICAL PROPERTIES OF THE POLYMER									
LINE	WAVELENGTH (nm)	WAVELENGTH (cm ⁻¹)	WAVELENGTH (μm)	WAVELENGTH (mm)	WAVELENGTH (m)	WAVELENGTH (km)	WAVELENGTH (miles)	WAVELENGTH (light years)	WAVELENGTH (parsecs)
1	2.0	5000	0.002	0.0002	2.0e-05	2.0e-06	2.0e-07	2.0e-08	2.0e-09
2	2.5	4000	0.0025	0.00025	2.5e-05	2.5e-06	2.5e-07	2.5e-08	2.5e-09
3	3.0	3333	0.003	0.0003	3.0e-05	3.0e-06	3.0e-07	3.0e-08	3.0e-09
4	3.5	2857	0.0035	0.00035	3.5e-05	3.5e-06	3.5e-07	3.5e-08	3.5e-09
5	4.0	2500	0.004	0.0004	4.0e-05	4.0e-06	4.0e-07	4.0e-08	4.0e-09
6	4.5	2222	0.0045	0.00045	4.5e-05	4.5e-06	4.5e-07	4.5e-08	4.5e-09
7	5.0	2000	0.005	0.0005	5.0e-05	5.0e-06	5.0e-07	5.0e-08	5.0e-09
8	5.5	1818	0.0055	0.00055	5.5e-05	5.5e-06	5.5e-07	5.5e-08	5.5e-09
9	6.0	1667	0.006	0.0006	6.0e-05	6.0e-06	6.0e-07	6.0e-08	6.0e-09
10	6.5	1538	0.0065	0.00065	6.5e-05	6.5e-06	6.5e-07	6.5e-08	6.5e-09
11	7.0	1429	0.007	0.0007	7.0e-05	7.0e-06	7.0e-07	7.0e-08	7.0e-09
12	7.5	1333	0.0075	0.00075	7.5e-05	7.5e-06	7.5e-07	7.5e-08	7.5e-09
13	8.0	1250	0.008	0.0008	8.0e-05	8.0e-06	8.0e-07	8.0e-08	8.0e-09
14	8.5	1176	0.0085	0.00085	8.5e-05	8.5e-06	8.5e-07	8.5e-08	8.5e-09
15	9.0	1111	0.009	0.0009	9.0e-05	9.0e-06	9.0e-07	9.0e-08	9.0e-09
16	9.5	1053	0.0095	0.00095	9.5e-05	9.5e-06	9.5e-07	9.5e-08	9.5e-09
17	10.0	1000	0.01	0.001	0.0001	1.0e-05	1.0e-06	1.0e-07	1.0e-08
18	10.5	952	0.0105	0.00105	0.000105	1.05e-05	1.05e-06	1.05e-07	1.05e-08
19	11.0	909	0.011	0.0011	0.00011	1.1e-05	1.1e-06	1.1e-07	1.1e-08
20	11.5	869	0.0115	0.00115	0.000115	1.15e-05	1.15e-06	1.15e-07	1.15e-08
21	12.0	833	0.012	0.0012	0.00012	1.2e-05	1.2e-06	1.2e-07	1.2e-08
22	12.5	800	0.0125	0.00125	0.000125	1.25e-05	1.25e-06	1.25e-07	1.25e-08
23	13.0	769	0.013	0.0013	0.00013	1.3e-05	1.3e-06	1.3e-07	1.3e-08
24	13.5	741	0.0135	0.00135	0.000135	1.35e-05	1.35e-06	1.35e-07	1.35e-08
25	14.0	714	0.014	0.0014	0.00014	1.4e-05	1.4e-06	1.4e-07	1.4e-08
26	14.5	689	0.0145	0.00145	0.000145	1.45e-05	1.45e-06	1.45e-07	1.45e-08
27	15.0	667	0.015	0.0015	0.00015	1.5e-05	1.5e-06	1.5e-07	1.5e-08
28	15.5	645	0.0155	0.00155	0.000155	1.55e-05	1.55e-06	1.55e-07	1.55e-08
29	16.0	625	0.016	0.0016	0.00016	1.6e-05	1.6e-06	1.6e-07	1.6e-08
30	16.5	606	0.0165	0.00165	0.000165	1.65e-05	1.65e-06	1.65e-07	1.65e-08
31	17.0	588	0.017	0.0017	0.00017	1.7e-05	1.7e-06	1.7e-07	1.7e-08
32	17.5	571	0.0175	0.00175	0.000175	1.75e-05	1.75e-06	1.75e-07	1.75e-08
33	18.0	556	0.018	0.0018	0.00018	1.8e-05	1.8e-06	1.8e-07	1.8e-08
34	18.5	541	0.0185	0.00185	0.000185	1.85e-05	1.85e-06	1.85e-07	1.85e-08
35	19.0	526	0.019	0.0019	0.00019	1.9e-05	1.9e-06	1.9e-07	1.9e-08
36	19.5	513	0.0195	0.00195	0.000195	1.95e-05	1.95e-06	1.95e-07	1.95e-08
37	20.0	500	0.02	0.002	0.0002	2.0e-05	2.0e-06	2.0e-07	2.0e-08
38	20.5	488	0.0205	0.00205	0.000205	2.05e-05	2.05e-06	2.05e-07	2.05e-08
39	21.0	476	0.021	0.0021	0.00021	2.1e-05	2.1e-06	2.1e-07	2.1e-08
40	21.5	465	0.0215	0.00215	0.000215	2.15e-05	2.15e-06	2.15e-07	2.15e-08
41	22.0	455	0.022	0.0022	0.00022	2.2e-05	2.2e-06	2.2e-07	2.2e-08
42	22.5	444	0.0225	0.00225	0.000225	2.25e-05	2.25e-06	2.25e-07	2.25e-08
43	23.0	435	0.023	0.0023	0.00023	2.3e-05	2.3e-06	2.3e-07	2.3e-08
44	23.5	426	0.0235	0.00235	0.000235	2.35e-05	2.35e-06	2.35e-07	2.35e-08
45	24.0	417	0.024	0.0024	0.00024	2.4e-05	2.4e-06	2.4e-07	2.4e-08
46	24.5	408	0.0245	0.00245	0.000245	2.45e-05	2.45e-06	2.45e-07	2.45e-08
47	25.0	400	0.025	0.0025	0.00025	2.5e-05	2.5e-06	2.5e-07	2.5e-08
48	25.5	392	0.0255	0.00255	0.000255	2.55e-05	2.55e-06	2.55e-07	2.55e-08
49	26.0	385	0.026	0.0026	0.00026	2.6e-05	2.6e-06	2.6e-07	2.6e-08
50	26.5	377	0.0265	0.00265	0.000265	2.65e-05	2.65e-06	2.65e-07	2.65e-08
51	27.0	370	0.027	0.0027	0.00027	2.7e-05	2.7e-06	2.7e-07	2.7e-08
52	27.5	363	0.0275	0.00275	0.000275	2.75e-05	2.75e-06	2.75e-07	2.75e-08
53	28.0	357	0.028	0.0028	0.00028	2.8e-05	2.8e-06	2.8e-07	2.8e-08
54	28.5	351	0.0285	0.00285	0.000285	2.85e-05	2.85e-06	2.85e-07	2.85e-08
55	29.0	345	0.029	0.0029	0.00029	2.9e-05	2.9e-06	2.9e-07	2.9e-08
56	29.5	339	0.0295	0.00295	0.000295	2.95e-05	2.95e-06	2.95e-07	2.95e-08
57	30.0	333	0.03	0.003	0.0003	3.0e-05	3.0e-06	3.0e-07	3.0e-08
58	30.5	328	0.0305	0.00305	0.000305	3.05e-05	3.05e-06	3.05e-07	3.05e-08
59	31.0	323	0.031	0.0031	0.00031	3.1e-05	3.1e-06	3.1e-07	3.1e-08
60	31.5	318	0.0315	0.00315	0.000315	3.15e-05	3.15e-06	3.15e-07	3.15e-08
61	32.0	313	0.032	0.0032	0.00032	3.2e-05	3.2e-06	3.2e-07	3.2e-08
62	32.5	308	0.0325	0.00325	0.000325	3.25e-05	3.25e-06	3.25e-07	3.25e-08
63	33.0	303	0.033	0.0033	0.00033	3.3e-05	3.3e-06	3.3e-07	3.3e-08
64	33.5	298	0.0335	0.00335	0.000335	3.35e-05	3.35e-06	3.35e-07	3.35e-08
65	34.0	294	0.034	0.0034	0.00034	3.4e-05	3.4e-06	3.4e-07	3.4e-08
66	34.5	289	0.0345	0.00345	0.000345	3.45e-05	3.45e-06	3.45e-07	3.45e-08
67	35.0	286	0.035	0.0035	0.00035	3.5e-05	3.5e-06	3.5e-07	3.5e-08
68	35.5	282	0.0355	0.00355	0.000355	3.55e-05	3.55e-06	3.55e-07	3.55e-08
69	36.0	278	0.036	0.0036	0.00036	3.6e-05	3.6e-06	3.6e-07	3.6e-08
70	36.5	274	0.0365	0.00365	0.000365	3.65e-05	3.65e-06	3.65e-07	3.65e-08
71	37.0	270	0.037	0.0037	0.00037	3.7e-05	3.7e-06	3.7e-07	3.7e-08
72	37.5	267	0.0375	0.00375	0.000375	3.75e-05	3.75e-06	3.75e-07	3.75e-08
73	38.0	263	0.038	0.0038	0.00038	3.8e-05	3.8e-06	3.8e-07	3.8e-08
74	38.5	260	0.0385	0.00385	0.000385	3.85e-05	3.85e-06	3.85e-07	3.85e-08
75	39.0	257	0.039	0.0039	0.00039	3.9e-05	3.9e-06	3.9e-07	3.9e-08
76	39.5	254	0.0395	0.00395	0.000395	3.95e-05	3.95e-06	3.95e-07	3.95e-08
77	40.0	250	0.04	0.004	0.0004	4.0e-05	4.0e-06	4.0e-07	4.0e-08
78	40.5	247	0.0405	0.00405	0.000405	4.05e-05	4.05e-06	4.05e-07	4.05e-08
79	41.0	244	0.041	0.0041	0.00041	4.1e-05	4.1e-06	4.1e-07	4.1e-08
80	41.5	241	0.0415	0.00415	0.000415	4.15e-05	4.15e-06	4.15e-07	4.15e-08
81	42.0	238	0.042	0.0042	0.00042	4.2e-05	4.2e-06	4.2e-07	4.2e-08
82	42.5	235	0.0425	0.00425	0.000425	4.25e-05	4.25e-06	4.25e-07	4.25e-08
83	43.0	232	0.043	0.0043	0.00043	4.3e-05	4.3e-06	4.3e-07	4.3e-08
84	43.5	229	0.0435	0.00435	0.000435	4.35e-05	4.35e-06	4.35e-07	4.35e-08
85	44.0	227	0.044	0.0044	0.00044	4.4e-05	4.4e-06	4.4e-07	4.4e-08
86	44.5	224	0.0445	0.00445	0.000445	4.45e-05	4.45e-06	4.45e-07	4.45e-08
87	45.0	222	0.045	0.0045	0.00045	4.5e-05	4.5e-06	4.5e-07	4.5e-08
88	45.5	219	0.0455	0.00455	0.000455	4.55e-05	4.55e-06	4.55e-07	4.55e-08
89	46.0	217	0.046	0.0046	0.00046	4.6e-05	4.6e-06	4.6e-07	4.6e-08
90	46.5	215	0.0465	0.00465	0.000465	4.65e-05	4.65e-06	4.65e-07	4.65e-08
91	47.0	213	0.047	0.0047	0.00047	4.7e-05	4.7e-06	4.7e-07	4.7e-08
92	47.5	211	0.0475	0.00475	0.000475	4.75e-05	4.75e-06	4.75e-07	4.75e-08
93	48.0	209	0.048	0.0048	0.00048	4.8e-05	4.8e-06	4.8e-07	4.8e-08
94	48.5	207	0.0485	0.00485	0.000485	4.85e-05	4.85e-06	4.85e-07	4.85e-08
95	49.0	205	0.049	0.0049	0.00049	4.9e-05	4.9e-06	4.9e-07	4.9e-08
96	49.5	203	0.0495	0.00495	0.000495	4.95e-05	4.95e-06	4.95e-07	4.95e-08
97	50.0	200	0.05	0.005	0.0005	5.0e-05	5.0e-06	5.0e-07	5.0e-08
98	50.5	198	0.0505	0.00505	0.000505	5.05e-05	5.05e-06	5.05e-07	5.05e-08
99	51.0	196	0.051	0.0051	0.00051	5.1e-05	5.1e-06	5.1e-07	5.1e-08
100	51.5	194	0.0515	0.00515	0.000515	5.15e-05	5.15e-06	5.15e-07	5.15e-08
101	52.0	192	0.052	0.0052	0.00052	5.2e-05	5.2e-06	5.2e-07	5.2e-08
102	52.5	190	0.0525	0.00525	0.000525	5.25e-05	5.25e-06	5.25e-07	5.25e-08
103	53.0	189	0.053	0.0053	0.00053	5.3e-05	5.3e-06	5.3e-07	5.3e-08
104	53.5	187	0.0535	0.00535	0.000535	5.35e-05	5.35e-06	5.35e-07	5.35e-08
105	54.0	185	0.054	0.0054	0.00054	5.4e-05	5.4e-06	5.4e-07	5.4e-08
106	54.5	183	0.0545	0.00545	0.000545	5.45e-05	5.45e-06	5.45e-07	5.45e-08
107	55.0	182	0.055	0.0055	0.00055	5.5e-05	5.5e-06	5.5e-07	5.5e-08
108	55.5	180	0.0555	0.00555	0.000555	5.55e-05	5.55e-06	5.55e-07	5.55e-08
109	56.0	178	0.056	0.0056	0.00056	5.6e-05	5.6e-06	5.6e-07	5.6e-08
110	56.5	177	0.0565						

[illegible]

CONNECT TO:

HOST OR ADDRESS VARIABLE WITH (PUL.1) - EP700804

PORT OR ADDRESS & WAVE (PUL.2A) - EP700805

HOST OR ADDRESS AND WAVE (PUL.2B) - EP700806

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DAVID BEN THORNTON
PLANNING CHAIR, UNIVERSITY OF ALABAMA

LOI 2002-02, 12788

10

JOHN DEANFIELD, JR.
DIRECTOR

- Positive contrast and 10:1 DPO

Positive Correlation and (17) - 171 pages

107 (281)	1496	CRS 1000
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Question	Answer
1. What is the main purpose of the study?	To investigate the effect of a new drug on blood pressure.
2. What is the independent variable?	The dose of the drug.
3. What is the dependent variable?	Blood pressure.
4. What is the control group?	Group A, which received a placebo.
5. What is the experimental group?	Group B, which received the drug.
6. What is the significance level?	0.05.
7. What is the test statistic?	t-statistic.
8. What is the p-value?	0.02.
9. What is the conclusion?	The drug has a significant effect on blood pressure.
10. What are the limitations of the study?	Small sample size, short duration, and lack of blinding.

[illegible]

1991 - 1992

800-776-1100

09-08673-2

1995

On average, the number of children per woman is 2.1.

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DISCUSSION

[continued]

12.9.2017

5006

08-025801

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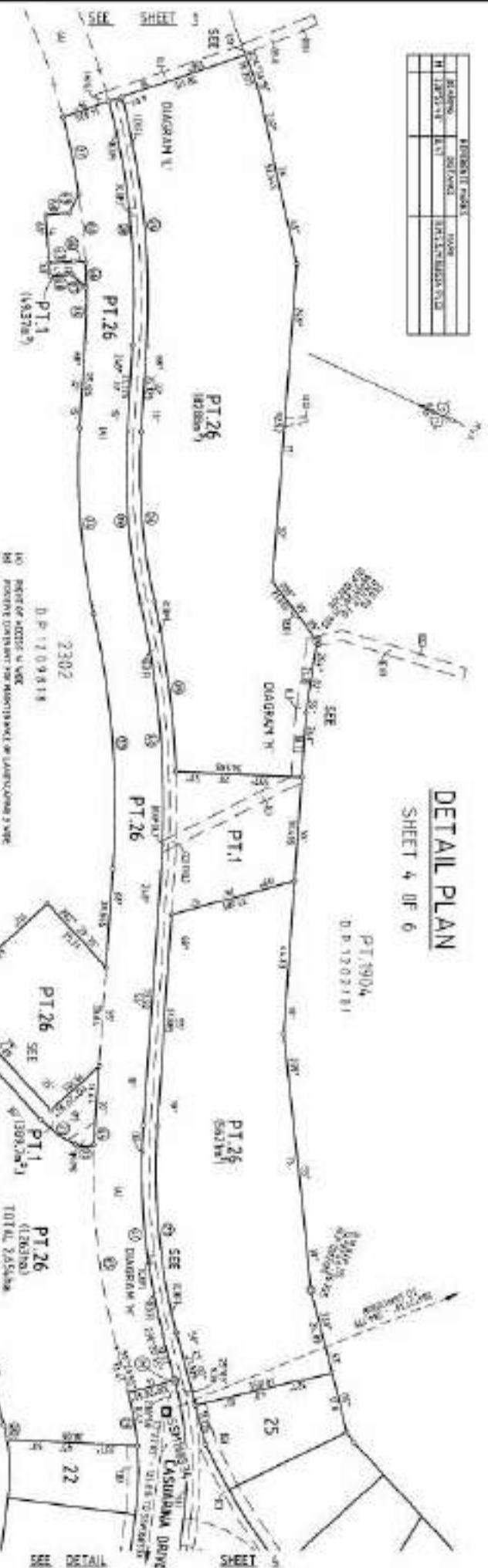
DP271095

REFERENCE POINTS		
NO	DESCRIPTION	COORDINATES
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2	PT. 190.4	190.4

DETAIL PLAN

SHEET 4 OF 6

PT. 190.4
 D.P. 1202181

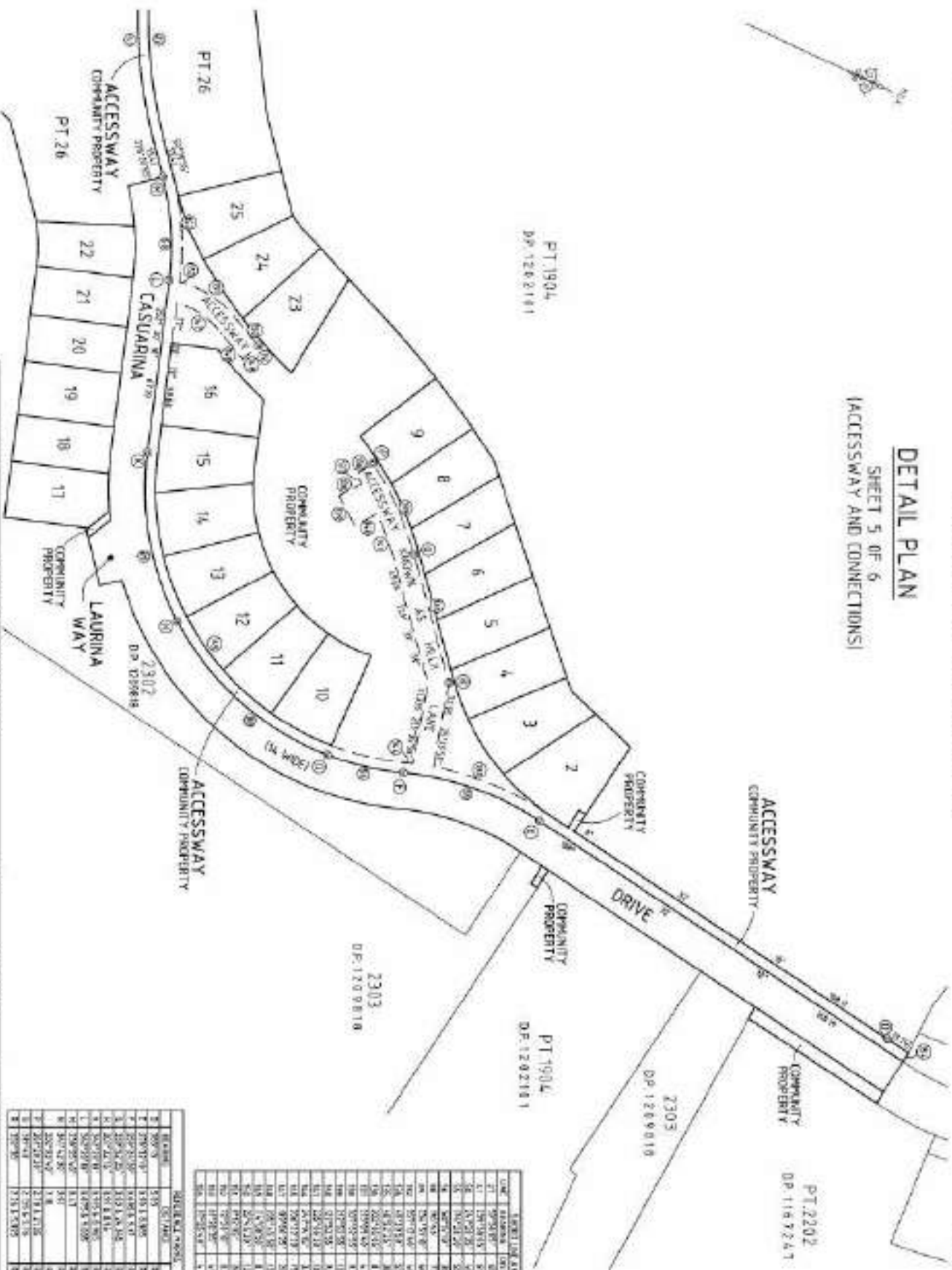


NO	DESCRIPTION	COORDINATES	AREA	PERCENTAGE
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5	PT. 190.4	190.4	190.4	190.4
6	PT. 190.4	190.4	190.4	190.4
7	PT. 190.4	190.4	190.4	190.4
8	PT. 190.4	190.4	190.4	190.4
9	PT. 190.4	190.4	190.4	190.4
10	PT. 190.4	190.4	190.4	190.4
11	PT. 190.4	190.4	190.4	190.4
12	PT. 190.4	190.4	190.4	190.4
13	PT. 190.4	190.4	190.4	190.4
14	PT. 190.4	190.4	190.4	190.4
15	PT. 190.4	190.4	190.4	190.4
16	PT. 190.4	190.4	190.4	190.4
17	PT. 190.4	190.4	190.4	190.4
18	PT. 190.4	190.4	190.4	190.4
19	PT. 190.4	190.4	190.4	190.4
20	PT. 190.4	190.4	190.4	190.4
21	PT. 190.4	190.4	190.4	190.4
22	PT. 190.4	190.4	190.4	190.4
23	PT. 190.4	190.4	190.4	190.4
24	PT. 190.4	190.4	190.4	190.4
25	PT. 190.4	190.4	190.4	190.4
26	PT. 190.4	190.4	190.4	190.4
27	PT. 190.4	190.4	190.4	190.4
28	PT. 190.4	190.4	190.4	190.4
29	PT. 190.4	190.4	190.4	190.4
30	PT. 190.4	190.4	190.4	190.4



Drawn by: SAVANA THORNTON Date of Survey: 28 MAY 2011 Surveyed by: REGINA CHAMBERS	PLAN OF SUBDIVISION OF LOT 2001 OF 1200/1 & 1200/2 (R100) LOT 2002 OF 1200/1 & 1200/2	L.O.A. CESSANO Locality: FORCENIA Subdivided by: 1472948200 Land Use: 1472948200	Registered 12.9.2017	DP271095
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DETAIL PLAN SHEET 5 OF 6 (ACCESSWAY AND CONNECTIONS)



SEE DETAIL SHEET 4

LOT	STATION	COORDINATES	AREA	PERCENT	REMARKS
1	100+00.00	100+00.00	100.00	100.00	100.00
2	100+00.00	100+00.00	100.00	100.00	100.00
3	100+00.00	100+00.00	100.00	100.00	100.00
4	100+00.00	100+00.00	100.00	100.00	100.00
5	100+00.00	100+00.00	100.00	100.00	100.00
6	100+00.00	100+00.00	100.00	100.00	100.00
7	100+00.00	100+00.00	100.00	100.00	100.00
8	100+00.00	100+00.00	100.00	100.00	100.00
9	100+00.00	100+00.00	100.00	100.00	100.00
10	100+00.00	100+00.00	100.00	100.00	100.00
11	100+00.00	100+00.00	100.00	100.00	100.00
12	100+00.00	100+00.00	100.00	100.00	100.00
13	100+00.00	100+00.00	100.00	100.00	100.00
14	100+00.00	100+00.00	100.00	100.00	100.00
15	100+00.00	100+00.00	100.00	100.00	100.00
16	100+00.00	100+00.00	100.00	100.00	100.00
17	100+00.00	100+00.00	100.00	100.00	100.00
18	100+00.00	100+00.00	100.00	100.00	100.00
19	100+00.00	100+00.00	100.00	100.00	100.00
20	100+00.00	100+00.00	100.00	100.00	100.00
21	100+00.00	100+00.00	100.00	100.00	100.00
22	100+00.00	100+00.00	100.00	100.00	100.00
23	100+00.00	100+00.00	100.00	100.00	100.00
24	100+00.00	100+00.00	100.00	100.00	100.00
25	100+00.00	100+00.00	100.00	100.00	100.00
26	100+00.00	100+00.00	100.00	100.00	100.00

LOT	STATION	COORDINATES	AREA	PERCENT	REMARKS
1	100+00.00	100+00.00	100.00	100.00	100.00
2	100+00.00	100+00.00	100.00	100.00	100.00
3	100+00.00	100+00.00	100.00	100.00	100.00
4	100+00.00	100+00.00	100.00	100.00	100.00
5	100+00.00	100+00.00	100.00	100.00	100.00
6	100+00.00	100+00.00	100.00	100.00	100.00
7	100+00.00	100+00.00	100.00	100.00	100.00
8	100+00.00	100+00.00	100.00	100.00	100.00
9	100+00.00	100+00.00	100.00	100.00	100.00
10	100+00.00	100+00.00	100.00	100.00	100.00
11	100+00.00	100+00.00	100.00	100.00	100.00
12	100+00.00	100+00.00	100.00	100.00	100.00
13	100+00.00	100+00.00	100.00	100.00	100.00
14	100+00.00	100+00.00	100.00	100.00	100.00
15	100+00.00	100+00.00	100.00	100.00	100.00
16	100+00.00	100+00.00	100.00	100.00	100.00
17	100+00.00	100+00.00	100.00	100.00	100.00
18	100+00.00	100+00.00	100.00	100.00	100.00
19	100+00.00	100+00.00	100.00	100.00	100.00
20	100+00.00	100+00.00	100.00	100.00	100.00
21	100+00.00	100+00.00	100.00	100.00	100.00
22	100+00.00	100+00.00	100.00	100.00	100.00
23	100+00.00	100+00.00	100.00	100.00	100.00
24	100+00.00	100+00.00	100.00	100.00	100.00
25	100+00.00	100+00.00	100.00	100.00	100.00
26	100+00.00	100+00.00	100.00	100.00	100.00

SAVED IN THEATRE
DATE: 24 MAY 2011
DRAWN: 004-0117

PLAN OF SUBDIVISION OF LOT 2801
LOT 2302 DP 1209818

LDA: CE55-0004
LOCALITY: FORDHAM
SUBDIVISION NO: 1403-00000

Registered
12.9.2017
DP271095

DP271095

DETAIL PLAN

SHEET 6 OF 6
(ACCESSWAY AND CONNECTIONS)

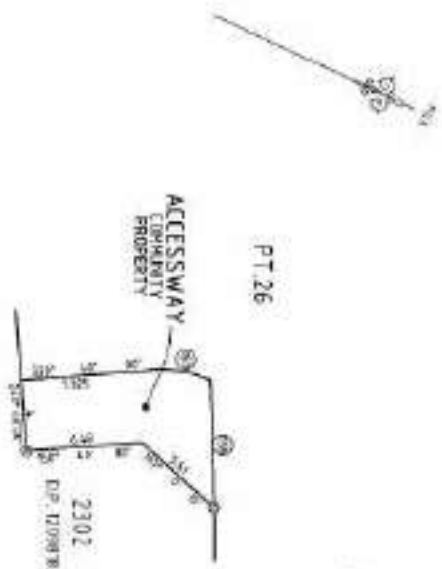


DIAGRAM 'A'
SCALE 1:200

LINE	BEARING	DISTANCE	AREA	PERIMETER
1	N 0° 0' 0" E	11.12	0.00	11.12
2	S 89° 1' 0" E	1.00	0.00	1.00
3	S 89° 1' 0" E	1.00	0.00	1.00
4	S 89° 1' 0" E	1.00	0.00	1.00
5	S 89° 1' 0" E	1.00	0.00	1.00
6	S 89° 1' 0" E	1.00	0.00	1.00
7	S 89° 1' 0" E	1.00	0.00	1.00
8	S 89° 1' 0" E	1.00	0.00	1.00
9	S 89° 1' 0" E	1.00	0.00	1.00
10	S 89° 1' 0" E	1.00	0.00	1.00
11	S 89° 1' 0" E	1.00	0.00	1.00
12	S 89° 1' 0" E	1.00	0.00	1.00
13	S 89° 1' 0" E	1.00	0.00	1.00
14	S 89° 1' 0" E	1.00	0.00	1.00
15	S 89° 1' 0" E	1.00	0.00	1.00
16	S 89° 1' 0" E	1.00	0.00	1.00
17	S 89° 1' 0" E	1.00	0.00	1.00
18	S 89° 1' 0" E	1.00	0.00	1.00
19	S 89° 1' 0" E	1.00	0.00	1.00
20	S 89° 1' 0" E	1.00	0.00	1.00
21	S 89° 1' 0" E	1.00	0.00	1.00
22	S 89° 1' 0" E	1.00	0.00	1.00
23	S 89° 1' 0" E	1.00	0.00	1.00
24	S 89° 1' 0" E	1.00	0.00	1.00
25	S 89° 1' 0" E	1.00	0.00	1.00
26	S 89° 1' 0" E	1.00	0.00	1.00
27	S 89° 1' 0" E	1.00	0.00	1.00
28	S 89° 1' 0" E	1.00	0.00	1.00
29	S 89° 1' 0" E	1.00	0.00	1.00
30	S 89° 1' 0" E	1.00	0.00	1.00
31	S 89° 1' 0" E	1.00	0.00	1.00
32	S 89° 1' 0" E	1.00	0.00	1.00
33	S 89° 1' 0" E	1.00	0.00	1.00
34	S 89° 1' 0" E	1.00	0.00	1.00
35	S 89° 1' 0" E	1.00	0.00	1.00
36	S 89° 1' 0" E	1.00	0.00	1.00
37	S 89° 1' 0" E	1.00	0.00	1.00
38	S 89° 1' 0" E	1.00	0.00	1.00
39	S 89° 1' 0" E	1.00	0.00	1.00
40	S 89° 1' 0" E	1.00	0.00	1.00
41	S 89° 1' 0" E	1.00	0.00	1.00
42	S 89° 1' 0" E	1.00	0.00	1.00
43	S 89° 1' 0" E	1.00	0.00	1.00
44	S 89° 1' 0" E	1.00	0.00	1.00
45	S 89° 1' 0" E	1.00	0.00	1.00
46	S 89° 1' 0" E	1.00	0.00	1.00
47	S 89° 1' 0" E	1.00	0.00	1.00
48	S 89° 1' 0" E	1.00	0.00	1.00
49	S 89° 1' 0" E	1.00	0.00	1.00
50	S 89° 1' 0" E	1.00	0.00	1.00
51	S 89° 1' 0" E	1.00	0.00	1.00
52	S 89° 1' 0" E	1.00	0.00	1.00
53	S 89° 1' 0" E	1.00	0.00	1.00
54	S 89° 1' 0" E	1.00	0.00	1.00
55	S 89° 1' 0" E	1.00	0.00	1.00
56	S 89° 1' 0" E	1.00	0.00	1.00
57	S 89° 1' 0" E	1.00	0.00	1.00
58	S 89° 1' 0" E	1.00	0.00	1.00
59	S 89° 1' 0" E	1.00	0.00	1.00
60	S 89° 1' 0" E	1.00	0.00	1.00
61	S 89° 1' 0" E	1.00	0.00	1.00
62	S 89° 1' 0" E	1.00	0.00	1.00
63	S 89° 1' 0" E	1.00	0.00	1.00
64	S 89° 1' 0" E	1.00	0.00	1.00
65	S 89° 1' 0" E	1.00	0.00	1.00
66	S 89° 1' 0" E	1.00	0.00	1.00
67	S 89° 1' 0" E	1.00	0.00	1.00
68	S 89° 1' 0" E	1.00	0.00	1.00
69	S 89° 1' 0" E	1.00	0.00	1.00
70	S 89° 1' 0" E	1.00	0.00	1.00
71	S 89° 1' 0" E	1.00	0.00	1.00
72	S 89° 1' 0" E	1.00	0.00	1.00
73	S 89° 1' 0" E	1.00	0.00	1.00
74	S 89° 1' 0" E	1.00	0.00	1.00
75	S 89° 1' 0" E	1.00	0.00	1.00
76	S 89° 1' 0" E	1.00	0.00	1.00
77	S 89° 1' 0" E	1.00	0.00	1.00
78	S 89° 1' 0" E	1.00	0.00	1.00
79	S 89° 1' 0" E	1.00	0.00	1.00
80	S 89° 1' 0" E	1.00	0.00	1.00
81	S 89° 1' 0" E	1.00	0.00	1.00
82	S 89° 1' 0" E	1.00	0.00	1.00
83	S 89° 1' 0" E	1.00	0.00	1.00
84	S 89° 1' 0" E	1.00	0.00	1.00
85	S 89° 1' 0" E	1.00	0.00	1.00
86	S 89° 1' 0" E	1.00	0.00	1.00
87	S 89° 1' 0" E	1.00	0.00	1.00
88	S 89° 1' 0" E	1.00	0.00	1.00
89	S 89° 1' 0" E	1.00	0.00	1.00
90	S 89° 1' 0" E	1.00	0.00	1.00
91	S 89° 1' 0" E	1.00	0.00	1.00
92	S 89° 1' 0" E	1.00	0.00	1.00
93	S 89° 1' 0" E	1.00	0.00	1.00
94	S 89° 1' 0" E	1.00	0.00	1.00
95	S 89° 1' 0" E	1.00	0.00	1.00
96	S 89° 1' 0" E	1.00	0.00	1.00
97	S 89° 1' 0" E	1.00	0.00	1.00
98	S 89° 1' 0" E	1.00	0.00	1.00
99	S 89° 1' 0" E	1.00	0.00	1.00
100	S 89° 1' 0" E	1.00	0.00	1.00

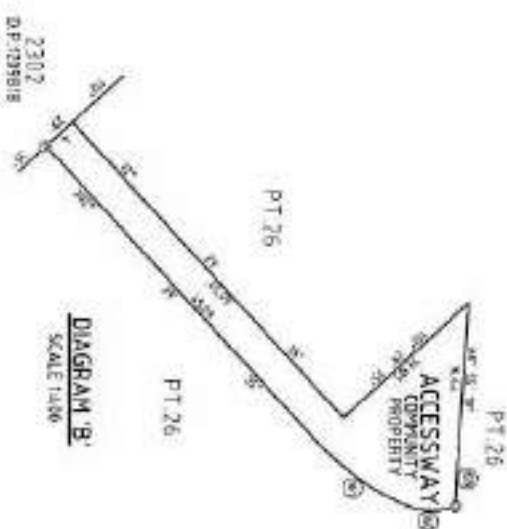
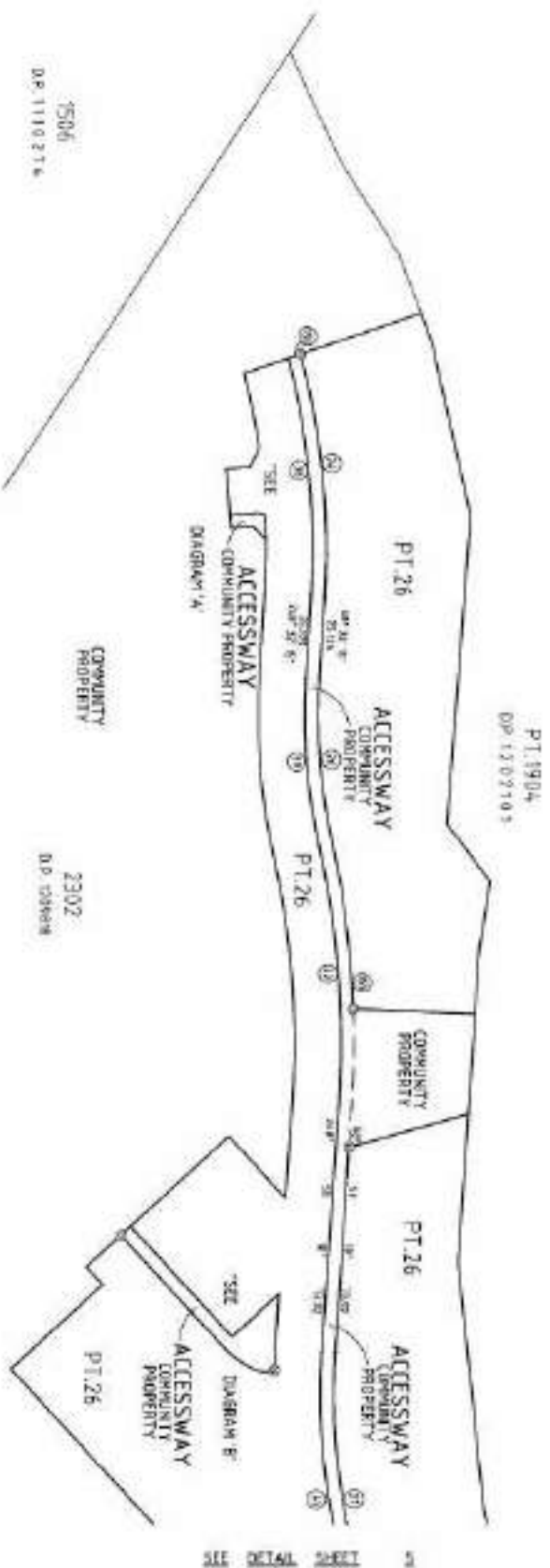


DIAGRAM 'B'
SCALE 1:400



SEE DETAIL SHEET

Surveyor: **DAVID M. THORNTON**
Date of Survey: **24 MAY 2011**
Accession No: **10000-000-0117**

PLAN OF SUBDIVISION OF LOT 1201
D.P. 120908 & EASEMENTS WITHIN
LOT 2302 D.P. 120908

L.D.A. **CESSAROCK**
Locality: **FORDELLA**
Subsidiary No: **1400-00000**
Accession No: **10000-000-0117**

Registered
12.9.2017

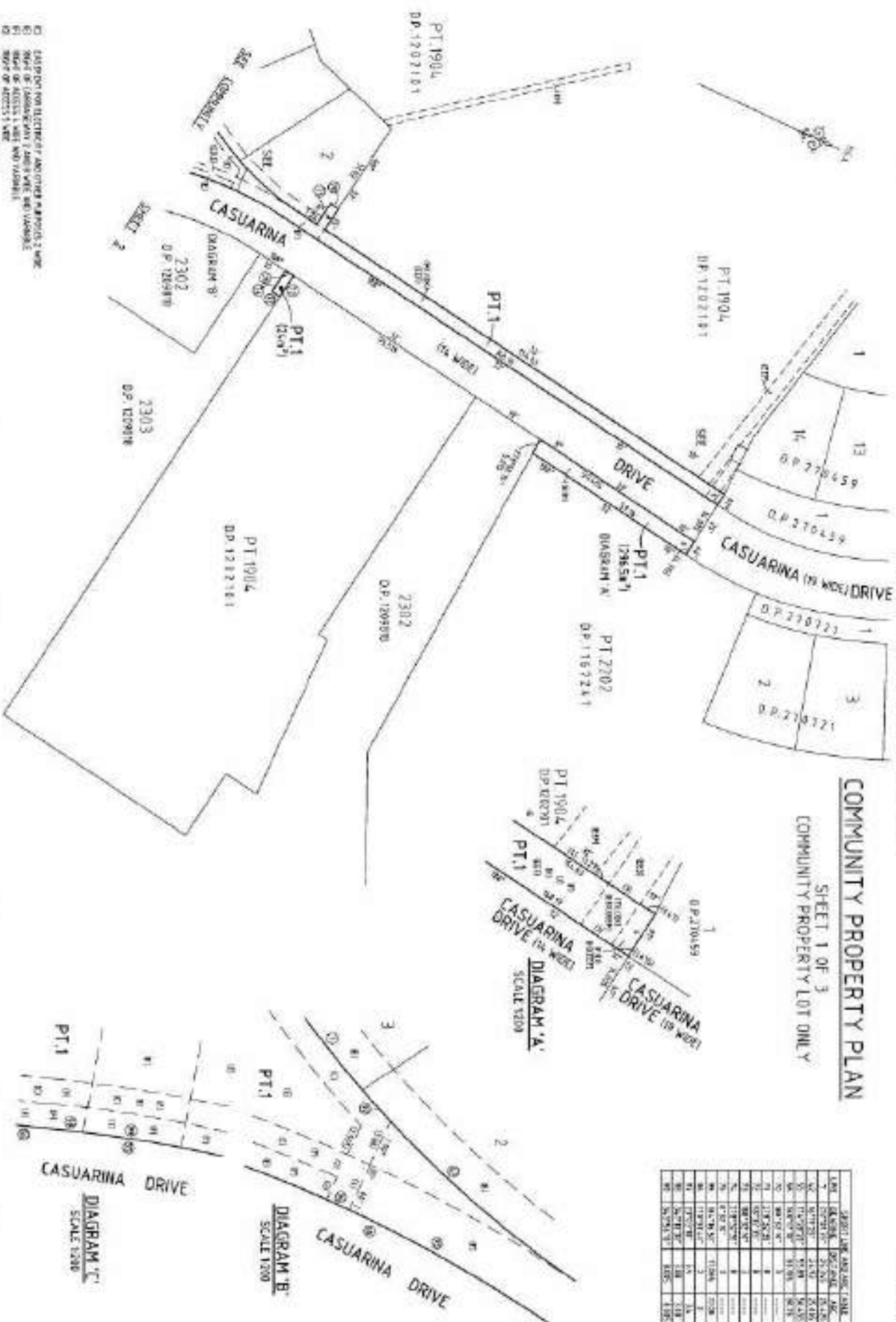
DP271095

COMMUNITY PROPERTY PLAN

SHEET 1 OF 3

COMMUNITY PROPERTY LOT ONLY

	SAFETY	RELIABILITY	PERFORMANCE	PRICE	QUALITY
1	100	100	100	100	100
2	95	95	95	95	95
3	90	90	90	90	90
4	85	85	85	85	85
5	80	80	80	80	80
6	75	75	75	75	75
7	70	70	70	70	70
8	65	65	65	65	65
9	60	60	60	60	60
10	55	55	55	55	55
11	50	50	50	50	50
12	45	45	45	45	45
13	40	40	40	40	40
14	35	35	35	35	35
15	30	30	30	30	30
16	25	25	25	25	25
17	20	20	20	20	20
18	15	15	15	15	15
19	10	10	10	10	10
20	5	5	5	5	5

[illegible]

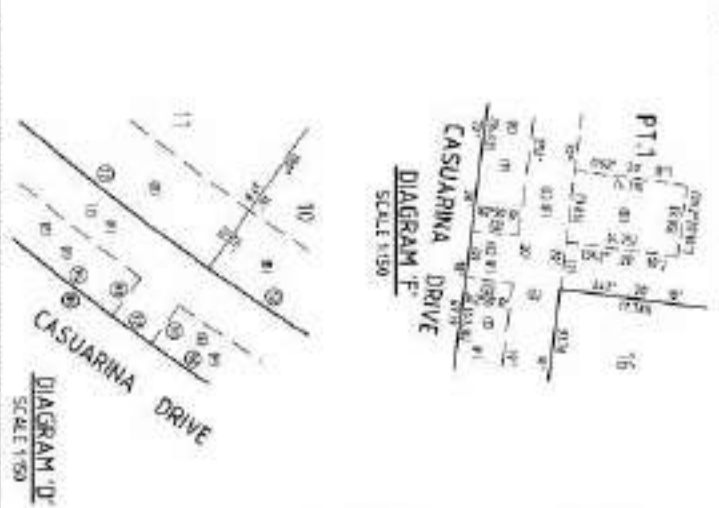
PLANNED SUBDIVISION OF LOT 250
D.P. 1209011 & ENCLOSURE WITHIN
L.O. 2202 D.P. 1209010

LOA	DESSIGN
Locality	FROM/TO
Subdivision	NAME

Received
12.9.2017

DP271095

Diagram G: A detailed map of the Casuarina Drive area. The map shows a network of roads including Casuarina Drive, PT 26, PT 1, and PT 16. A scale bar indicates 1 inch equals 100 feet. A north arrow is present in the upper right corner. The map is labeled "DIAGRAM G" and "SCALE 1"=100".

[illegible]

SHEET 2 OF 3
COMMUNITY PROPERTY LOT ONLY

SHEET 1

DP271095

[illegible]DP271095
ADDITIONAL SHEET 13

DP271095

COVER SHEET FOR SIGNATURE/ADMINISTRATION SHEETS

ATTENTION

A Community Plan may be subject to future subdivision that may contain a Signature/Administration Sheet. This document will then comprise separate Signature/Administration Sheets registered on different dates.

Particulars of each Signature/Administration Sheet are as follows:-

[illegible]

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 1 OF 6 SHEET(S)

Registered:  12.9.2017 Office Use Only
 Title System: TORRENS
 Purpose: SUBDIVISION

DP271095

(DOC.A)

PLAN OF SUBDIVISION OF LOT 2301
 D.P.1209818 & EASEMENT WITHIN
 LOT 2302 DP.1209818

LGA: CESSNOCK
 Locality: ~~ROTHBURY~~ POKOLBIN
 Parish: ROTHBURY
 County: NORTHUMBERLAND

Crown Lands NSW/Western Lands Office Approval

I, (Authorised Officer) in
 approving this plan certify that all necessary approvals in regard to the
 allocation of the land shown herein have been given.

Signature:

Date:

File Number:

Office:

Survey Certificate

I, DAVID IAN TURNER
 of ADW JOHNSON PTY LIMITED
 7/335 HILLSBOROUGH ROAD, WARNERS BAY, NSW 2282
 a surveyor registered under the Surveying and Spatial Information Act
 2002, certify that:

*(a) The land shown in the plan was surveyed in accordance with the
 Surveying and Spatial Information Regulation 2012, is accurate
 and the survey was completed on 29th MAY 2017.

*(b) The part of the land shown in the plan ("being" excluding A
)
 was surveyed in accordance with the Surveying and Spatial
 Information Regulation 2012, is accurate and the survey was
 completed on the part not surveyed was completed
 in accordance with that Regulation.

*(c) The land shown in this plan was compiled in accordance with the
 Surveying and Spatial Information Regulation 2012.

Signature:  Dated: 2/06/2017

Surveyor ID: 2122

Datum Line: 'X' - 'Y'

Type: Urban/Rural

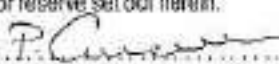
The terrain is Level/Undulating / ~~Sloped/Mountainous~~

*Strike through if inapplicable.

*Specify the land actually surveyed or specify any land shown in the
 plan that is not the subject of the survey.

Subdivision Certificate

I, Peter Giannopoulos
 *Authorised Person/General Manager/Assessed Certifier, certify that
 the provisions of s.109J of the Environmental Planning and Assessment
 Act 1979 have been satisfied in relation to the proposed subdivision,
 new road or reserve set out herein.

Signature: 

Accreditation number:

Consent Authority: Cessnock City Council

Date of endorsement: 19 June 2017

Subdivision Certificate number: 14/2014/89/3

File number: 8/2014/89/1

*Strike through if inapplicable.

Statements of intention to dedicate public roads, public reserves and
 drainage reserves, acquire / resume land.

IT IS INTENDED TO DEDICATE LAURINA WAY AND THE
 EXTENSION OF CASUARINA DRIVE TO THE PUBLIC AS
 PUBLIC ROAD.

Plans used in the preparation of this survey / compilation

D.P.270459
 D.P.1077114
 D.P.1202101
 D.P.1209818

If space insufficient continue on PLAN FORM 6A

Signatures, Seals and Section 88B Statements should appear on:
 PLAN FORM 6A

Surveyor's Reference: 11634(6)-COM-001-F

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 2 OF 6 SHEET(8)

Registered:  12.9.2017

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 2301
 D.P.1209818 & EASEMENT WITHIN
 LOT 2302 DP.1209818

DP271095

(DOC.A)

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

- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
- 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 No: 14/2014/89/3

Date of Endorsement: 8/2014/89/1 19 June 2017

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

(A) CREATE:-

1. RIGHT OF ACCESS 14 WIDE (A)
2. POSITIVE COVENANT FOR MAINTENANCE OF LANDSCAPING 3 WIDE (B)
3. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE (C)
4. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.05 WIDE (D)
5. RIGHT OF CARRIAGEWAY 2 AND 8 WIDE AND VARIABLE (E)
6. RIGHT OF ACCESS 4 WIDE AND VARIABLE (F)
7. RIGHT OF ACCESS 5 WIDE (G)
8. EASEMENT FOR SERVICES 5 WIDE (H)
9. RIGHT OF ACCESS 4 WIDE (J)
10. EASEMENT FOR SERVICES 4 WIDE (K)
11. EASEMENT FOR DRAINAGE OF WATER 3 WIDE (L)
12. EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (M)

(B) RELEASE:-

1. RIGHT OF ACCESS 14, 18 AND 23 WIDE (A) (D.P.1209818)
2. EASEMENT FOR UNDERGROUND ELECTRICITY CABLES 3 WIDE (D) (D.P.270459)(PARTIAL RELEASE)
3. EASEMENT FOR WATER MAIN 4 WIDE (F) (D.P.270459)(PARTIAL RELEASE)
4. EASEMENT FOR DRAINAGE OF WATER 2 WIDE AND VARIABLE (C) (DP.1209818)(PARTIAL RELEASE)
5. EASEMENT FOR DRAINAGE OF WATER 3 WIDE (E) (DP.1209818)(PARTIAL RELEASE)
6. EASEMENT FOR DRAINAGE OF WATER 2 WIDE (F) (DP.1209818)(PARTIAL RELEASE)

If space insufficient use additional annexure sheet

Surveyor's Reference: 11634(8)-COM-001-F

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 3 OF 6 SHEET(S)

Registered:  12.9.2017

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 2301
 D.P.1209818 & EASEMENT WITHIN
 LOT 2302 DP.1209818

DP271095

(DOC.A)

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

- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
- 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 No: 14/2014/29/3
 Date of Endorsement: 2/2014/29/1 19 June 2017

CLAUSE 60(C) OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2012

LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1	46	CASUARINA	DRIVE	ROTHBURY
2	48	CASUARINA	DRIVE	ROTHBURY
3	50	CASUARINA	DRIVE	ROTHBURY
4	2	HILLI	LANE	ROTHBURY
5	4	HILLI	LANE	ROTHBURY
6	6	HILLI	LANE	ROTHBURY
7	8	HILLI	LANE	ROTHBURY
8	10	HILLI	LANE	ROTHBURY
9	12	HILLI	LANE	ROTHBURY
10	56	CASUARINA	DRIVE	ROTHBURY
11	58	CASUARINA	DRIVE	ROTHBURY
12	60	CASUARINA	DRIVE	ROTHBURY
13	62	CASUARINA	DRIVE	ROTHBURY
14	64	CASUARINA	DRIVE	ROTHBURY
15	66	CASUARINA	DRIVE	ROTHBURY
16	68	CASUARINA	DRIVE	ROTHBURY
17	89	CASUARINA	DRIVE	ROTHBURY
18	91	CASUARINA	DRIVE	ROTHBURY
19	93	CASUARINA	DRIVE	ROTHBURY
20	95	CASUARINA	DRIVE	ROTHBURY
21	97	CASUARINA	DRIVE	ROTHBURY
22	99	CASUARINA	DRIVE	ROTHBURY
23	72	CASUARINA	DRIVE	ROTHBURY
24	74	CASUARINA	DRIVE	ROTHBURY
25	76	CASUARINA	DRIVE	ROTHBURY
26	103	CASUARINA	DRIVE	ROTHBURY

If space insufficient use additional schedule sheet

Surveyor's Reference: 11634(6)-COM-001-F

SHEET 4 OF 6 SHEET(S)

Office Use Only

Office Use Only

DP271095

(DOC.A)

Subdivision Certificate No: 14/2014/89/3
Date of endorsement: ~~8/25/1991~~ 19 June 2017

Address for Service of Notices
COMMUNITY ASSOCIATION DP.271095
P.O.BOX 3171
ERINA NSW 2250

THE VINTAGE, ~~ROTHSCHILD~~
POKOLBIN

VALUER'S CERTIFICATE (Approved Form 9)

of MICHAEL JONES DICK
MDR PROPERTY
being a qualified valuer, as defined in the Community Land
Development Act 1989, certify that:

*(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on 29/9/2016

*(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on _____ being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.

Signature: Michael J. Lee Date: 27/6/2017

*See also through if time possible
 *No part should be voided here

This document contains an "updated" / revised Schedule of Unit Entitlements and replaces the existing schedule registered on

*Strike through if inapplicable

^aInsert registration date of previous schedule.

*See also through if time possible
 *No part should be voided here

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
15	250	
16	265	
17	255	
18	265	
19	275	
20	265	
21	265	
22	265	
23	340	
24	335	
25	335	
26	64.45	
TOTAL	13080	

SEE ADMINISTRATION SHEET 4-5 (DOC.B)

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 5 OF 6 SHEET(S)

Registered:  12.9.2017

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 2301
 D.P.1209818 & EASEMENT WITHIN
 LOT 2302 DP.1209818

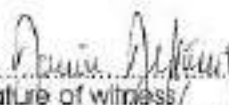
DP271095

(DOC.A)

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSF Regulation 2012
 - 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 No: 14/2014/8913
 Date of Endorsement: 19 June 2017

Executed by ERROL NOMINEES PTY LTD
 ACN 119 746 360 in accordance with
 Section 127 of the Corporation Act 2001


 Signature of witness

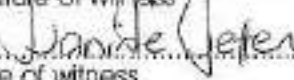

 Name of witness

7 Warbler Way, Turb. Dm
 Address of witness


 JOHN STEVENS (Sole Director)

Executed by VINTAGE DEVELOPMENTS PTY LIMITED
 ACN 087 854 006 in accordance with
 Section 127 of the Corporation Act 2001


 Signature of witness

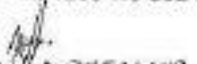
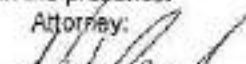

 Name of witness

7 Warbler Way, Turb. Dm
 Address of witness


 JOHN STEVENS (Sole Director)

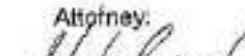
Executed by ST. GEORGE BANK LIMITED ACN 055 513 070:

Signed on behalf of St George Bank - A Division
 of Westpac Banking Corporation by it's attorney(s)
 under power of attorney dated 17 January 2001
 Registered Book 4299 No 332 in the presence:

Witness:  Attorney: 
 By executing the document the attorney(s) states
 that they have received no notice of revocation
 of the power of attorney. (Pier 3)

Nick Roach
 Senior Relationship Manager

Signed on behalf of Westpac Banking Corporation
 by it's attorney(s) under power of attorney dated
 17 January 2011 Registered Book 4299 No 332 in
 the presence:

Witness:  Attorney: 
 By executing the document the attorney(s) states
 that they have received no notice of revocation
 of the power of attorney. (Pier 3)

ST GEORGE CORPORATE BANK
 LEVEL 1
 CNR WHARF ROAD AND
 MEREWETHER STREET
 NEWCASTLE
 NSW 2300

If space insufficient use additional annexure sheet

Surveyor's Reference: 11634(6)-COM-001-F

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 6 OF 6 SHEET(S)

Registered:  12.9.2017

Office Use Only

Office Use Only

DP271095

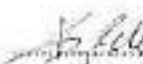
(DOC.A)

PLAN OF SUBDIVISION OF LOT 2301
D.P.1209818 & EASEMENT WITHIN
LOT 2302 DP.1209818Subdivision Certificate No: 14/2014/82/3
Date of Endorsement: 19 June 2017

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

- A schedule of lots and addresses - See 60(a) SSJ Regulation 2012
- 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, sealed and delivered for
and on behalf of Alpha
Distribution Ministerial Holding
Corporation 67 505 337 385 in the
presence of:



Signature of Witness

KENIN PEK

Print name of Witness

AK 52 Martin Place
126 Phillip Street, Sydney NSW
2000


Signature of Agent for Rob Whitfield, NSW
Treasury Secretary (NSW Treasurer's delegate
under delegation dated 24 November 2015), on
behalf of Alpha Distribution Ministerial Holding
Corporation

ANGELO KALINETOS
Name of Agent in full

Initial here

If space insufficient use additional annexure sheet

Surveyor's Reference: 11634(6)-COM-001-F

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 1 OF 78 SHEET(S)

Registered:  16.1.2018

Office Use Only

Office Use Only

Title System: TORRENS

Purpose: SUBDIVISION

DP271095

(DOC.B)

PLAN OF SUBDIVISION OF LOT 26 D.P.271095
AND EASEMENT WITHIN LOT 2302 D.P.1209818LGA: CESSNOCK
Locality: POKOLBIN
Parish: ROTHBURY
County: NORTHUMBERLAND

Crown Lands NSW/Western Lands Office Approval

I, (Authorised Officer) in
approving this plan certify that all necessary approvals in regard to the
allocation of the land shown herein have been given.

Signature:

Date:

File Number:

Office:

Survey Certificate

I, DAVID IAN TURNER
of ADW JOHNSON PTY LIMITED
7/335 HILLSBOROUGH ROAD, WARNERS BAY, NSW 2282
a surveyor registered under the Surveying and Spatial Information Act
2002, certify that:*(a) The land shown in the plan was surveyed in accordance with the
Surveying and Spatial Information Regulation 2012, is accurate
and the survey was completed on 31st AUGUST 2017.*(b) The part of the land shown in the plan ("being" excluding A
was surveyed in accordance with the Surveying and Spatial
Information Regulation 2012, is accurate and the survey was
completed on the part not surveyed was compiled
in accordance with that Regulation.*(c) The land shown in this plan was compiled in accordance with the
Surveying and Spatial Information Regulation 2012.

Signature: Dated: 30/10/2017

Surveyor ID: 2122

Datum Line: X-Y

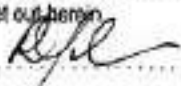
Type: Urban/Rural

The terrain is Level-Unculating / ~~Slope-Mountainous~~

*Strike through if inapplicable.

*Specify the land actually surveyed or specify any land shown in the
plan that is not the subject of the survey.

Subdivision Certificate

I, Richard Forbes
*Authorised Person/General Manager/Accredited Certifier, certify that
the provisions of s.109J of the Environmental Planning and Assessment
Act 1979 have been satisfied in relation to the proposed subdivision,
new road or reserve set out herein.Signature: 

Accreditation number:

Consent Authority: Cessnock City Council

Date of endorsement: 20/11/2017

Subdivision Certificate number: 14/2014/89/4

File number: 8/2014/89/1

*Strike through if inapplicable.

Statements of intention to dedicate public roads, public reserves and
drainage reserves, acquire / resume land.IT IS INTENDED TO DEDICATE ~~BOTH PARTS OF~~
FIG TREE CRESCENT AND THE EXTENSION OF
CASUARINA DRIVE TO THE PUBLIC AS
PUBLIC ROAD.

Plans used in the preparation of this survey / compilation

D.P.270459

D.P.271095

D.P.1077114

D.P.1202101

D.P.1209818

If space insufficient continue on PLAN FORM 6A

Signatures, Seals and Section 88B Statements should appear on
PLAN FORM 6A

Surveyor's Reference: 11634(6)-COM-002-G

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 2 OF 7/8 SHEET(S)

Registered:



16.1.2018

Office Use Only

Office Use Only

DP271095

PLAN OF SUBDIVISION OF LOT 26 D.P.271095
AND EASEMENT WITHIN LOT 2302 D.P.1209818

(DOC.B)

Subdivision Certificate No: 14/2014/89/4

Date of Endorsement: 20/11/2017

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

- A schedule of lots and addresses - See 60(c) SS/ Regulation 2012
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

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

(A) CREATE:-

1. PUBLIC POSITIVE COVENANT FOR MAINTENANCE OF LANDSCAPING 3 WIDE (C)
2. EASEMENT FOR DRAINAGE OF WATER 3 WIDE (D)

(B) RELEASE:-

1. RIGHT OF ACCESS 14 WIDE (A) (D.P.271095)
2. EASEMENT FOR DRAINAGE OF WATER 2 WIDE (C) (DP.1209818) (PARTIAL RELEASE)
3. EASEMENT FOR DRAINAGE OF WATER 3 WIDE (E) (DP.1209818) (PARTIAL RELEASE)
4. EASEMENT FOR DRAINAGE OF WATER 2 WIDE (F) (DP.1209818) (PARTIAL RELEASE)

If space insufficient use a tabloid or an annexure sheet

Surveyor's Reference: 11634(6)-COM-002-G

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 3 OF 7 SHEET(S)

Registered:  16.1.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 26 D.P.271095
AND EASEMENT WITHIN LOT 2302 D.P.1209818

DP271095

(DOC.B)

Subdivision Certificate No.: 14/2014/29/4

Date of Endorsement: 20/11/2017

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- 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.

CLAUSE 60(C) OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2012

LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
27	78	CASUARINA	DRIVE	POKOLBIN
28	80	CASUARINA	DRIVE	POKOLBIN
29	82	CASUARINA	DRIVE	POKOLBIN
30	84	CASUARINA	DRIVE	POKOLBIN
31	86	CASUARINA	DRIVE	POKOLBIN
32	88	CASUARINA	DRIVE	POKOLBIN
33	90	CASUARINA	DRIVE	POKOLBIN
34	96	CASUARINA	DRIVE	POKOLBIN
35	96	CASUARINA	DRIVE	POKOLBIN
36	100	CASUARINA	DRIVE	POKOLBIN
37	102	CASUARINA	DRIVE	POKOLBIN
38	104	CASUARINA	DRIVE	POKOLBIN
39	106	CASUARINA	DRIVE	POKOLBIN
40	108	CASUARINA	DRIVE	POKOLBIN
41	110	CASUARINA	DRIVE	POKOLBIN
42	112	CASUARINA	DRIVE	POKOLBIN
43	114	CASUARINA	DRIVE	POKOLBIN
44	101	CASUARINA	DRIVE	POKOLBIN
45	103	CASUARINA	DRIVE	POKOLBIN
46	1	FIG TREE	CRESCENT	POKOLBIN
47	3	FIG TREE	CRESCENT	POKOLBIN
48	5	FIG TREE	CRESCENT	POKOLBIN
49	7	FIG TREE	CRESCENT	POKOLBIN
50	4	FIG TREE	CRESCENT	POKOLBIN
51	2	FIG TREE	CRESCENT	POKOLBIN

If space insufficient use additional annexure sheet

Surveyor's Reference: 11634(6)-COM-002-G

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 4 OF 7 SHEET(S)

Registered:  16.1.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 26 D.P.271095
AND EASEMENT WITHIN LOT 2302 D.P.1209818

DP271095

(DOC.B)

Subdivision Certificate No: 14/2014/89/4
Date of endorsement: 20/11/2017Signatures and Consents, a schedule of lot and addresses and
statements relating to a section 88B instrument should be provided on
Plan Form 6A.

Name of Development (Optional)

FIG TREES
THE VINTAGE, POKOLBIN

Address for Service of Notices

COMMUNITY ASSOCIATION DP.271095
P.O.BOX 3171
ERINA NSW 2250

WARNING STATEMENT (Approved Form 7)

This document shows an initial schedule of unit entitlements for the
Community, Precinct or Neighbourhood Scheme which is liable to be
altered, as the scheme is developed or on completion of the scheme, in
accordance with the provision of section 30 Community Land
Development Act 1989.

Any changes will be recorded in a replacement schedule.

VALUER'S CERTIFICATE (Approved Form 9)

I, Michael Diet
of M.D.A. Property
being a qualified valuer, as defined in the Community Land
Development Act 1989, certify that:~~(a) The unit entitlements shown in the schedule herewith are based
upon valuations made by me on 29/9/2016~~*(b) The unit entitlements shown in the schedule herewith, for the new
lots created by the subdivision, are based upon their market value
on 29/09/2016 being the date of the valuer's certificate
lodged with the original initial schedule or the revised schedule.Signature Michael Diet Date 24/11/2017

UPDATE NOTE (Approved Form 8)

This document contains an *updated/ *revised Schedule of Unit
Entitlements and replaces the existing schedule registered on
* 12/09/2017

*Strike through if inapplicable

*Insert registration date of previous schedule

*Strike through if inapplicable

*Insert date of valuation

SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	275	
3	260	
4	270	
5	265	
6	275	
7	285	
8	315	
9	350	
10	265	
11	250	
12	250	
13	240	
14	240	

SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
15	250	
16	265	
17	255	
18	265	
19	275	
20	265	
21	265	
22	265	
23	340	
24	335	
25	335	
26	NOW LOTS 27 TO 51	
27	300	SEE SHEET 11
28	280	

CONTINUED ON SHEET 5

SURVEYOR'S REFERENCE: 11834(B)-COM-002-G

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 5 OF 7 SHEET(S)

Registered:



16.1.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 26 D.P.271095
AND EASEMENT WITHIN LOT 2302 D.P.1209818

DP271095

(DOC. B)

Subdivision Certificate No.: 14/2014/29/4

Date of Endorsement: 20/11/2017

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

- A schedule of lots and addresses - See 60(c) SSF Regulation 2012
- 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.

SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
29	270	
30	260	
31	260	
32	260	
33	270	
34	270	
35	265	
36	265	
37	265	
38	255	
39	250	
40	245	
41	250	
42	245	
43	245	
44	255	
45	250	
46	250	
47	250	
48	250	
49	240	
50	250	
51	245	
TOTAL	13080	

HISTORICAL FILE

SEE ADMINISTRATION SHEET 4 (DOC. C)

If space insufficient use additional annexure sheet

Surveyor's Reference: 11634(6)-COM-062-G

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 6 OF 7 SHEET(S)

Registered:  16.1.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 26 D.P.271095
AND EASEMENT WITHIN LOT 2302 D.P.1209818

DP271095

(DOC.B)

Subdivision Certificate No: 14/2014/89/4

Date of Endorsement: 20/11/2017

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

- A schedule of lots and addresses - See 60(c) SSF Regulation 2012
- 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 VINTAGE DEVELOPMENTS PTY LIMITED
ACN 067 854 006 in accordance with
Section 127 of the Corporation Act 2001

Signature of witness

Name of witness

7 Wattle Way, Turburi, Qld
Address of witness

JOHN STEVENS (Sole Director/ Secretary)

Executed by WESTPAC BANKING CORPORATION ACN 007 457 141:

LEVEL 1, CNR WHARF RD &
MEREWETHER ST
NEWCASTLE NSW 2300

Signed on behalf of Westpac Banking Corporation
by its attorney(s) under power of attorney dated
17 January 2011 Registered Book 4289 No 332 in
the presence:

Witness:

Attorney:

By executing the document the attorney(s) states
that they have received no notice of revocation
of the power of attorney.

Nick Roach
Senior Relationship Manager

If space insufficient use additional annex sheet

Surveyor's Reference: 11634(6)-COM-002-G

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 7 OF 7 SHEET(S)

Registered:  16.1.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 26 D.P.271095
AND EASEMENT WITHIN LOT 2302 D.P.1209818

DP271095

(DOC.B)

Subdivision Certificate No: 14/2014/89/4

Date of Endorsement: 20/11/2017

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

- A schedule of lots and addresses - See 60(c) SS/Regulation 2012
- 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 ERROL NOMINEES PTY LIMITED
ACN 119 746 360 in accordance with
Section 127 of the Corporations Act 2001

Signature of witness

Name of witness

Address of witness

7 Warbler Way
Turbo, Unk. NSW

JOHN STEVENS (Sole Director/ Secretary)

Executed by St George Bank Limited:

Signed on behalf of St George Bank - A Division
of Westpac Banking Corporation by it's attorney(s)
under power of attorney dated 17 January 2001
Registered Book 4299 No 332 in the presence:

Witness:

Attorney:

SARAH SUTHERLAND

(TIER 3)

By executing the document the attorney(s) states
that they have received no notice of revocation
of the power of attorney.

LEVEL 1, CNR WHARF RD &
MEREWETHER ST
NEWCASTLE NSW 2300

Nick Roach
Senior Relationship Manager

If space insufficient use additional annex sheet

Surveyor's Reference: 11634(5)-DOM-002-G

PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 4 sheet(s)	
Registered:  16.8.2018 Title System: TORRENS		Office Use Only		Office Use Only	
				DP271095 (DOC.C)	
PLAN OF CONSOLIDATION OF LOTS 23 AND 24 DP 271095		LGA: CESSNOCK Locality: POKOLBIN Parish: ROTHBURY County: NORTHUMBERLAND			
Survey Certificate I, MARK JOHN McDOUGALL of NORTH POINT SURVEYS (NSW) PTY LTD 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 ("being" excluding ".....") 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 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: N/A Type: *Urban* Rural The terrain is *Level/undulating / Steep/Mountainous. Signature:  Dated: 24-05-2018 Surveyor Identification No: 2343 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.		Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:			
		Subdivision Certificate I, "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: Date of endorsement: Subdivision Certificate number: File number: *Strike through if inapplicable.			
Plans used in the preparation of survey/compilation. DP 271095		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.			
Surveyor's Reference: 36167		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A			

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 4 sheet(s)

Office Use Only

Registered:



16.8.2018

Office Use Only

DP271095

(DOC.C)

PLAN OF CONSOLIDATION OF
LOTS 23 AND 24 DP 271095

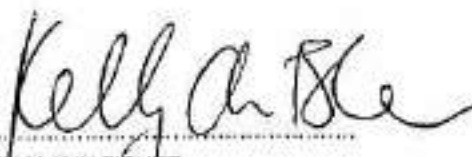
This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 00(c) SSF Regulation 2012
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 1950 Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
52	74	Casuarina	Drive	Pokolbin


KELLY ANN FISHER

If space is insufficient use additional annexure sheet

Surveyor's Reference: 36167

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheet(s)

Registered:  16.8.2018 Office Use Only

**PLAN OF CONSOLIDATION OF
LOTS 23 AND 24 DP 271095**

DP271095

(DOC.C)

Subdivision Certificate number:

Date of Endorsement:

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.

INITIAL SCHEDULE OF UNIT ENTITLEMENT

Lot	Unit Entitlement	Subdivision	Lot	Unit Entitlement	Subdivision
1	Community Property		27	300	
2	275		28	280	
3	280		29	270	
4	270		30	260	
5	285		31	260	
6	275		32	260	
7	285		33	270	
8	345		34	270	
9	360		35	265	
10	245		36	265	
11	250		37	265	
12	250		38	255	
13	240		39	250	
14	240		40	245	
15	250		41	250	
16	265		42	245	
17	255		43	245	
18	265		44	255	
19	275		45	250	
20	285		46	250	
21	265		47	250	
22	285		48	250	
23	NOW LOT 52	SEE SHEET 12	49	240	
24	NOW LOT 52	SEE SHEET 12	50	250	
25	335		51	245	
26	NOW LOTS 27 TO 51	SEE SHEET 11	52	675	
			TOTAL	13060	

If space is insufficient use additional annexure sheet

Surveyor's Reference: 36167

DP271095

COVER SHEET FOR SECTION 88B INSTRUMENT

.....
ATTENTION
.....

A Community Plan may be subject to future subdivision that could also contain a Section 88B Instrument. This instrument could then comprise separate documents registered on different dates.

Particulars of each document are as follows:-

Document Number	Plan/Instrument Registration Date	Number of Sheets in Plan	Number of Sheets in Section 88B Instrument
Document 1	12.9.2017	10	8
Document 2	16.01.2018	1	5

TOTAL NUMBER OF SHEETS OF SECTION 88B INSTRUMENT IMAGED

(INCLUDING COVER SHEET)

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

Lengths are in metres

ePlan (DOC.1)
 (Sheet 1 of 8 Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 2301 DP 1209818 and Easement within Lot 2302 DP 1209818 covered by Council Subdivision Certificate No. 14/2014/89/3 dated 19 day June 2017

**Full Name and Address of
 The Owner of the land:**

Vintage Developments Pty Limited
 ACN 067 854 006
 Suite 2, 257-259 Central Coast
 Highway
 ERINA NSW 2250

Errol Nominees Pty Ltd
 ACN 119 746 360
 Suite 2, 257-259 Central Coast
 Highway
 ERINA NSW 2250

**Full Name and Address of
 The Mortgagee of the land:**

St George Bank Limited
 ACN 055 513 070
 Level 1, Cnr Wharf Road and
 Merewether Street
 NEWCASTLE NSW 2300

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Right of Access 14 wide (A)	26 2302/1209818	1506/1110274
2	Public Positive Covenant for Maintenance of Landscaping 3 wide (B)	2 to 25 inclusive	1
3	Easement for Electricity and Other Purposes 2 Wide (C)	1	Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385
4	Easement for Electricity and Other Purposes 3.05 Wide (D)	1	Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

Lengths are in metres ePlan (DOC.1)
(Sheet 2 of 8 Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 2301 DP 1209818
 and Easement within Lot 2302 DP 1209818
 covered by Council Subdivision Certificate
 No.14/2014/89/3 dated 19 day June 2017

5	Right of Carriageway 2 and 8 wide and variable (E)	1	Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385
6	Right of Access 4 Wide and Variable (F)	1	2302/1209818 2-23/270292 25-30/270292 2-48/270293 50-103/270293 2-38/270295 40-48/270295 2-27, 29-44/270343 46-60/270343 2-39/270372 42-67/270372 69-86/270372 2-10/270384 2-3/270340 2-11/270479 1-45 SP 76654 2-24/270459 1-4/270636 1-17/270688 2-10/270721 1603/1142579 1503/1110274 1504/1110274 2-38/270929 2151/1185744 1506/1110274 12/1187663
7	Right of Access 5 Wide (G)	1	2202/1167247
8	Easement for Services 5 Wide (H)	1	2202/1167247
9	Right of Access 4 Wide (J)	1	1904/1202101
10	Easement for Services 4 Wide (K)	1	1904/1202101

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

Lengths are in metres

ePlan (DOC.1)
 (Sheet 3 of 8 Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 2301 DP 1209818 and Easement within Lot 2302 DP 1209818 covered by Council Subdivision Certificate No.14/2014/89/3 dated 19 day June 2017

11	Easement for Drainage of Water 3 wide (L)	1 26 2302/1209818	Cessnock City Council
12	Easement for Drainage of Water variable width (M)	1	Cessnock City Council

PART 1A (Release)

Number of item shown in the intention on the plan	Identity of easement to be released and referred to in the plan	Burdened Lot(s) or Parcel(s)	Benefited Lot(s) or Parcel(s)
1	Right of Access 14, 18 and 23 wide (A) (DP 1209818)	2301/1209818 2302/1209818	2302/1209818, 2303/1209818 and 1506/1110274 1506/1110274
2	Easement for Underground Electricity Cables 3 wide (D) (DP 270459) released as to the part within Casuarina Drive and the part within Pt. 1 (296.5m ²). That part denoted (EED) remains.	2301/1209818	Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385
3	Easement for Water Main 4 wide (F) (DP 270459) released as to the part within Casuarina Drive. That part denoted (EEF) remains	2301/1209818	Hunter Water Corporation
4	Easement for Drainage of Water 2 wide (C) (DP 1209818) (Partial Release)	1904/1202101	Part of 2301/1209818 as regards Lots 2 to 25 inclusive.
5	Easement for Drainage of Water 3 wide (E) (DP 1209818) (Partial Release)	1904/1202101	Part of 2301/1209818 as regards Lots 2 to 25 inclusive.
6	Easement for Drainage of Water 2 wide (F) (DP 1209818) (Partial Release)	1904/1202101	Part of 2301/1209818 as regards Lots 10 to 22 inclusive.

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

Lengths are in metres

ePlan (DOC.1)
(Sheet 4 of 8 Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 2301 DP 1209818
and Easement within Lot 2302 DP 1209818
covered by Council Subdivision Certificate
No.14/2014/8913 dated 19 day June 2017

PART 2 (Terms)

1. Terms of Public Positive Covenant numbered 2 on the Plan

The owners of the lots burdened must maintain the easement site in accordance with the Architectural and Landscape Guidelines as amended from time to time.

Name of the authority whose consent is required to release, vary or modify the public positive covenant numbered 2 on the plan is Cessnock City Council.

2. Terms of Easements Numbered 3 and 4 in the Plan

An easement is created on the terms and conditions set out in memorandum registered number AK980903. In this easement, "easement for electricity and other purposes" is taken to have the same meaning as "easement for electricity works" in the memorandum.

3. Terms of Easement Numbered 5 in the Plan

A right of carriageway within the meaning of Schedule 4A Part 1 of the Conveyancing Act 1919 together with the right to park vehicles upon the right of carriageway.

Name of the authority whose consent is required to release, vary or modify the easements numbered 3, 4 and 5 on the plan is Alpha Distribution Ministerial Holding Corporation

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

Lengths are in metres

ePlan (DOC.1)
(Sheet 5 of 8 Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 2301 DP 1209818
and Easement within Lot 2302 DP 1209818
covered by Council Subdivision Certificate
No. H/2014/013 dated 19 day June 2017

Executed by **VINTAGE DEVELOPMENTS PTY
LIMITED ACN 067 854 006** in accordance with
Section 127 of the Corporations Act 2001.

.....
Signature of witness

.....
Name of witness

.....
Address of witness

.....
JOHN STEVENS (Sole Director/Secretary)

EXECUTED by **ERROL NOMINEES PTY LTD
ACN 119 746 360** in accordance with
Section 127 of the Corporations Act 2001.

.....
Signature of witness

.....
Name of witness

.....
Address of witness

.....
JOHN STEVENS (Sole Director/Secretary)

Execution by **St George Bank Limited:**

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED
OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO
BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.**

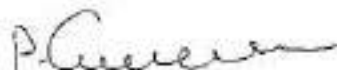
Lengths are in metres

ePlan (DOC.1)
(Sheet 6 of 8 Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 2301 DP 1209818
and Easement within Lot 2302 DP 1209818
covered by Council Subdivision Certificate
No.14/2014/89/3 dated 19 day June 2017

Executed for and on behalf of **Cessnock City Council** by its authorised delegate pursuant
to s.377 Local Government Act 1993

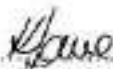


(signature of delegate)

Peter Giannopoulos

(name of delegate)

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



(signature of witness)

Kathleen Lowe

(name of witness)

62-78 Vincent Street
Cessnock NSW 2325

(address of witness)

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED
OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO
BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.**

Lengths are in metres

ePlan (DOC.1)

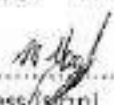
(Sheet 7 of 8 Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 2301 DP 1209818
and Easement within Lot 2302 DP 1209818
covered by Council Subdivision Certificate
No. 10/2014/89/3 dated 19 day June 2017

Executed for and on behalf of **HUNTER**
WATER CORPORATION ABN 46 228 513 446
by Peter James Kembrey
its duly constituted Attorney pursuant to
Power of Attorney registered Book 4695
No. 750 in the presence of:


.....
Attorney


.....
Witness (sign)

MIKE RAYMOND HICKET
.....
Name of Witness (please print)

36 HONEYSUCKLE DR NEWCASTLE
.....
Address of Witness

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

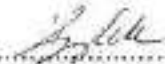
Lengths are in metres.

ePlan (DOC.1)
(Sheet 8 of 8 Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 2301 DP 1209818
and Easement within Lot 2302 DP 1209818
covered by Council Subdivision Certificate
No. 10/2014/89/3 dated 19 day June 2017

Executed for and on behalf of **Alpha
Distribution Ministerial Holding Corporation**
ABN 67 505 337 385 by

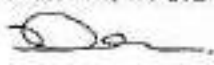
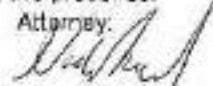

.....
Signature of Witness

KEVIN PEK
.....
Name of Witness in Full

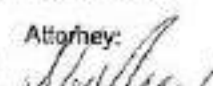
52 Martin Place, Sydney NSW 2000


.....
Signature of Agent for Rob Whitfield,
NSW Treasury Secretary (NSW
Treasure's Delegate under
delegation dated 24 November
2015), on behalf of **Alpha
Distribution Ministerial Holding
Corporation**

ANGELO VAKRETOU
.....
Name of Agent in Full

Signed on behalf of St George Bank - A Division
of Westpac Banking Corporation by it's attorney(s)
under power of attorney dated 17 January 2001
Registered Book 4299 No 332 in the presence:
Witness:  Attorney: 

By executing the document the attorney(s) states
that they have received no notice of revocation
of the power of attorney. (FEE 3)

Signed on behalf of Westpac Banking Corporation
by it's attorney(s) under power of attorney dated
17 January 2011 Registered Book 4299 No 332 in
the presence:
Witness:  Attorney: 

By executing the document the attorney(s) states
that they have received no notice of revocation
of the power of attorney. (FEE 3)

ST GEORGE CORPORATE BANK
LEVEL 1
CNR WHARF ROAD AND
MEREWETHER STREET
NEWCASTLE
NSW 2300

DEBBIE OSBORN
ACCOUNT EXECUTIVE

Nick Roach
Senior Relationship Manager



INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919. ePlan (DOC.2)

Lengths are in metres

(Sheet 1 of ⁵~~4~~ Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 26 DP 271095 and Easement within Lot 2302 DP 1209818 covered by Council Subdivision Certificate No. 14/2014/89/4 dated 20th day ~~November~~ 2017.

**Full Name and Address of
The Owner of the land:**

Vintage Developments Pty Limited
 ACN 067 854 006
 Suite 2, 257-259 Central Coast Highway
 ERINA NSW 2250

**Full Name and Address of
The Mortgagee of the land:**

Westpac Banking Corporation
 ACN 007 457 141
 49-51 Hunter Street
 NEWCASTLE NSW 2300

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Public Positive Covenant for Maintenance of Landscaping 3 wide (C)	27 to 51 inclusive	1
2	Easement for Drainage of Water 3 wide (D)	2302/1209818	Cessnock City Council

PART 1A (Release)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be released and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Right of Access 14 wide (A) (DP 271095)	26/271095	1506/1110274
2	Easement for Drainage of Water 2 wide (C) (DP 1209818) (Partial Release)	1904/1202101	Part of 26/271095 as regards Lots 27 to 36 inclusive and Lots 44 to 51 inclusive.
3	Easement for Drainage of Water 3 wide (E) (DP 1209818) (Partial Release)	1904/1202101	Part of 26/271095 as regards Lot 27, Lot 28 and Lots 37 to 51 inclusive.
4	Easement for Drainage of Water 2 wide (F) (DP 1209818) (Partial Release)	1904/1202101	Part of 26/271095 as regards Lots 29 to 51 inclusive.

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

ePlan (DOC.2)

Lengths are in metres

(Sheet 2 of ⁵/~~4~~ Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 26 DP 271095 and Easement within Lot 2302 DP 1209818 covered by Council Subdivision Certificate No. 11/204/8914 dated 20th day November 2017.

PART 2 (Terms)

1. Terms of Public Positive Covenant numbered 1 on the Plan

The owners of the lots burdened must maintain the easement site in accordance with the Guidelines as defined in the Community management Statement.

Name of the authority empowered to release, vary or modify the public positive covenant numbered 1 and the easement numbered 2 on the plan is Cessnock City Council.

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED
OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO
BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919. ePlan (DOC.2)

Lengths are in metres

(Sheet 3 of ⁵/₅ Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 26 DP 271095 and
Easement within Lot 2302 DP 1209818
covered by Council Subdivision Certificate
No. 14/2014/ST/H dated 16th day November 2017.

EXECUTED by VINTAGE DEVELOPMENTS PTY
LIMITED ACN 067 854 006 in accordance with
Section 127 of the Corporations Act 2001.

Signature of witness

Name of witness

Address of witness

JOHN STEVENS (Sole Director/Secretary)

Execution by Westpac Banking Corporation ACN 007 457 141:

LEVEL 1, CNR WHARF RD &
MEREWETHER ST
NEWCASTLE NSW 2300

Signed on behalf of Westpac Banking Corporation
by it's attorney(s) under power of attorney dated
17 January 2011 Registered Book 4298 No 332 in
the presence:

Witness:

Attorney:

By executing the document the attorney(s) states
that they have received no notice of revocation
of the power of attorney.

Nick Roach
Senior Relationship Manager

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED
OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO
BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

ePlan (DOC.2)

Lengths are in metres

5
(Sheet 4 of 4 Sheets)

Plan: **DP271095**

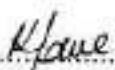
Plan of Subdivision of Lot 26 DP 271095 and
Easement within Lot 2302 DP 1209818
covered by Council Subdivision Certificate
No. 14/2014/89/d dated 20th day November 2017.

Executed for and on behalf of **Cessnock City Council** by its authorised delegate pursuant
to s.377 Local Government Act 1993


.....
(signature of delegate)

RICHARD FORBES
.....
(name of delegate)

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


.....
(signature of witness)

Kathleen Lowe
.....
(name of witness)

62-78 Vincent Street
Cessnock NSW 2325
.....
(address of witness)

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

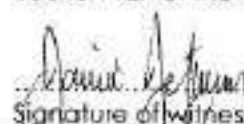
Lengths are in metres

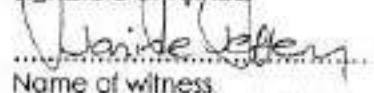
ePlan (DOC.2)
(Sheet 5 of 5 Sheets)

Plan: **DP271095**

Plan of Subdivision of Lot 26 DP 271095 and
Easement within Lot 2302 DP 1209818
covered by Council Subdivision Certificate
No. 14/2014/89/4 dated 20th day November 2017.

EXECUTED by ERROL NOMINEES PTY LTD
ACN 119 746 360 in accordance with
Section 127 of the Corporations Act 2001.


Signature of witness


Name of witness

7 Warbler Way
Tumbi Umbi NSW
Address of witness


JOHN STEVENS (Sole Director/Secretary)

Execution by St George Bank Limited:

Signed on behalf of St George Bank - A Division
of Westpac Banking Corporation by it's attorney(s)
under power of attorney dated 17 January 2001
Registered Book 4299 No 332 in the presence:
Witness: _____ Attorney: _____

 MARNI IUTHERLAND

By executing the document the attorney(s) states
that they have received no notice of revocation
of the power of attorney


(TIER 3)

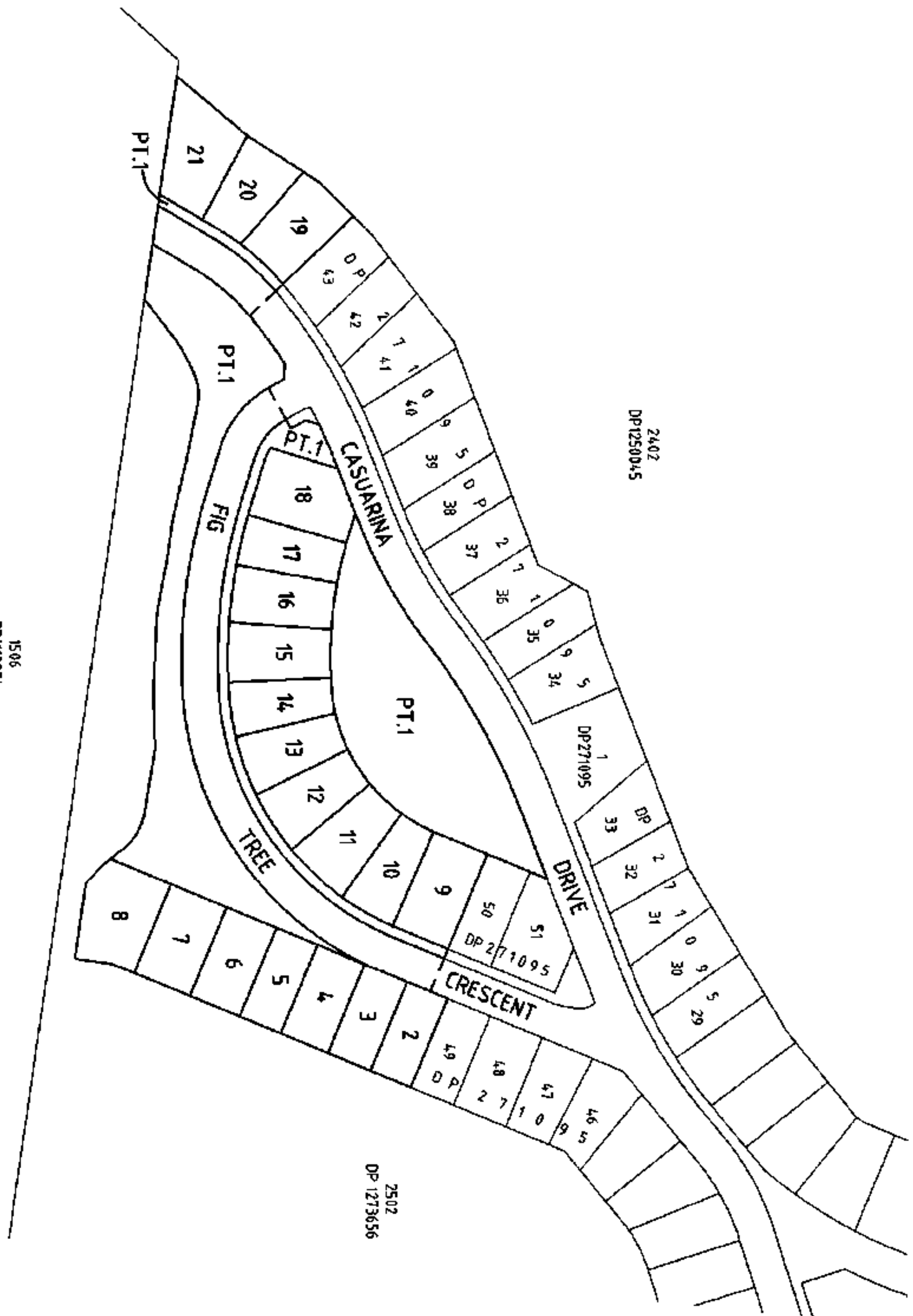
**LEVEL 1, CNR WHARF RD &
MEREWETHER ST
NEWCASTLE NSW 2300**

Nick Roach
Senior Relationship Manager



LOCATION PLAN

REDUCTION RATIO - 1:1250



THIS SHEET IS BEING CONTINUALLY UPDATED TO SUPPORT THE CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS OF UPDATES AND ADDITIONAL AND REPLACEMENT SHEETS SEE SCHEDULE BELOW		
SCHEDULE OF CHANGES TO THE SCHEME		
Lot No	Details	Sheet No

1506
DP110274

2502
DP 1273656

2402
DP1250045

Subdivision Certificate No 14/2018/64772 Date: 06/07/2021	
Surveyor	DAVID IAN TURNER
Survey's Ref	11634(6)-COM-003-G
Registered	30.8.2021

DP271341

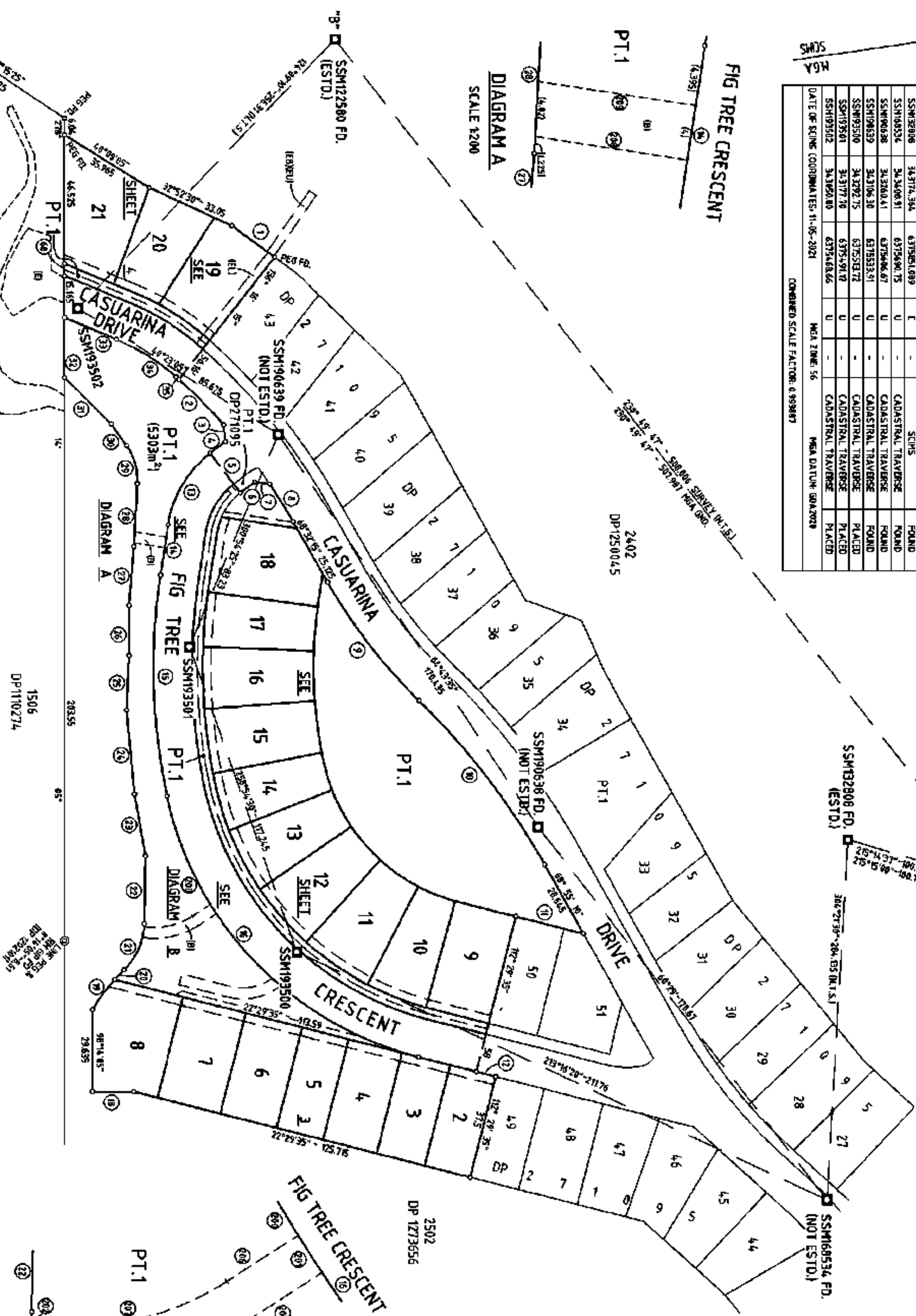
CLAUSE 70 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017

MARK	MGA CO-ORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
SSM107024	343283.54	6375823.70	C	-	SCIMS	FOUND
SSM122580	342038.731	6375612.516	C	-	SCIMS	FOUND
SSM122808	343174.344	6375651.089	C	-	SCIMS	FOUND
SSM106534	343406.41	6375640.75	U	-	CADASTRAL TRAVERSE	FOUND
SSM106538	343406.41	6375640.75	U	-	CADASTRAL TRAVERSE	FOUND
SSM106539	343106.30	6375533.91	U	-	CADASTRAL TRAVERSE	FOUND
SSM106540	343292.75	6375533.91	U	-	CADASTRAL TRAVERSE	FOUND
SSM106561	343177.70	6375591.72	U	-	CADASTRAL TRAVERSE	PLACED
SSM106562	343168.40	6375468.66	U	-	CADASTRAL TRAVERSE	PLACED
DATE OF SCIMS (COORDINATES): 11-05-2021						MGA ZONE: 56
MGA DATUM: GDA2020						COMBINED SCALE FACTOR: 0.99987

DETAIL PLAN

SHEET 1 OF 4

- (B) RIGHT OF ACCESS: A WIDE EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
 (D) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
 (E) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP271341)
 (F) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP271341)
 (G) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP271341)



No.	BEARING	CHORD	ARC	RADIUS
1	44°36'15"	19.815	23.17	211
2	53°40'30"	23.853	23.17	211
3	92°19'30"	6.84	-	-
4	71°0'0"	6.96	-	-
5	60°4'0"	18	-	-
6	330°4'0"	6.48	-	-
7	17°09'15"	5.51	-	-
8	68°12'2"	15.98	15.985	211
9	60°34'15"	54.53	54.505	79.6
10	60°34'15"	74.44	74.49	26.9
11	28°29'35"	25.21	-	-
12	22°29'35"	7.74	-	-
13	308°49'15"	34.81	34.75	4.0.325
14	106°58'25"	18.29	-	-
15	276°32'25"	80.04	80.485	128.945
16	274°17'55"	191.205	198.295	124.565
17	180°14'05"	15.005	-	-
18	314°51'24"	13.49	13.51	71.805
19	332°11'50"	4.89	4.89	71.805
20	302°11'50"	18.35	18.825	24
21	301°40'25"	24.45	-	-
22	279°12'00"	24.45	-	-
23	268°28'00"	22.535	-	-
24	272°31'00"	34.565	-	-
25	288°53'45"	19.78	-	-
26	278°09'45"	10.07	-	-
27	283°12'30"	215	-	-
28	281°18'25"	22.84	-	-
29	282°17'25"	14.175	14.44	21.64
30	283°04'20"	9.665	-	-
31	233°14'10"	23.8	-	-
32	270°14'05"	21.675	-	-
33	31°09'55"	28.365	-	-
34	48°19'20"	25.5	25.62	76
35	50°20'20"	14.1	14.1	211
36	278°14'05"	4.335	-	-
37	76°19'05"	42.35	42.555	124.565
38	65°35'40"	4	4	124.565
39	100°24'	1.005	1.005	24
40	46°12'45"	4	4.005	24
41	35°09'30"	20.91	21.38	28.36
42	155°18'	7.645	-	-
43	75°18'	7.645	-	-
44	356°12'35"	18.1	18.51	25.36
45	70°58'30"	11.65	-	-
46	14°58'30"	11.65	-	-

DIAGRAM B

SCALE 1:250

SURVEYOR
 Name: DAVID IAN TURNER
 Date: 26TH MAY 2021
 Reference: M33104-COM-003-6

PLAN LEADING
 PLAN OF SUBDIVISION OF LOT 2501 DP1273656
 AND EASEMENTS WITHIN LOT 1506 DP1110274

L.G.A.: CESSNOCK
 Locality: POKOLBIN
 Reduction Ratio 1: 1000
 Lengths are in metres

REGISTERED
 30.8.2021

DP271341

SCHEDULE OF SHORT LINES

No.	BEARING	CHORD	ARC	RADIUS
1	330°40'	6.48	-	-
2	17°09'50"	5.51	-	-
3	68°22'	15.98	15.985	211
4	68°34'15"	54.33	54.505	196
5	60°45'40"	14.64	14.89	203
6	22°29'35"	1.24	-	-
7	308°19'05"	30.01	30.75	40.325
8	186°58'35"	18.29	-	-
9	276°32'25"	80.84	80.685	220.945
10	234°47'55"	131.305	138.295	124.565
11	314°57'20"	13.51	13.51	21.005
12	186°58'35"	9.325	-	-
13	186°29'30"	2.75	2.75	162.945
14	183°17'25"	16.03	16.03	162.945
15	97°07'50"	18.16	18.16	162.945
16	90°29'45"	18.95	18.95	162.945
17	86°43'10"	3.5	3.5	162.945
18	87°34'10"	10.525	10.525	65.565
19	70°34'40"	14.97	15	64.565
20	57°13'	16.085	16.045	64.565
21	43°07'35"	16.085	16.85	64.565
22	29°35'35"	16.41	16.44	64.565
23	22°56'10"	1.03	1.03	65.565
24	202°58'20"	17.05	17.05	106.565
25	209°35'45"	22.37	22.81	106.565
26	223°08'50"	27.07	27.145	106.565
27	237°09'20"	25.4	25.44	106.565
28	250°27'10"	23.955	24.005	106.565
29	264°30'20"	17.09	17.105	106.565
30	266°43'10"	4.355	4.355	202.945
31	270°39'45"	23.56	23.575	202.945
32	277°10'50"	22.59	22.6	202.945
33	289°17'25"	19.96	19.97	202.945
34	285°29'30"	3.425	3.425	202.945
35	294°28'55"	5.835	5.85	21.325
36	139°12'10"	9.01	9.075	21.325
37	128°49'15"	19.99	20.875	21.325
38	96°32'25"	14.965	15.385	205.945
39	54°27'55"	11.545	12.755	100.565
40	22°29'35"	16.175	-	-
41	357°10'10"	15.325	15.83	10
42	48°29'50"	4.08	4.08	124.565
43	176°08'30"	18.53	20.235	22
44	282°29'30"	18.175	-	-
45	48°29'30"	1	-	-
46	48°29'30"	34.205	34.385	124.565
47	27°30'	22.32	22.35	124.565
48	124°47'	2.1	2.1	21.325
49	144°34'25"	2	2	21.325
50	164°34'25"	3.365	3.4	1
51	63°13'15"	7.195	7.195	21
52	144°34'25"	0.885	0.885	24.325
53	36°39'45"	2	-	-
54	36°39'45"	2	-	-

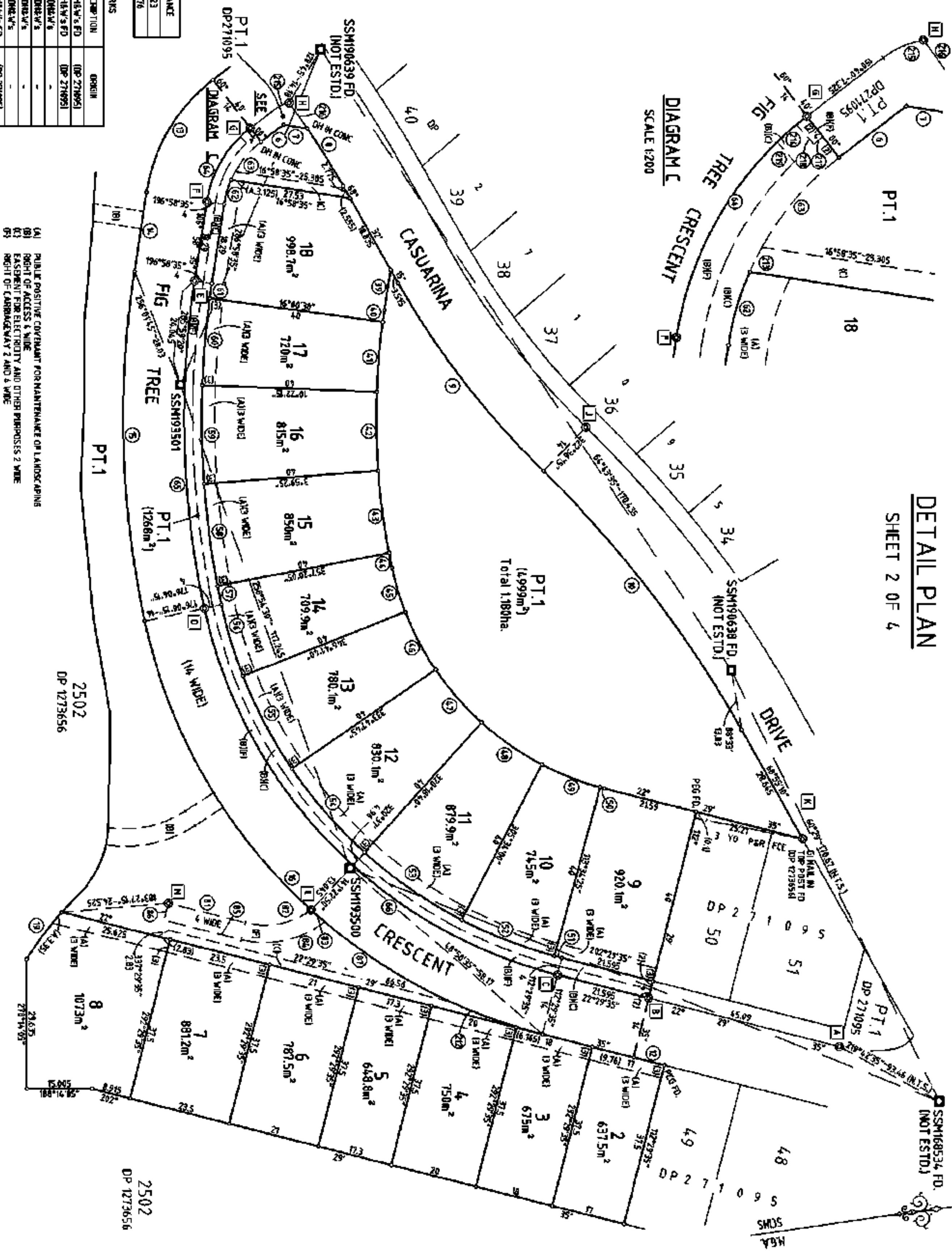
SSM CONNECTIONS

SSM - SSM	BEARING	DISTANCE
SSM193501 - SSM190639	308°54'25"	83.23
SSM190634 - SSM193500	213°16'20"	211.76

SCHEDULE OF REFERENCE MARKS

REF.	BEARING	DISTANCE	DESCRIPTION	ORIGIN
A	292°49'35"	0.88	RH DHEW'S PD	(DP 271095)
B	292°19'35"	0.92	RH DHEW'S PD	(DP 271095)
C	271°16'	1.93	RH DHEW'S	-
D	356°06'15"	0.9	RH DHEW'S	-
E	36°50'35"	0.9	RH DHEW'S	-
F	36°50'35"	0.8	RH DHEW'S	-
G	67°48'	0.905	RH DHEW'S PD	(DP 271095)
H	128°45'	14.8	RH SSM190639 PD	(DP 271095)
J	312°36'15"	0.9	RH DHEW'S PD	(DP 271095)
K	155°55'10"	4.85	RH DHEW'S PD	(DP 1273656)
L	141°23'50"	0.045	RH SSM193500	-
M	164°39'45"	28.865	RH DHEW	-

DETAIL PLAN
SHEET 2 OF 4



(A) PUBLIC POSITIVE COVENANT FOR MAINTENANCE OF LANDSCAPING
(B) RIGHT OF ACCESS & EASE
(C) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIRE
(D) RIGHT OF EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIRE

2502
DP 1273656

2502
DP 1273656

PLAN HEADLINE
PLAN OF SUBDIVISION OF LOT 2501 DP1273656
AND EASEMENTS WITHIN LOT 1506 DP1110274

SURVEYOR
NAME: DAVID IAN TURNER
DATE: 26th MAY 2021
REFERENCE: M33104-COM-003-6

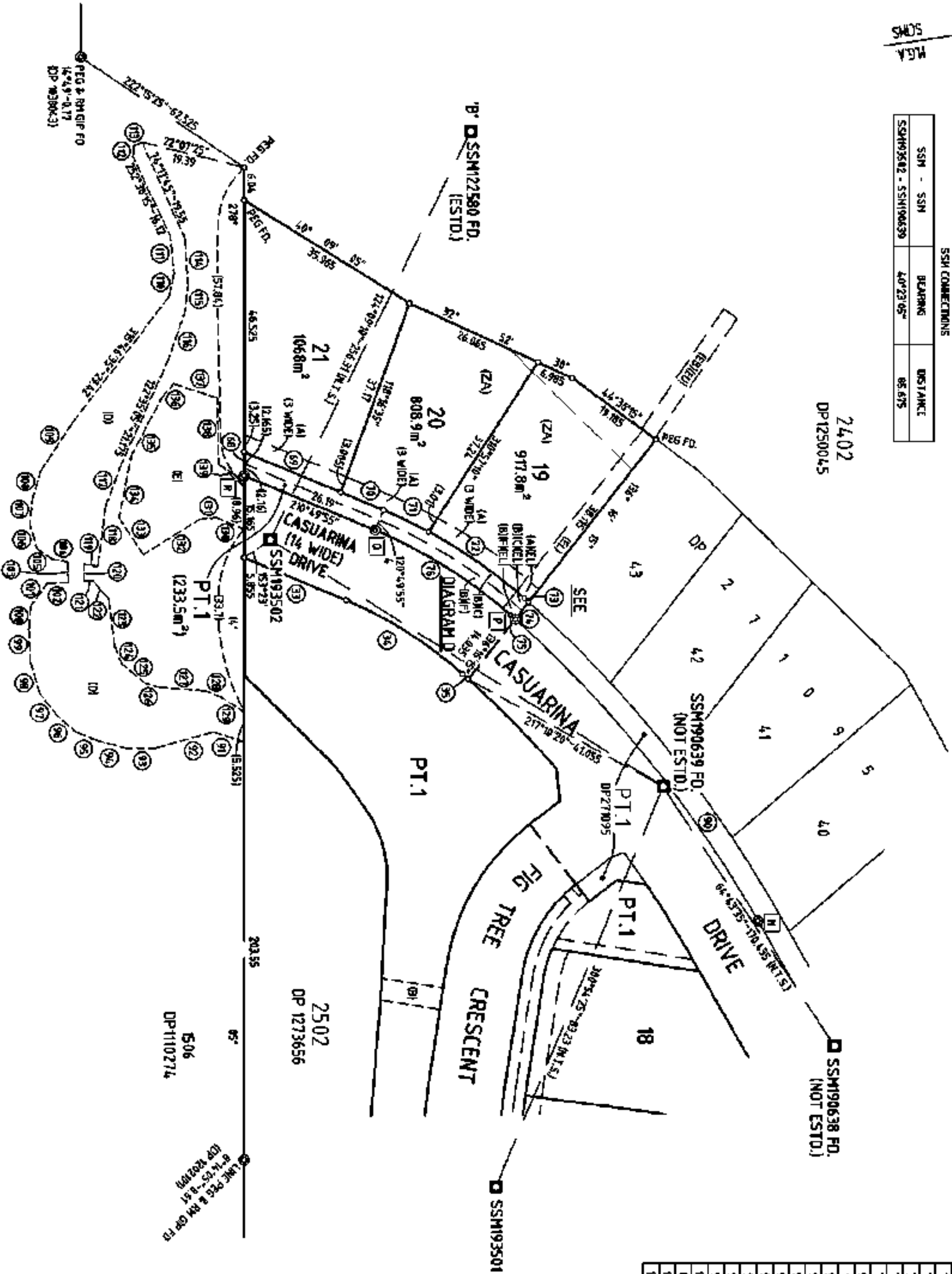
L.S.A.
LOCALITY:
Reduction Ratio 1:
600

REGISTERED
30.8.2021

DP271341

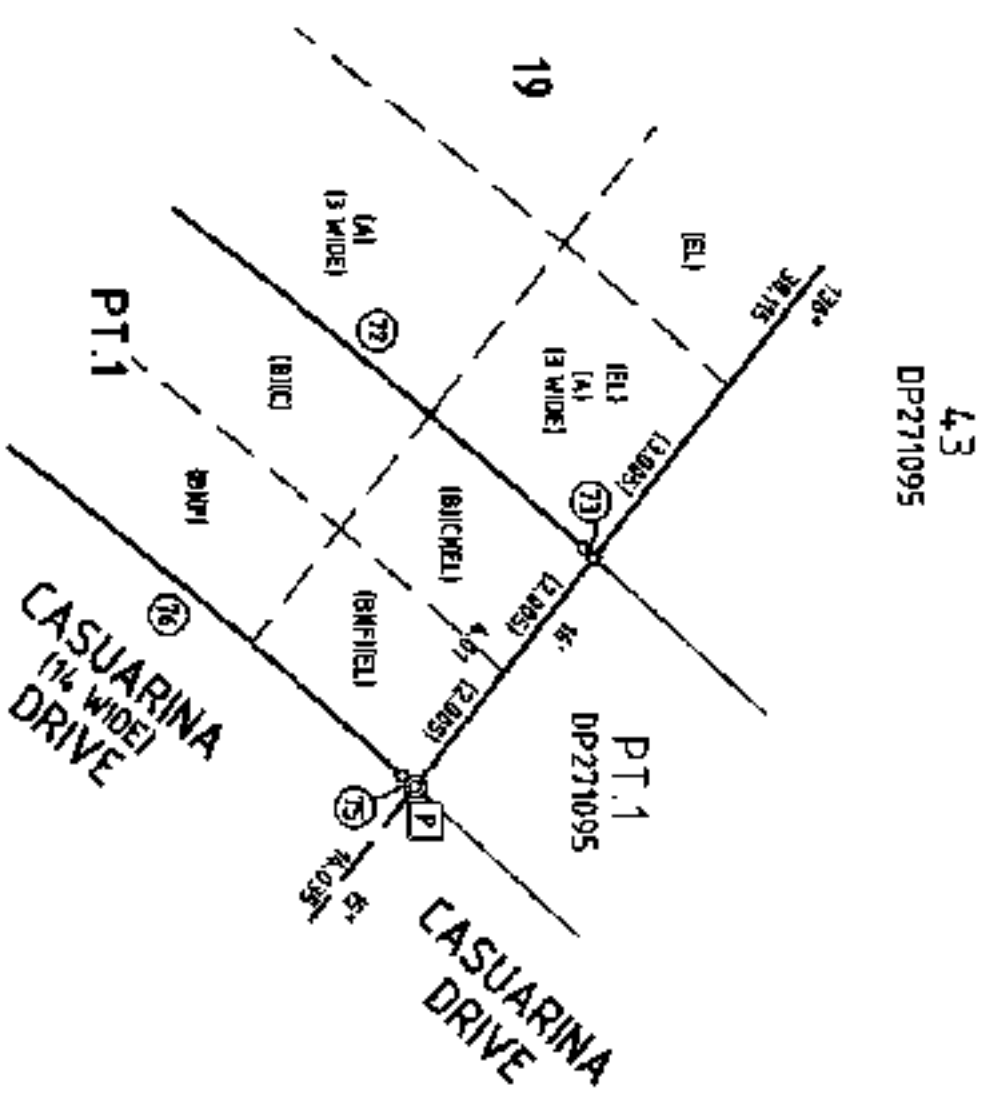
SCHEDULE OF REFERENCE MARKS			
REF.	BEARING	DISTANCE	DESCRIPTION
M	338°32'15"	0.89, 9.05	RM DHEW'S FD (DP 271095)
P	336°16'15"	13.9, 9.05	RM DHEW'S FD (DP 271095)
Q	340°49'55"	0.9, 9.005	RM DHEW'S
R	356°06'45"	1.295	RM DHEW
R	256°06'45"	12.155	RM SSM 193502

SSM CONNECTIONS		
SSM - SSM	BEARING	DISTANCE
SSM193502 - SSM190639	40°23'05"	85.675



DETAIL PLAN
SHEET 3 OF 4

No.	BEARING	CHORD	ARC	RADIUS	No.	BEARING	CHORD	ARC	RADIUS
33	30°49'55"	20.365	-	-	104	197°17'20"	2.905	-	-
34	48°29'24"	25.5	25.62	76	105	222°05'35"	3.485	-	-
35	50°20'20"	16.1	16.1	211	106	262°28'50"	4.6	-	-
68	218°14'45"	4.135	-	-	187	283°28'28"	4.9	-	-
69	280°49'55"	9.27	-	-	188	294°57'40"	5.155	-	-
70	280°49'55"	8.596	-	-	189	311°09'55"	11.77	-	-
71	215°39'36"	9.275	9.28	94	110	299°55'51"	4.255	-	-
72	223°19'04"	22.36	22.41	94	111	272°27'05"	7.655	-	-
73	230°18'15"	0.19	0.19	229	112	288°35'30"	2.03	-	-
74	85°16'15"	4.01	-	-	113	344°54'50"	18.05	-	-
75	228°12'28"	6.66	6.66	225	114	94°38'00"	11.75	-	-
76	228°12'28"	30.195	30.34	90	115	465°46'45"	4.595	-	-
98	233°24'05"	71.555	71.555	225	116	117°24'30"	9.665	-	-
91	205°18'24"	5.945	-	-	117	118°24'55"	8.015	-	-
92	172°54'28"	11.12	-	-	118	106°07'20"	11.3	-	-
93	188°05'05"	5.68	-	-	119	79°17'20"	2.515	-	-
94	282°34'50"	5.355	-	-	120	96°39'	3.145	-	-
95	209°45'15"	4.42	-	-	121	4°12'35"	1.56	-	-
96	230°11'30"	4.135	-	-	122	57°50'20"	4.435	-	-
97	240°37'15"	5	-	-	123	90°48'05"	8.945	-	-
98	267°44'25"	5.805	-	-	124	75°55'35"	3.375	-	-
99	275°16'20"	6.09	-	-	125	47°30'40"	5.515	-	-
100	285°26'05"	4.385	-	-	126	24°43'30"	2.845	-	-
101	34°27'30"	5.04	-	-	127	12°39'25"	8.34	-	-
102	4°24'20"	3.92	-	-	128	28°24'20"	3.095	-	-
103	216°33'	3.825	-	-	129	44°55'20"	5.255	-	-



- (A) PUBLIC POSITIVE COVENANT FOR MAINTENANCE OF LANDSCAPING
- (B) RIGHT OF ACCESS & WIDE
- (C) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE
- (D) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
- (E) RIGHT OF ACCESS VARIABLE WIDTH
- (F) RIGHT OF CARRIAGEWAY 7 AND 4 WIDE
- (G) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP1209688)
- (H) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP271095)
- (I) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP1209688)

SURVEYOR
Name: DAVID IAN TURNER
Date: 26TH MAY 2021
Reference: MK3104-COM-003-6

PLAN LEADING
PLAN OF SUBDIVISION OF LOT 2501 DP1273656
AND EASEMENTS WITHIN LOT 1506 DP1110274

L.C.A.: CESSNOCK
Locality: POKOLBIN
Reduction Ratio 1: 600
Lengths are in metres

REGISTERED
30.8.2021

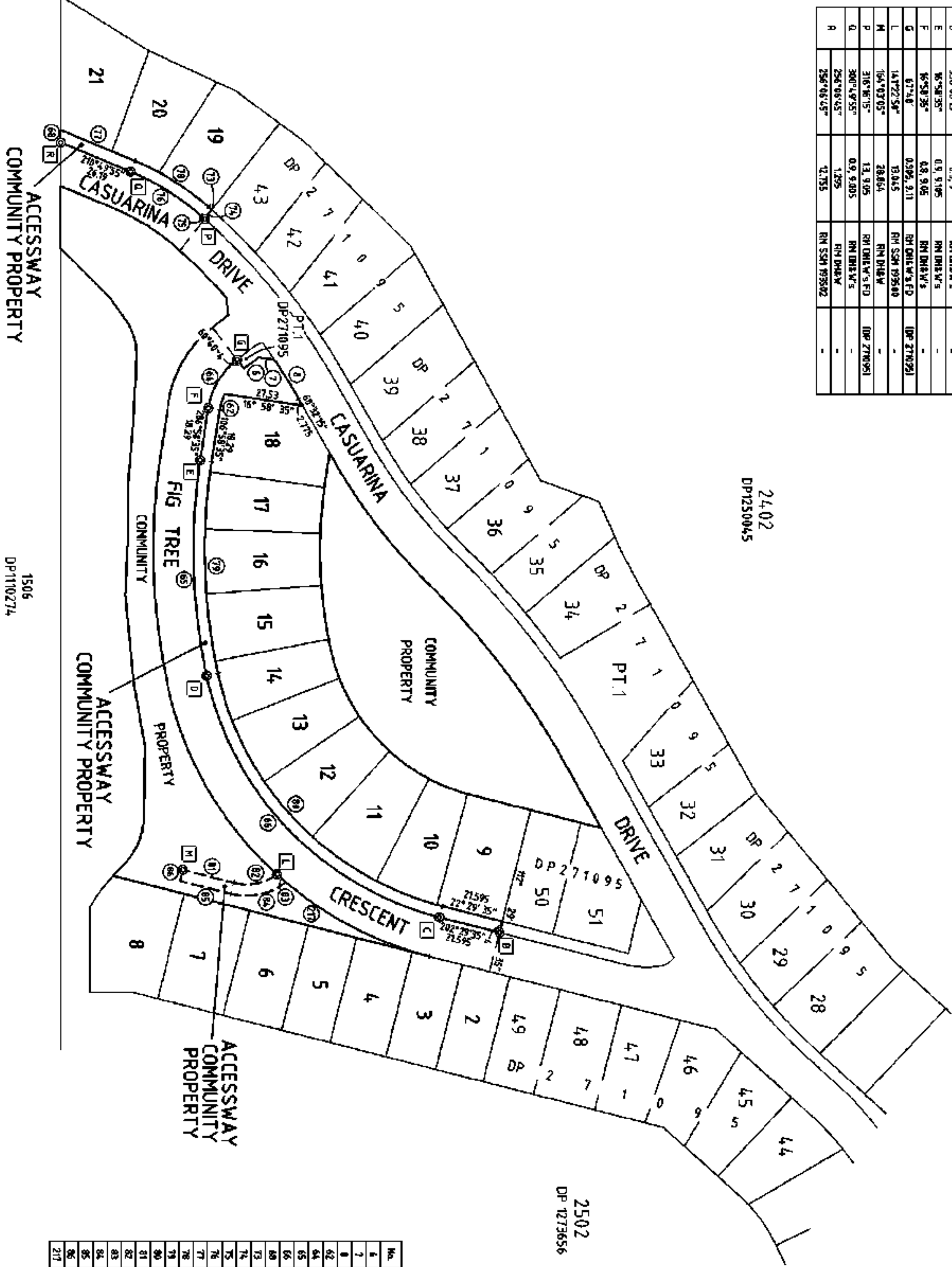
DP271341

SCHEDULE OF REFERENCE MARKS

REF.	BEARING	DISTANCE	DESCRIPTION	ORIGIN
B	292°29'35"	0.92.9	RM DMLW'S FD	(DP 271095)
C	270°00"	1.973	RM DMLW'S	-
D	356°06'56"	0.9.9	RM DMLW'S	-
E	16°58'35"	0.9.9105	RM DMLW'S	-
F	16°58'35"	0.8.9.05	RM DMLW'S	-
G	87°4.8"	0.905.9.11	RM DMLW'S FD	(DP 271095)
L	147°22'54"	13.0.45	RM SSM 1936.00	-
M	164°03'05"	28.864	RM DMLW	-
P	316°16'15"	13.9.05	RM DMLW'S FD	(DP 271095)
Q	300°49'35"	0.9.9.005	RM DMLW'S	-
R	256°06'45"	1.295	RM DMLW	-
A	256°06'45"	12.755	RM SSM 1936.02	-

DETAIL PLAN

SHEET 4 OF 4
(ACCESSWAY AND CONNECTIONS)



SCHEDULE OF SHORT LINES

No.	BEARING	CHORD	ARC	RADIUS
1	330°14.8"	6.48	-	-
2	17°09'55"	5.51	-	-
3	66°12'	15.08	16.985	211
4	204°28'55"	5.835	5.835	22.325
5	108°48'15"	19.59	20.075	26.325
6	165°32'25"	14.065	15.385	106.945
7	54°17'55"	116.545	122.755	110.565
8	218°14'05"	4.335	-	-
9	230°10'15"	0.19	0.19	229
10	136°18'15"	4.01	-	-
11	230°12'20"	0.16	0.16	225
12	220°29'20"	30.955	34.34	90
13	30°49'55"	27.855	-	-
14	44°29'20"	31.54	31.69	94
15	164°12'25"	73.52	73.925	1202.845
16	54°17'55"	112.33	118.21	106.565
17	22°29'35"	18.175	-	-
18	357°16'10"	15.325	15.83	18.0
19	49°25'50"	4.88	4.88	124.565
20	116°08'10"	10.53	20.235	22.0
21	282°28'35"	18.175	-	-
22	272°29'30"	4	-	-
23	212°31'30"	56.18	56.67	126.565

SURVEYOR

NAME: DAVID IAN TURNER

DATE: 26TH MAY 2021

REFERENCE: M33104-COM-403-6

PLAN/READING

PLAN OF SUBDIVISION OF LOT 2501 DP1273656 AND EASEMENTS WITHIN LOT 1506 DP1110274

L.G.A.: CESSNOCK

LOCALITY: POKOLBIN

REDUCTION RATIO 1: 1000

LENGTHS ARE IN METRES

REGISTERED

30.8.2021

DP271341

1506

DP1110274

24.02

DP1250045

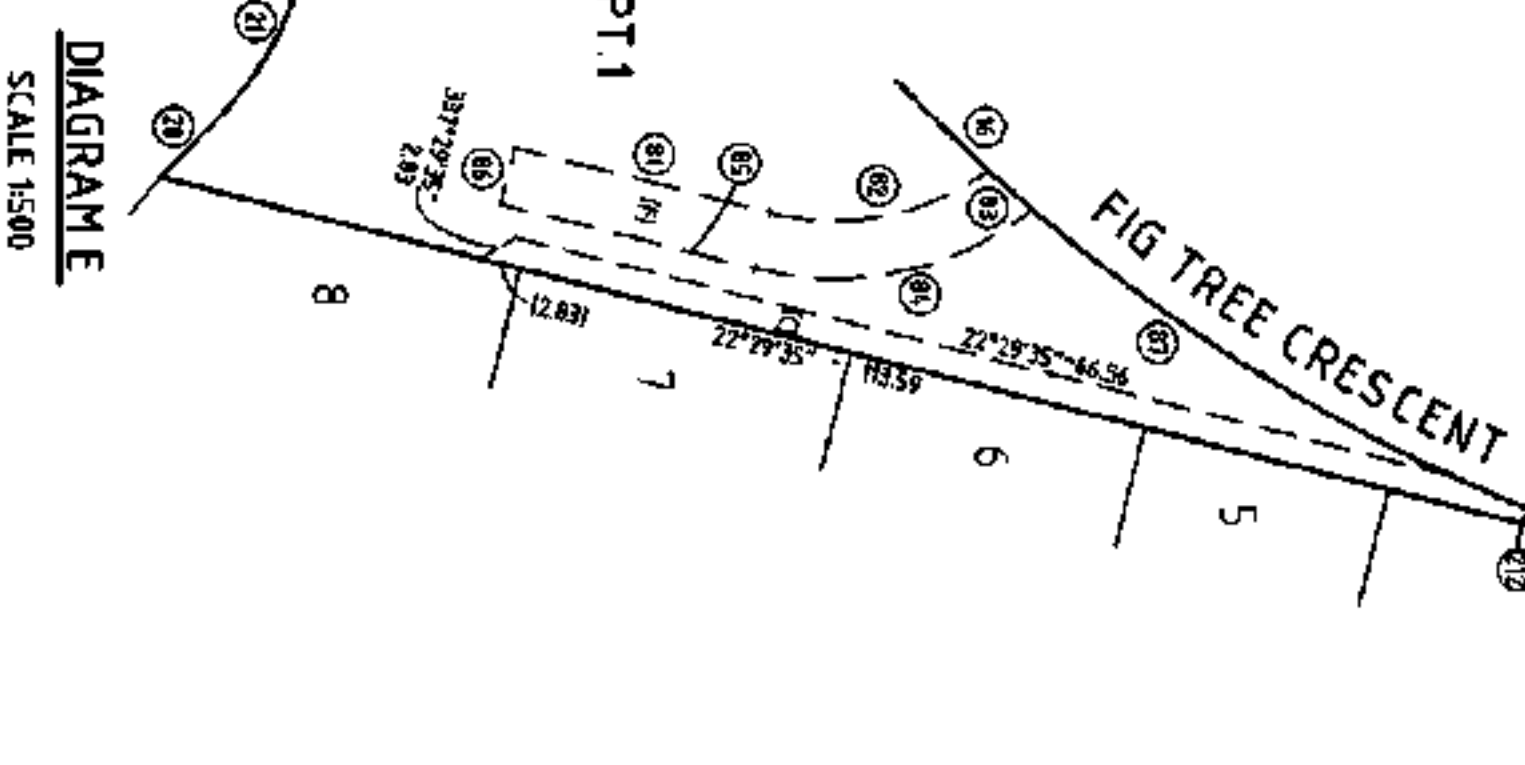
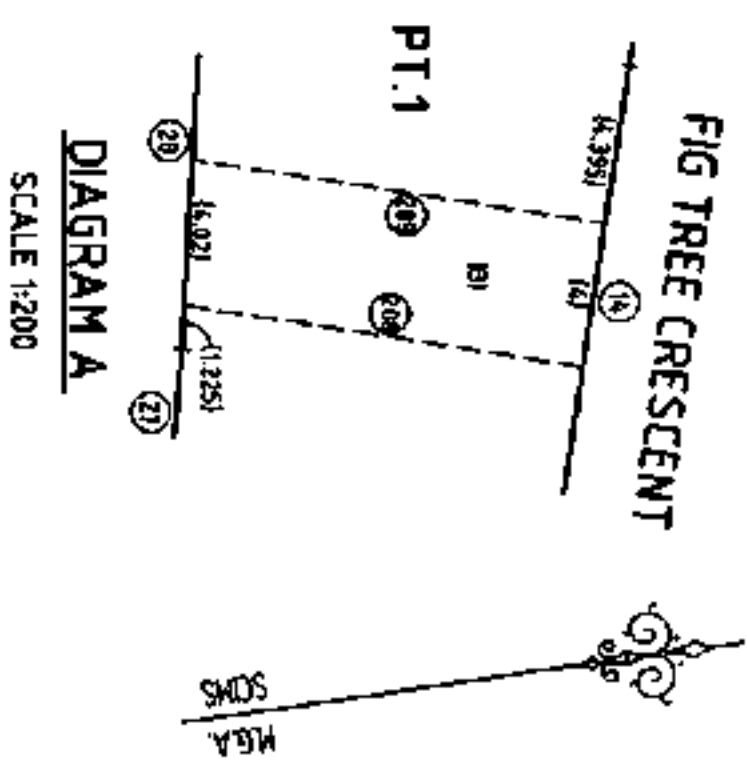
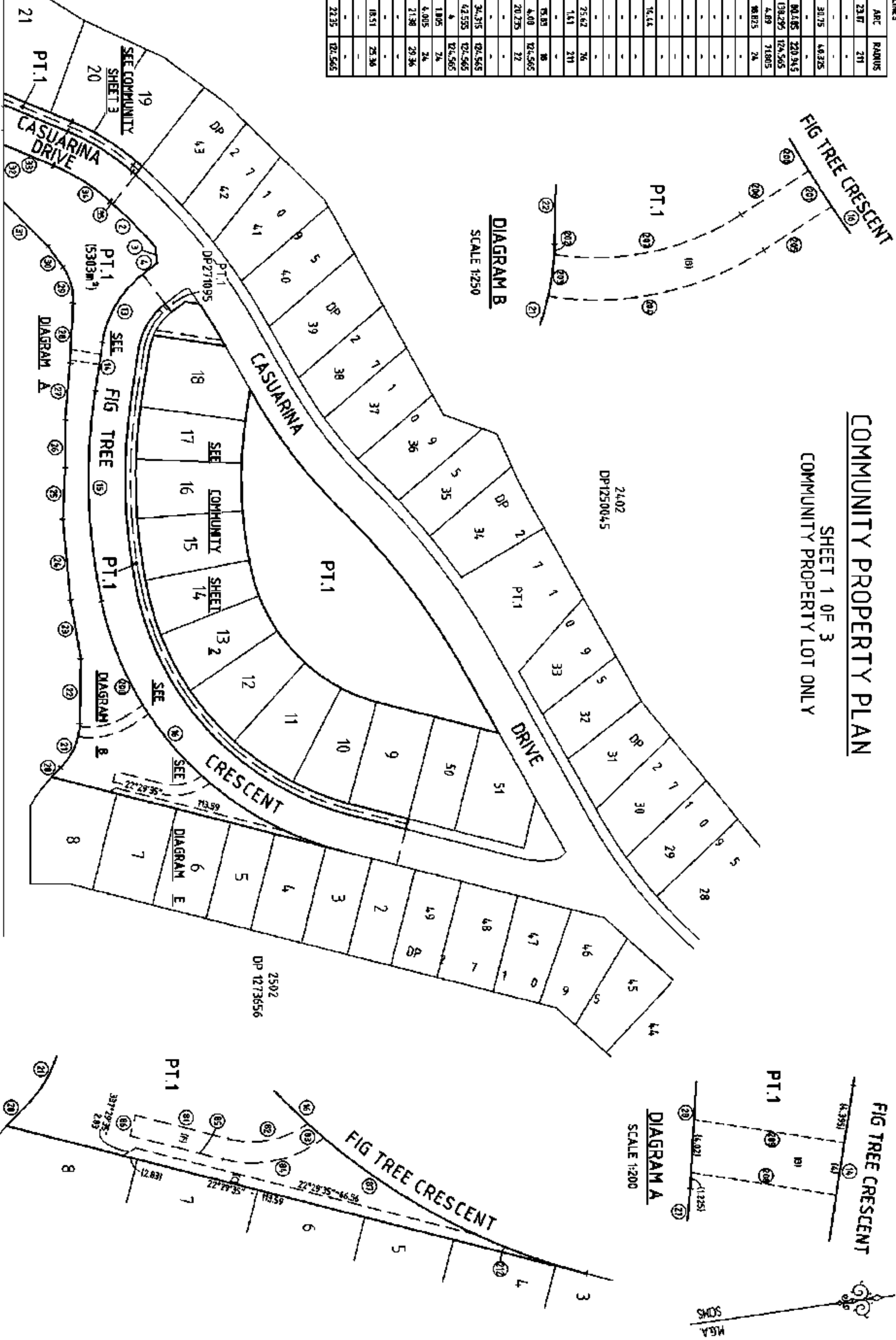
2502

DP 1273656

SCHEDULE OF SHORT LINES

No.	BEARING	CHORD	ARC	RADIUS
2	53°40'30"	23.65	23.67	211
3	92°49'30"	6.09	-	-
4	60°40'	6.96	-	-
10	308°49'15"	30.81	30.75	48.325
14	106°58'35"	18.29	-	-
15	276°32'25"	80.04	80.05	320.945
16	234°17'55"	131.305	138.295	124.565
20	322°11'50"	4.89	4.89	11.805
21	308°48'25"	18.35	18.825	24
22	278°12'08"	24.66	-	-
23	260°56'00"	22.535	-	-
24	277°37'40"	38.565	-	-
25	280°53'45"	19.78	-	-
26	278°09'45"	18.87	-	-
27	283°12'38"	21.5	-	-
28	281°0'15"	22.84	-	-
29	262°11'25"	16.175	16.14	-
30	243°04'28"	9.665	-	-
31	233°14'10"	23.8	-	-
32	278°16'05"	21.875	-	-
33	30°48'55"	28.365	-	-
34	48°29'20"	25.5	25.62	76
35	50°28'10"	14.1	14.1	311
81	22°29'35"	18.175	-	-
82	357°40'10"	15.325	15.83	18
83	49°29'50"	4.08	4.08	121.565
84	176°08'38"	19.53	20.275	22
85	202°29'35"	18.175	-	-
86	292°29'30"	4	-	-
87	48°39'55"	34.205	34.315	121.565
200	76°19'05"	42.35	42.555	121.565
201	65°36'40"	4	4	121.565
202	100°24'	1.805	1.805	24
203	186°22'45"	4	4.015	24
204	356°09'30"	20.81	21.38	29.36
205	155°18'	7.665	-	-
206	155°18'	7.665	-	-
207	336°12'35"	18.1	18.51	25.36
208	106°58'38"	11.5	-	-
209	16°58'30"	11.545	-	-
210	27°38"	22.32	22.35	121.565

COMMUNITY PROPERTY PLAN SHEET 1 OF 3 COMMUNITY PROPERTY LOT ONLY



1506
DP1110274

(B) RIGHT OF ACCESS & UTILITY
(C) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 METER
(F) RIGHT OF CARRIAGEWAY 2 AND 4 METER

SURVEYOR Name: DAVID IAN TURNER Date: 26TH MAY 2021 Reference: MK3104-COM-403-6	PLAN/READING PLAN OF SUBDIVISION OF LOT 2501 DP1273656 AND EASEMENTS WITHIN LOT 1506 DP1110274	L.G.A.: CESSNOCK Locality: POKOLBIN Reduction Ratio 1: 1000 Lengths are in metres	REGISTERED 30.8.2021	DP271341
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COMMUNITY PROPERTY PLAN SHEET 2 OF 3 COMMUNITY PROPERTY LOT ONLY

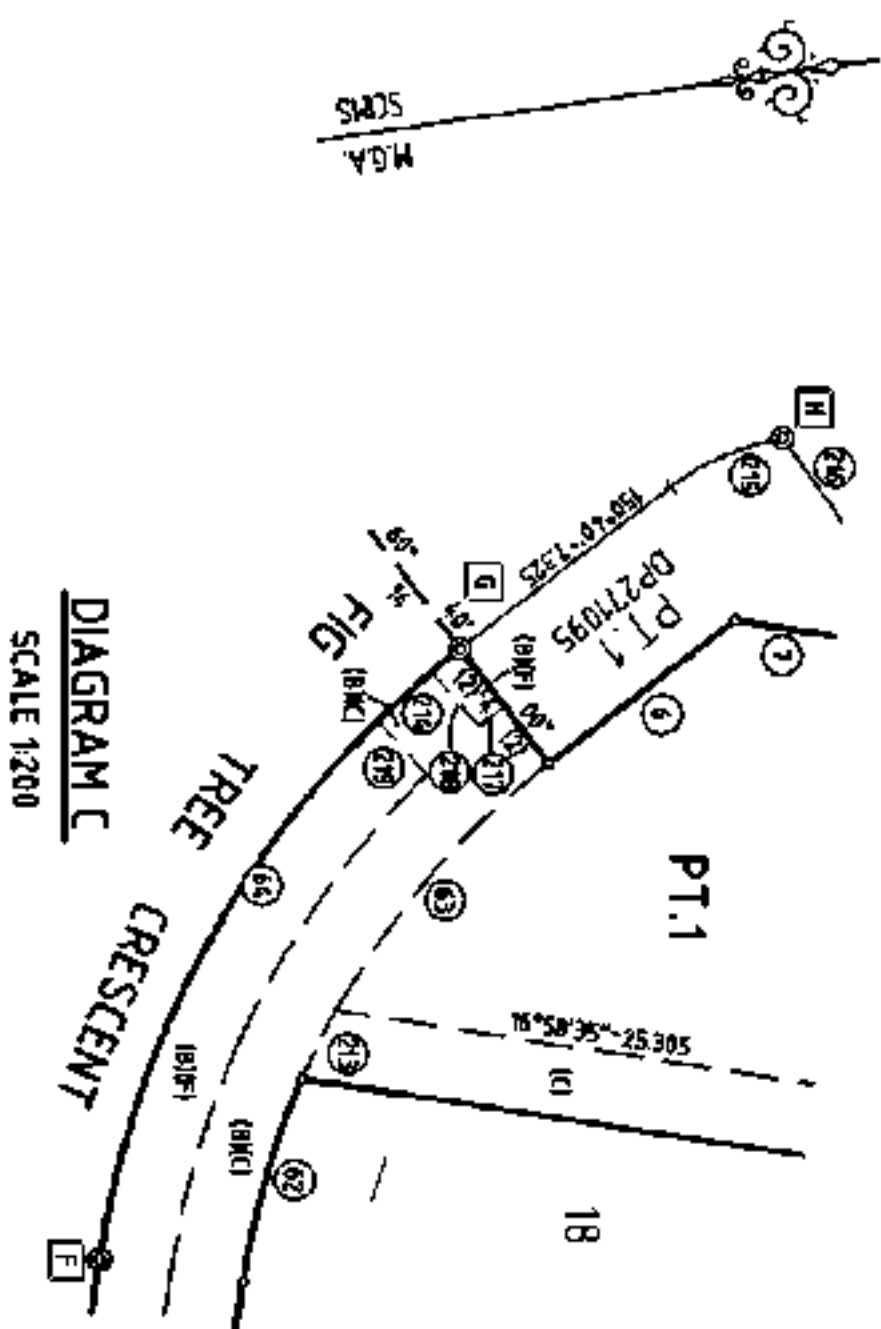
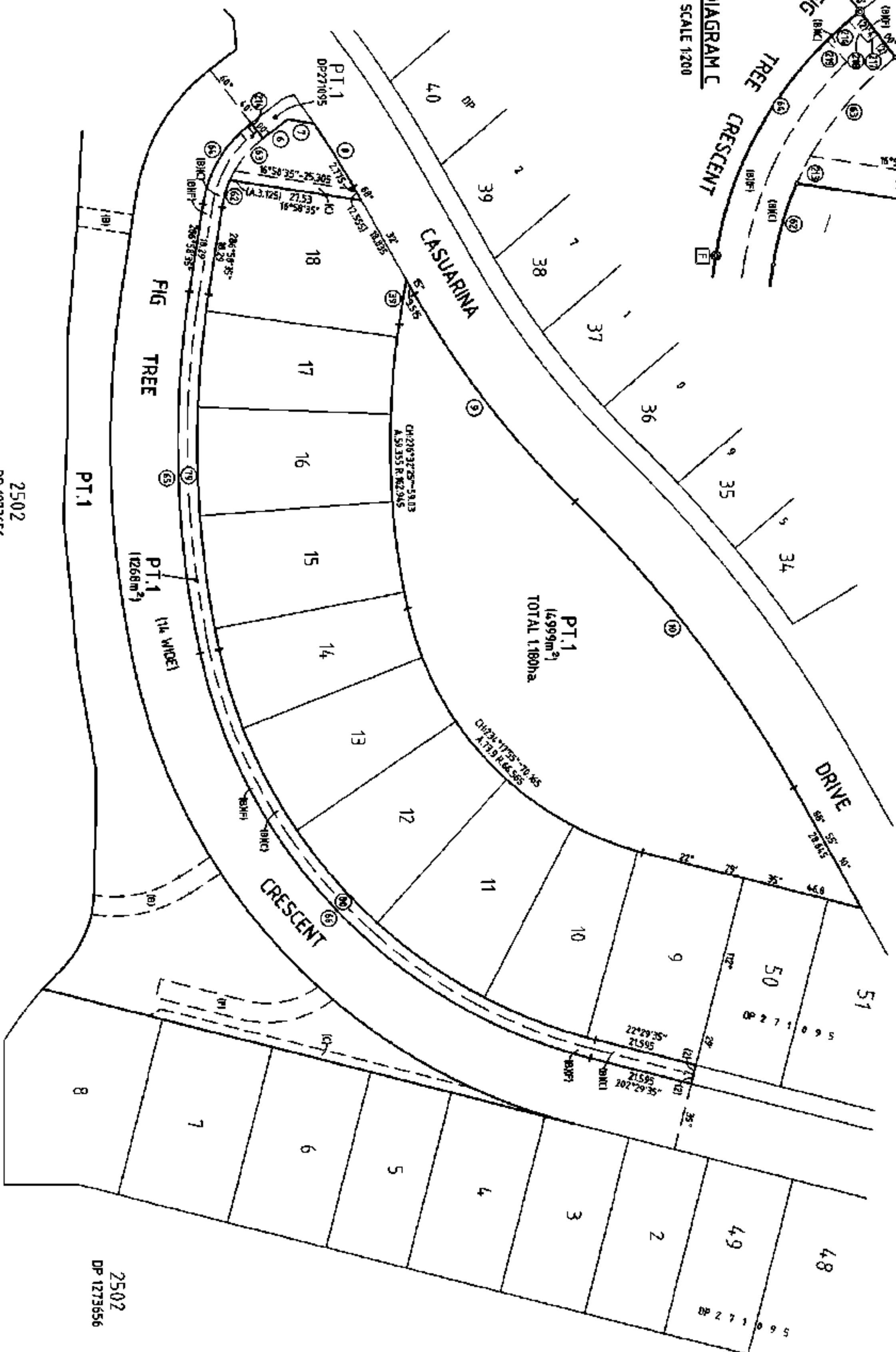


DIAGRAM C

SCALE 1:200

No.	BEARING	CHORD	ARC	RADIUS
1	330°40'	6.68	-	-
2	17°09'55"	5.51	-	-
3	66°22'	65.80	65.805	211
4	60°34'05"	54.33	54.505	196
5	60°45'40"	74.64	74.89	203
6	106°58'35"	9.325	-	-
7	294°28'55"	5.895	5.86	22.325
8	13°07'28"	9.01	9.075	22.325
9	120°49'05"	19.59	20.075	26.325
10	96°32'25"	14.965	75.385	206.945
11	54°17'55"	116.545	122.255	110.585
12	96°32'25"	73.52	73.925	202.945
13	54°17'55"	112.23	110.37	106.565
14	124°44'	2.1	2.1	22.325
15	146°15'25"	2	2	26.325
16	164°34'25"	3.385	3.4	7
17	67°13'05"	7.195	7.195	21
18	149°37'10"	0.885	0.885	24.325
19	236°39'45"	2	-	-
20	36°39'45"	2	-	-



2502

DP 1273656

- (B) RIGHT OF ACCESS & WIDE
- (C) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE
- (F) RIGHT OF CARRIAGEWAY 2 AND 4 WIDE

SURVEYOR

Name: DAVID IAN TURNER

Date: 26TH MAY 2021

Reference: M33104-COM-403-6

PLAN HEADING

PLAN OF SUBDIVISION OF LOT 2501 DP1273656

AND EASEMENTS WITHIN LOT 1506 DP1110274

L.S.A.L.

Locality: CESSNOCK

Reduction Ratio: 1: 600

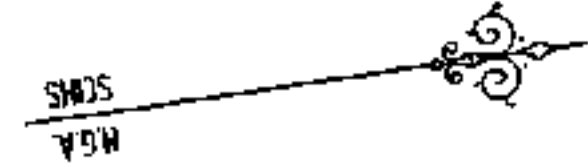
Lengths are in metres

REGISTERED

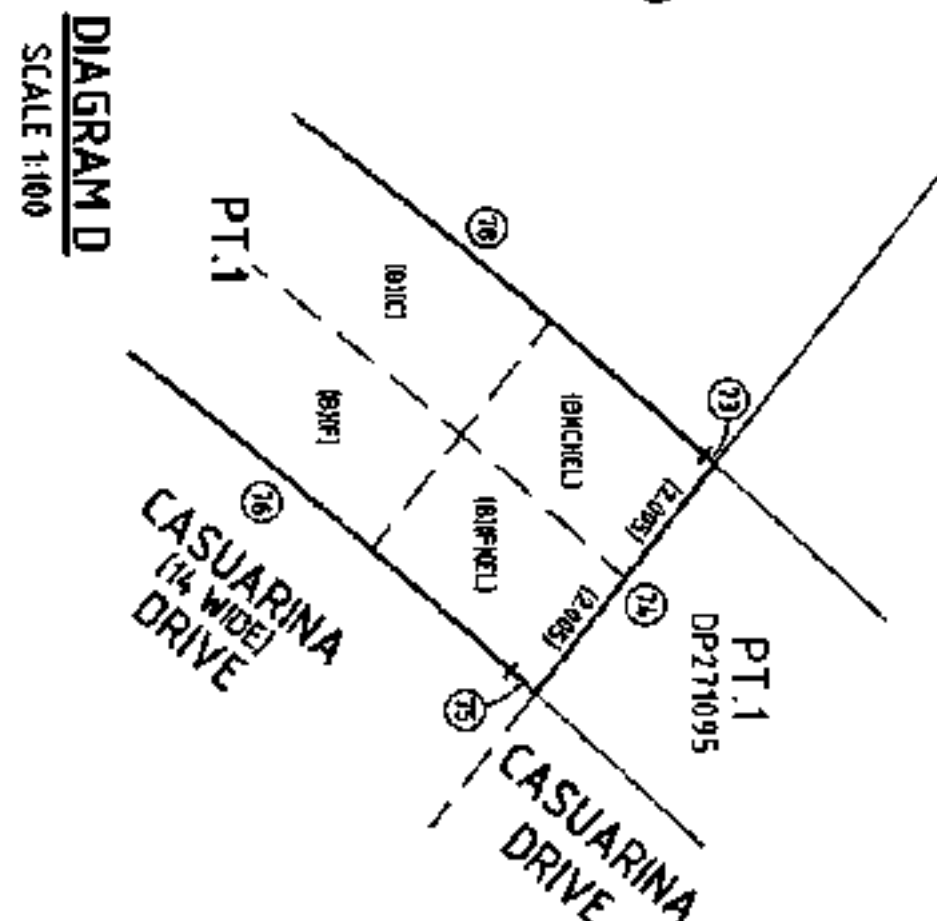
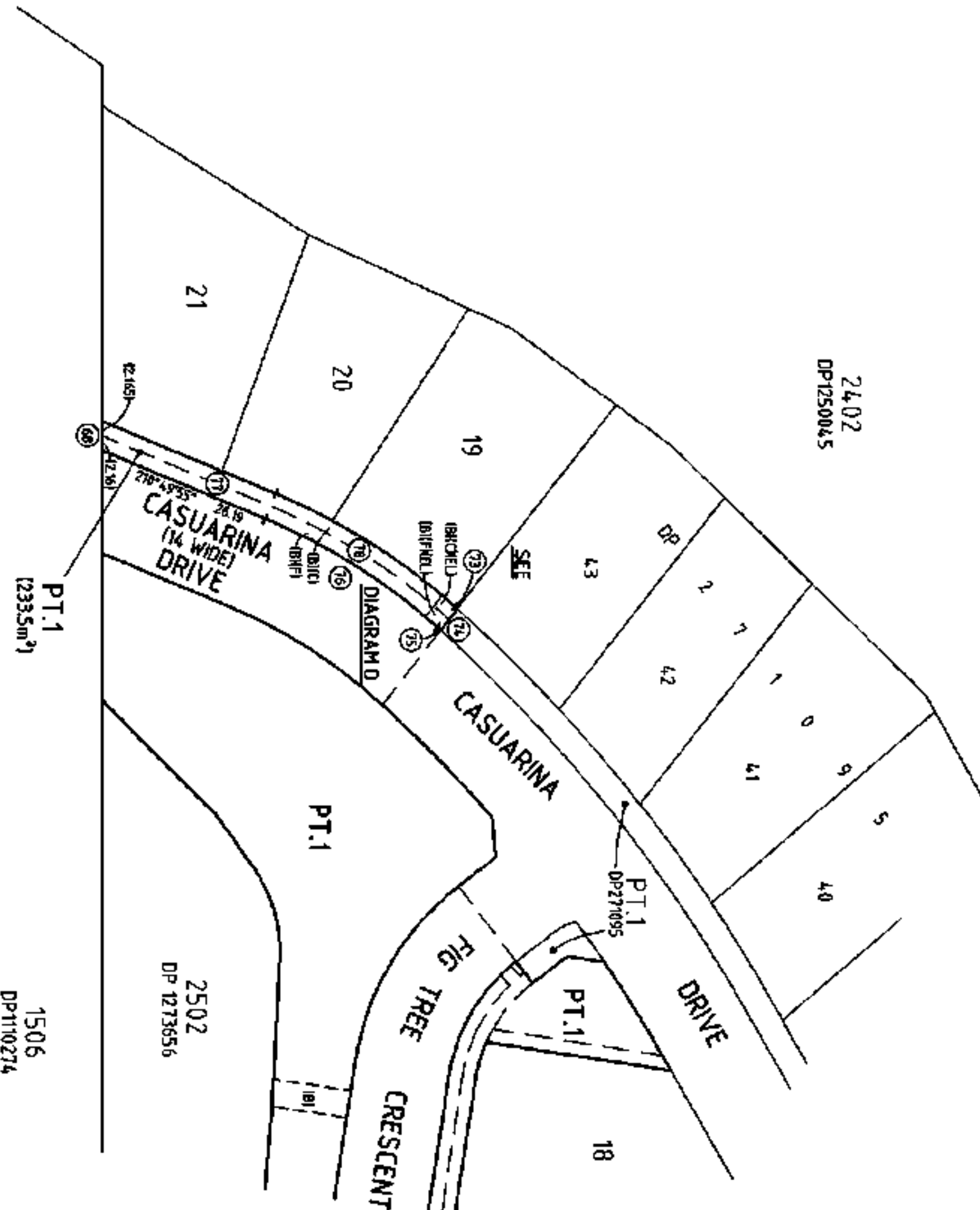
30.8.2021

DP271341

COMMUNITY PROPERTY PLAN
SHEET 3 OF 3
COMMUNITY PROPERTY LOT ONLY



SCHEDULE OF SHORT LINES				
No.	BEARING	CHORD	ARC	RADIUS
68	278°14'05"	4.335	-	-
73	230°40'15"	0.19	0.19	22.9
74	134°19'15"	1.01	-	-
75	230°12'20"	0.65	0.65	22.5
76	220°23'20"	30.195	30.34	90
77	30°49'55"	21.055	-	-
78	40°19'20"	31.54	31.69	94



- (B) RIGHT OF ACCESS & WIRE
- (C) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE
- (F) RIGHT OF CARRIAGEWAY 2 AND 1 WIDE
- (E) EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP271095)

SURVEYOR Name: DAVID IAN TURNER Date: 26TH MAY 2021 Reference: MK3104-COM-403-6	PLAN HEADING PLAN OF SUBDIVISION OF LOT 2501 DP1273656 AND EASEMENTS WITHIN LOT 1506 DP1110274	L.G.A.: CESSNOCK Locality: POKOLBIN Reduction Ratio 1: 600 Lengths are in metres	REGISTERED 30.8.2021	DP271341
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DP271341

COVER SHEET FOR SIGNATURE/ADMINISTRATION SHEETS

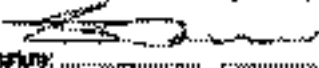
.....
ATTENTION

A Community Plan may be subject to future subdivision that may contain a Signature/Administration Sheet. This document will then comprise separate Signature/Administration Sheets registered on different dates.

Particulars of each Signature/Administration Sheet are as follows:-

[illegible]

ePlan

PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET		SHEET 1 OF 8 SHEET(S)	
Registered:  30.8.2021 Title System: TORRENS		Office Use Only DP271341 (DOC.A)		Office Use Only	
PLAN OF SUBDIVISION OF LOT 2501 DP1273658 AND EASEMENTS WITHIN LOT 1508 DP1110274		LGA: CESSNOCK Locality: FOKOLBIN Parish: ROTHBURY County: NORTHUMBERLAND			
Survey Certificate I, DAVID IAN TURNER of ADAM JOHNSON PTY LIMITED 71335 HILLBOROUGH ROAD, WARNERS BAY, NSW 2282 a surveyor registered under the Surveying and Spatial Information Act 2002, certify that: (a) The land shown in this plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on 28/05/2021 (b) The part of the land shown in this plan (being) excluding 13 was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on the part not surveyed was completed in accordance with that Regulation, or (c) The land shown in this plan was completed in accordance with the Surveying and Spatial Information Regulation 2017. Datum Line: 'A' - 'B' Type: Urban/Planned The terrain is Level/Undulating / Deep Mountainous Signature:  Dated: 12/07/2021 Surveyor Identification No: 2722 Surveyor registered under the Surveying and Spatial Information Act 2002 *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.		Crown Lands NSW/Western Lands Office Approval I, _____ (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: _____ Date: _____ File Number: _____ Office: _____			
Subdivision Certificate I, PETER GIANNOPOLLOS "Authorised Person/General Manager/Assessment Officer", certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Accreditation number: _____ Consent Authority: CESSNOCK CITY COUNCIL Date of endorsement: 05/07/2021 Subdivision Certificate number: 14/2019/647/2 File number: 8/2019/647/1 *Strike through if inappropriate.		Statements of intention to dedicate public roads, create public reserve and drainage reserves, acquire the same land. IT IS INTENDED TO DEDICATE THE EXTENSIONS OF FIG TREE CRESCENT AND CASUARINA DRIVE TO THE PUBLIC AS PUBLIC ROAD.			
Plans used in the preparation of survey / compilation: DP 271095 DP 1038043 DP 1110274 DP 1202101 DP 1273658		*Space available for use on Plan Form 6A Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A			
Surveyor's Reference: 11834(5)-COM-003-G					

ePlan

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 2 OF 6 SHEETS

Registered:



30.8.2021

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 2501 DP1273856
AND EASEMENTS WITHIN LOT 1506 DP1110274

DP271341

(DOC.A)

Subdivision Certificate Number: 14/2019/647/2

Date of Endorsement: 05/07/21

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

- A schedule of lots and addresses - See B3(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 1960 Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

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

(A) CREATE:-

1. PUBLIC POSITIVE COVENANT FOR MAINTENANCE OF LANDSCAPING (A)
2. RIGHT OF ACCESS 4 WIDE (B)
3. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE (C)
4. EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (D)
5. RIGHT OF ACCESS VARIABLE WIDTH (E)
6. RIGHT OF CARRIAGEWAY 2 AND 4 WIDE (F)

(B) RELEASE:-

1. EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP271095) (DOC. 2)
2. RIGHT OF ACCESS 14 WIDE (DP271095) (DOC. 1)
3. EASEMENT FOR DRAINAGE OF WATER 3 WIDE (DP271095) (DOC. 1)
4. EASEMENT FOR DRAINAGE OF WATER 3 METRE(S) WIDE REFERRED TO AND NUMBERED (2) IN THE 8.88B INSTRUMENT (DP1298818) (PARTIAL RELEASE)

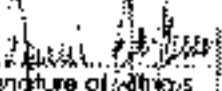
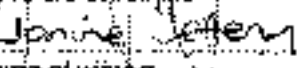
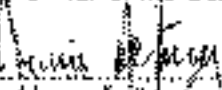
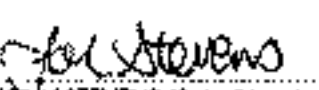
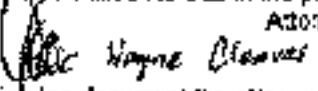
CLAUSE 80(C) OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017

LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1		FIG TREE	CRESCENT	POKOLBIN
2	9	FIG TREE	CRESCENT	POKOLBIN
3	11	FIG TREE	CRESCENT	POKOLBIN
4	13	FIG TREE	CRESCENT	POKOLBIN
5	15	FIG TREE	CRESCENT	POKOLBIN
6	17	FIG TREE	CRESCENT	POKOLBIN
7	19	FIG TREE	CRESCENT	POKOLBIN
8	21	FIG TREE	CRESCENT	POKOLBIN
9	6	FIG TREE	CRESCENT	POKOLBIN
10	8	FIG TREE	CRESCENT	POKOLBIN
11	10	FIG TREE	CRESCENT	POKOLBIN
12	12	FIG TREE	CRESCENT	POKOLBIN
13	14	FIG TREE	CRESCENT	POKOLBIN
14	16	FIG TREE	CRESCENT	POKOLBIN
15	18	FIG TREE	CRESCENT	POKOLBIN
16	20	FIG TREE	CRESCENT	POKOLBIN
17	22	FIG TREE	CRESCENT	POKOLBIN
18	24	FIG TREE	CRESCENT	POKOLBIN
19	116	CASUARINA	DRIVE	POKOLBIN
20	116	CASUARINA	DRIVE	POKOLBIN
21	120	CASUARINA	DRIVE	POKOLBIN

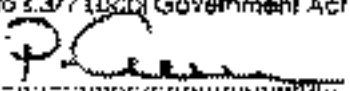
If space insufficient use additional annexed sheets

Surveyor's Reference: 11634(S)-DOM-003-G

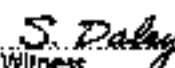
ePlan

PLAN FORM 6A (2017)		DEPOSITED PLAN ADMINISTRATION SHEET	SHEET 3 OF 6 SHEET(S)
Registered:  30.8.2021	Office Use Only	Office Use Only	
PLAN OF SUBDIVISION OF LOT 2501 DP1273658 AND EASEMENTS WITHIN LOT 1506 DP1110274		DP271341 (DOC.A)	
Subdivision Certificate Number: 14/2019/647/2 Date of Endorsement: 05/07/21		This sheet is for the provision of the following information as required: - A schedule of lots and addresses - See 6D(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 VINTAGE DEVELOPMENTS PTY LIMITED ACN 067 854 085 in accordance with Section 127 of the Corporations Act 2001.			
 Signature of witness  Name of witness 7 Warbler Way Temora NSW 2261 Address of witness		 JOHN STEVENS (Sole Director/Secretary)	
Executed by ERROL NOMINEES PTY LTD ACN 119 746 340 in accordance with Section 127 of the Corporations Act 2001.			
 Signature of witness  Name of witness 7 Warbler Way Temora NSW 2261 Address of witness		 JOHN STEVENS (Sole Director/Secretary)	
Executed by WESTPAC BANKING CORPORATION ACN 007 467 141:			
Signed on behalf of St George Bank - A Division of Westpac Banking Corporation by its attorney(s) under power of attorney dated 17 January 2001 Registered Book 4298 No 332 in the presence. <i>Fior J</i>			
Witness:  By executing the document the attorney(s) states that they have received no notice of revocation of the power of attorney.		Attorney:  David Given	
If space insufficient use additional annexure sheet			
Surveyor's Reference: 11534(6)-COM-003-0			

ePlan

PLAN FORM 6A (2017)		DEPOSITED PLAN ADMINISTRATION SHEET	SHEET 4 OF 6 SHEET(S)
Registered:	 30.8.2021	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 2501 DP1273654 AND EASEMENTS WITHIN LOT 1506 DP1110274		DP271341 (DOC.A)	
Subdivision Certificate Number: 19/2019/64712 Date of Endorsement: 05/07/21		This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) SS2 Regulation 2017 • Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals - see 196D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.	
Executed for and on behalf of Cessnock City Council by its authorised delegate pursuant to s.377 (Local Government Act 1993)  (signature of delegate) PETER GIANNPOULOS (name of delegate) I certify that I am an eligible witness and that the delegate signed in my presence  (signature of witness) ANGELA PETERSON (name of witness) 62-78 VINCENT ST CESSNOCK NSW 2325 (address of witness) I declare that the above is a true and correct copy of the original document.			
Surveyors Reference: 11634(5)-CON-003-G			

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PLAN FORM 6A (2017)		DEPOSITED PLAN ADMINISTRATION SHEET		SHEET 6 OF 6 SHEET(S)	
Registered:	 30.8.2021	Office Use Only	Office Use Only		
PLAN OF SUBDIVISION OF LOT 2501 DP1273656 AND EASEMENTS WITHIN LOT 1506 DP1110274			DP271341 (DOC.A)		
Subdivision Certificate Number: 14/2019/647/2 Date of Endorsement: 05/07/21			This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) SS2 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.		
Certified correct for the purposes of the Real Property Act 1900 by the Transferee's/Lessee's/Prescribed Authority's (strike out those not applicable) attorneys who signed this dealing pursuant to the power of attorney specified. Signed, sealed and delivered for ERIC Alpha Asset Corporation 1 Pty Ltd ACN 612 974 044 ERIC Alpha Asset Corporation 2 Pty Ltd ACN 612 975 023 ERIC Alpha Asset Corporation 3 Pty Ltd ACN 612 975 032 ERIC Alpha Asset Corporation 4 Pty Ltd ACN 612 975 078 Blue Asset Partner Pty Ltd ACN 613 217 493 on behalf of Alpha Distribution Ministerial Holding Corporation pursuant to s. 36 of the Electricity Network Assets (Authorised Transactions) Act 2015 by its attorneys under power of attorney registered book 4734 no. 366					
sign here 		sign here 			
Attorney		Attorney			
print name Nigel Lowry		print name Rob Amphlett Lewis			
Date electronic signature affixed 9 June 2021		Date electronic signature affixed 9 June 2021			
I certify that I am an eligible witness and that the Transferee's/Lessee's/Prescribed Authority's (strike out those not applicable) attorney signed this dealing in my presence. (See note below)		I certify that I am an eligible witness and that the Transferee's/Lessee's/Prescribed Authority's (strike out those not applicable) attorney signed this dealing in my presence. (See note below)			
sign here 		sign here 			
Witness		Witness			
print name Sharon Daley		print name Michelle Law			
print address 24 Campbell St. Sydney		print address 24 Campbell St. Sydney			
Date electronic signature affixed 9 June 2021		Date electronic signature affixed 9 June 2021			
*s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted/identifying documentation.					
[space for additional information]					
Surveyor's Reference: 11634(6)-CGM-605-G					

PLAN FORM 6D (2016)(Community Annexure) WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 8 OF 8 SHEET(S)

Registered:



30.8.2021

Office Use Only

Office Use Only

DP271341

PLAN OF SUBDIVISION OF LOT 2501 DP1273656
AND EASEMENTS WITHIN LOT 1506 DP1110274

(DOC.A)

Subdivision Certificate No: 14/2019/642/2
Date of endorsement: 05/07/21

Signatures and Consents, a schedule of lot and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A.

Name of Development (Optional)

FIG TREES 2
THE VINTAGE, POKOLBIN

Address for Service of Notices

COMMUNITY ASSOCIATION DP
PO BOX 3171
ERINA NSW 2250

WARNING STATEMENT (Approved Form 7)

This document shows an initial schedule of unit entitlements for the Community, Precinct or Neighbourhood Scheme which is liable to be altered, as the scheme is developed or on completion of the scheme, in accordance with the provision of section 30 Community Land Development Act 1989.

Any changes will be recorded in a replacement schedule.

VALUER'S CERTIFICATE (Approved Form 9)

I, MICHAEL JOHN DICK
of MDA PROPERTY

being a qualified valuer, as defined in the Community Land Development Act 1989, certify that:

* (a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on 1-11-2019

* (b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on 1-11-2019 being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.

Signature Michael John Dick Date 27/7/2021

UPDATE NOTE (Approved Form 8)

This document contains an updated/revised Schedule of Unit Entitlements and replaces the existing schedule registered on 14/2019/642/2

*Strike through if inapplicable

*Insert registration date of previous schedule

*Strike through if inapplicable

*Insert date of valuation

SCHEDULE OF UNIT ENTITLEMENT

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	250	
3	250	
4	260	
5	250	
6	270	
7	275	
8	280	
9	290	
10	270	
11	280	
12	250	
13	250	
14	230	

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
15	245	
16	240	
17	230	
18	265	
19	320	
20	380	
21	270	
TOTAL	5275	

SURVEYOR'S REFERENCE: 11634(6)-COM-003-G

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INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

Lengths are in metres

(Document 1)
 (Sheet 1 of 7 Sheets)

Plan: **DP271341**

Plan of Subdivision of Lot 2501 DP1273656
 and Easements within Lot 1506 DP1110274
 covered by Council Subdivision
 Certificate No. 14/2019/647/2
 Dated 05/07/21

Full Name and Address of
 The Owner of
 Lot 2501 DP1273656:

Village Developments Pty Limited
 ACN 067 854 006
 Suite 2, 257-259 Central Coast Highway
 ERINA NSW 2250

Full Name and Address of
 The Owner of
 Lot 1506 DP1110274:

Brook Nominees Pty Ltd
 ACN 119 746 360
 Suite 2, 257-259 Central Coast Highway
 ERINA NSW 2250

Full Name and Address of
 The Mortgagee of
 Lot 2501 DP1273656:

Westpac Banking Corporation
 ACN 007 457 141
 1st Floor, 49 Hunter Street
 NEWCASTLE NSW 2300

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefitted lot(s), road(s), bodies or Prescribed Authorities
1	Public Positive Covenant for Maintenance of Landscaping (A)	Part lots 2 to 21	1
2	Right of Access 4 Wide (B)	1	2502/1273656 2303/1219016 2-23/270292 25-30/270292 2-10/270293 13-18/270293 50-104/270293 2-38/270295 40-48/270295 2-27, 29-44/270243 46-50/270343 2-39/270372 42-67/270372 69-86/270372 2-10/270384 2-3/270340 2-11/270479 1-45 SP 76654 2-24/270459 1-4/270636

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88E OF THE CONVEYANCING ACT, 1919.

Lengths are in metres

(Document 1)
(Sheet 2 of 7 Sheets)

Plan **DP271341**

Plan of Subdivision of Lot 2501 DP1273656
 and Easements within Lot 1506 DP1110274
 covered by Council Subdivision
 Certificate No. 14/2019/647/2
 Dated 05/07/2021

			1-17/270688 2-10/270721 1603/1142579 1503/1110274 2-16/271284 2-38/270929 2151/1185744 1506/1110274 12/1187663 2202/1167247 D/182933 23/1044459 1601/1142579
3	Easement for Electricity and Other Purposes 2 Wide (C)	1	Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385
4	Easement for Drainage of Water Variable Width (D)	1506/1110274	2802/1273656
5	Right of Access Variable Width (E)	1506/1110274	Cessnock City Council
6	Right of Carriageway 2 and 4 wide (F)	1	Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385

PART 1A (Release)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be released and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Easement for Drainage of Water 3 wide (DP 271095) (DOC.2)	2501/1273656	Cessnock City Council
2	Right of Access 14 wide (DP 271095) (DOC.1)	2501/1273656	1506/1110274
3	Easement for Drainage of Water 3 wide (DP 271095) (DOC.1) released as to the part within Casuarina Drive. That part denoted (E) remains.	2501/1273656	Cessnock City Council

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

Lengths are in metres

(Document 1)
 (Sheet 3 of 7 Sheets)

Plan: **DP271341**

Plan of Subdivision of Lot 2501 DP1273656
 and Easements within Lot 1506 DP1110274
 covered by Council Subdivision
 Certificate No. 14/2019/64712
 Dated 05/07/21

4	Easements for Drainage of water 3 metre(s) wide referred to and numbered (2) in the S.88B instrument (DP1209818) (Partial Release)	2402/1250045	Part of 2501/1273656 as regards Lots 2 to 18 incl.
---	--	--------------	--

PART 2 (Terms)

1. Terms of Public Positive Covenant numbered 1 on the Plan

The owners of the lots burdened must maintain the easement site in accordance with the Architectural and Landscape Guidelines as amended from time to time.

2. Terms of Right of Access numbered 2 and 5 on the Plan

A Right of Access in terms set out in Part 11 of Schedule 4A of the Conveyancing Act, 1919 (as amended) is created.

3. Terms of Easement for Electricity and Other Purposes numbered 3 on the Plan

An easement is created on the terms and conditions set out in memorandum registered number AK980903. In this easement, "easement for electricity and other purposes" is taken to have the same meaning as "easement for electricity works" in the memorandum.

4. Terms of Easement for Drainage of Water numbered 4 on the Plan

An easement for Drainage of Water in terms set out in Part 8 of Schedule 8 of the Conveyancing Act, 1919 (as amended) is created.

5. Terms of Right of Carriageway numbered 6 on the Plan

A right of carriageway within the meaning of Schedule 4A, Part 1 of the Conveyancing Act 1919 together with the right to park vehicles upon the right of carriageway.

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

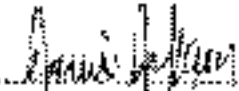
Lengths are in metres

(Document 1)
(Sheet 5 of 7 Sheets)

Plan: **DP271341**

Plan of Subdivision of Lot 2501 DP1273656
and Easements within Lot 1504 DP1110274
covered by Council Subdivision
Certificate No. 14/2019/647/2
Dated 05/07/21

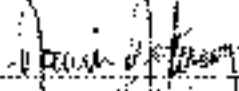
**EXECUTED by VINTAGE DEVELOPMENTS PTY
LIMITED ACN 067 854 006 in accordance with
Section 127 of the Corporations Act 2001.**


Signature of witness

Name of witness
7 Warbler Way
TUMBS LUMBI NSW 2261
Address of witness


JOHN STEVENS (Sole Director/Secretary)

**Executed by ERROL NOMINEES PTY LTD
ACN 119 746 340 in accordance with
Section 127 of the Corporations Act 2001.**


Signature of witness

Name of witness
7 Warbler Way
TUMBS LUMBI NSW 2261
Address of witness


JOHN STEVENS (Sole Director/Secretary)

Executed by WESTPAC BANKING CORPORATION ACN 007 457 141:

Signed on behalf of St George Bank - A Division
of Westpac Banking Corporation by its attorney(s)
under power of attorney dated 17 January 2001
Registered Book 4299 No 332 in the presence of
Witness. Attorney:

By executing the document the attorney(s) states
that they have received no notice of revocation
of the power of attorney.

File 3


David Linton

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919.

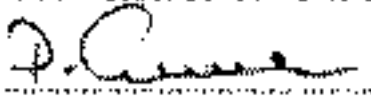
Lengths are in metres

(Document 1)
(Sheet 6 of 7 Sheets)

Plan: **DP271341**

Plan of Subdivision of Lot 2501 DP1273656
and Easements within Lot 1506 DP1110274
covered by Council Subdivision
Certificate No. 14/2019/643/2
Dated 05/07/21

Executed for and on behalf of Cessnock City Council by its authorised delegate pursuant
to s.377 Local Government Act 1993



(signature of delegate)

PETER GIANNOPOULOS
(name of delegate)

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



(signature of witness)

ANGELA PETERSON
(name of witness)

62-78 VINCENT ST
CESSNOCK NSW 2325

(address of witness)

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88I OF THE CONVEYANCING ACT, 1919.

Lengths are in metres

(Document 1)
(Sheet 7 of 7 Sheets)

Plan: **DP271341**

Plan of Subdivision of Lot 2501 DP1273656
and Easements within Lot 1506 DP1110274
covered by Council Subdivision
Certificate No. 14/2019/647/2
Dated 05/07/21

Certified correct for the purposes of the Real Property Act 1900 by the Transferee's/Lessee's/Prescribed Authority's [strike out those not applicable] attorneys who signed this dealing pursuant to the power of attorney specified.

Signed, sealed and delivered for
ERIC Alpha Asset Corporation 1 Pty Ltd ACN 612 974 044
ERIC Alpha Asset Corporation 2 Pty Ltd ACN 612 975 029
ERIC Alpha Asset Corporation 3 Pty Ltd ACN 612 975 032
ERIC Alpha Asset Corporation 4 Pty Ltd ACN 612 975 078
Blue Asset Partner Pty Ltd ACN 615 217 493

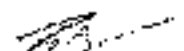
on behalf of Alpha Distribution Ministerial Holding Corporation pursuant to s. 36 of the Electricity Network Assets (Authorised Transactions) Act 2015 by its attorneys under power of attorney registered book 4734 no. 366

sign here ►



Attorney

sign here ►



Attorney

print name

Nigel Lowry

print name

Rob Amphlett Lewis

Date electronic
signature affixed

9 June 2021

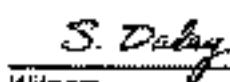
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I certify that I am an eligible witness
and that the
Transferee's/Lessee's/Prescribed
Authority's [strike out those not
applicable] attorney signed this
dealing in my presence. [See
note*below]

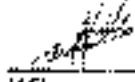
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applicable] attorney signed this
dealing in my presence. [See
note*below]

sign here ►



Witness

sign here ►



Witness

print name

Sharon Daley

print name

Michelle Law

print address

24 Campbell St, Sydney

print address

24 Campbell St, Sydney

Date electronic
signature affixed

9 June 2021

Date electronic
signature affixed

9 June 2021

*s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

REGISTERED:



30.8.2021

Form: 21CSM
Release: J
www.lpi.nsw.gov.au

AMENDMENT OF MANAGEMENT STATEMENT

New South Wales
Section 39

Community Land Development Act 1989



AA526021G

PRIVACY NOTE: this information is legally required and will become part of the public record

(A) TORRENS TITLE

Folio of the Register for the Association Property
1/270372

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

CODE

30P

L.J. KANE

Reference (optional):

SH - BLUE GUMS - ST 2.

CS

Community

Association

Deposited Plan No.

270372

RELOADED
(C) APPLICANT

19 APR 2024

(D)

The applicant certifies that by a special resolution passed on 10th FEB 2004 and in accordance with section 14 of the Community Land Management Act 1989 it amended the management statement as follows:

(E) BY-LAWS

Repealed

Added

as fully set out below

(F) TEXT OF ADDED BY-LAW

RESOLVED THAT BY Special Resolution, the Community Association resolved in accordance with the provisions of Section 14 of the Community Land Management Act 1989 to request the Registrar to amend the Management Statement of DP270372 by replacing:

1. the Service Works Plan (Plan attached and referred to as existing Plan attachment "A") with the attached Replacement Service Works Plan (Plan attached and referred to as Replacement Plan attachment "D");

2. the Access Way Plan (Plan attached and referred to as existing Plan attachment "C") with the attached Replacement Access Way Plan (Plan attached and referred to as Replacement Plan attachment "D").



(G) The common seal of the Community association deposited plan 270372 was affixed hereto in the presence of a person authorised by section 8 of the Community Land Management Act 1989 to attest the affixing of the seal.

Signature of witness:

Name of witness:

Date:

The Common Seal of Montearth &
Powys Strata Management Pty. Ltd.

was hereunto affixed by authority of

the Board of Directors in the

presence of:

TOM FULLER

ROBERT MONTEATH.

MANAGING
AGENT

COMMUNITY PLAN	
P.A.	
NAME OF SERVICE WORKS AS DESCRIBED	
APPROVED BY: [Signature]	
DATE: 10/03/2022	
APPROVED BY: [Signature]	
DATE: 10/03/2022	
APPROVED BY: [Signature]	
DATE: 10/03/2022	

NOTED BY: [Signature]
 DATE: 10/03/2022

DP270372
 VINTAGE DRIVE
 LAVENDER WAY

SERVICES DIAGRAM
 AND POLYLINE ATTACHMENTS
 NGS - 10/03/2022

LEGEND

1. 20' WIDE DRIVE

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SERVICES PLAN - REPLACEMENT SHEET

100% CUMULATIVE POSITION ONLY
100% CUMULATIVE POSITION ONLY

2024 - 2025

LEGEND

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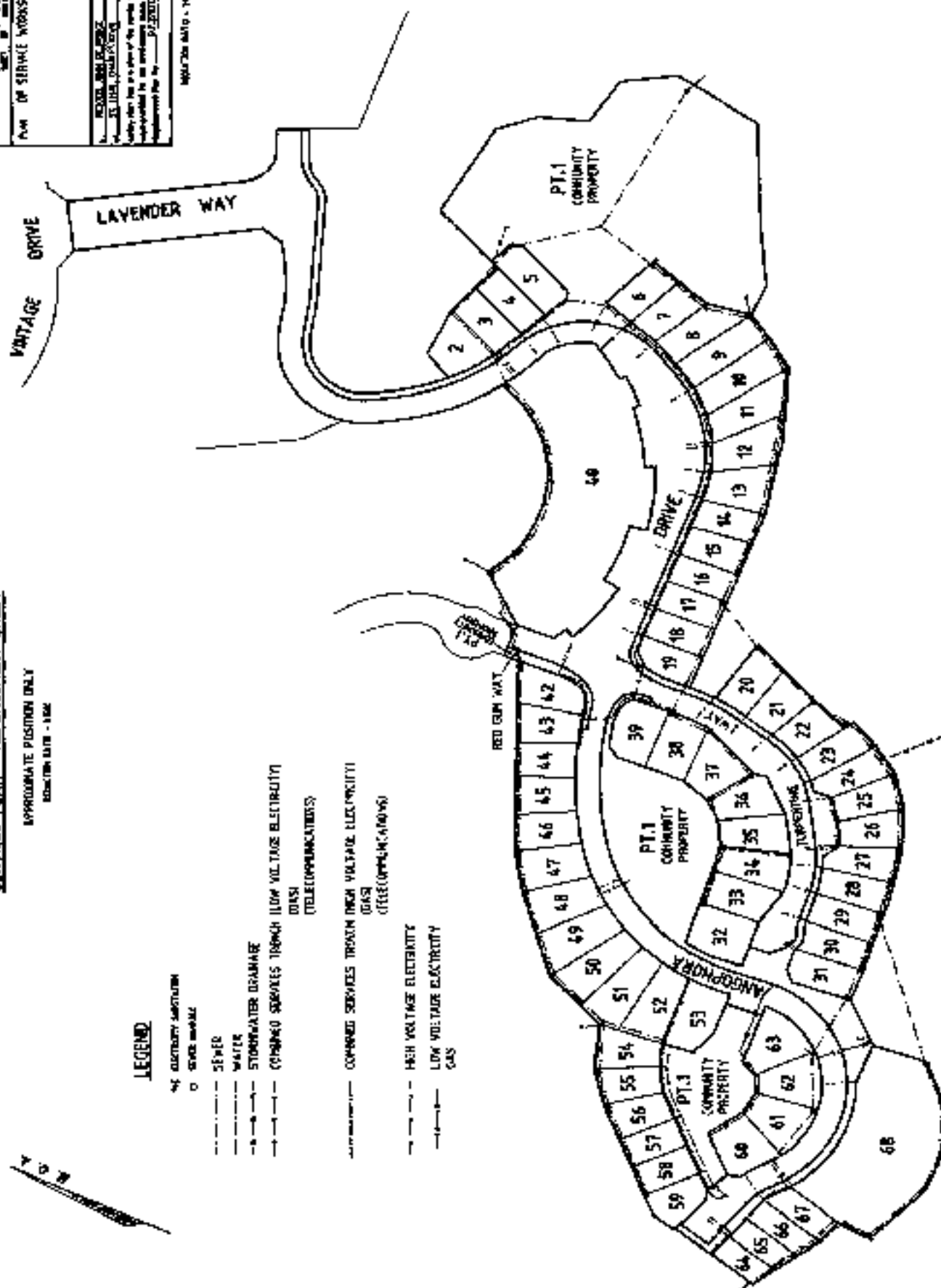
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— UNIVERSAL STUDIOS

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- JULY 1963, HIGH -

174



MONTATH & POWYS

minutes_inaugural_270372.doc

Our Ref: DP 270372

10th February 2004

The Owners/Mortgagees
DP 270372
"Blue Gums"
McDonalds Road & Allandale Road
CESSNOCK NSW 2325

MINUTES OF INAUGURAL MEETING

MINUTES OF BUSINESS DEALT WITH AT THE INAUGURAL MEETING OF THE COMMUNITY ASSOCIATION DP 270372 HELD AT THE OFFICES OF MONTATH & POWYS STRATA MANAGEMENT PTY. LTD. "BOLTON BUILDING" 3RD FLOOR, 25 BOLTON STREET, NEWCASTLE ON TUESDAY 10TH FEBRUARY 2004 AT 10.00AM

PRESENT Mr B Johnson representing Vintage Developments Pty Ltd the Original Proprietors

IN ATTENDANCE Mr T Fuller of Montath & Powys Strata Management Pty Ltd

CHAIRPERSON Mr T Fuller chaired the meeting

REGISTRATION OF THE PLAN: RESOLVED that the registered copy of the Community Plan DP270372 be received and the meeting note the constitution of the Community Association in accordance with Section 25 of the Community Land Management Act 1989 as from the date of registration of the plan, namely 3rd February 2004.

VALIDITY OF MEETING: THAT having regard for the fact that all persons entitled to vote at this meeting are present personally be hereby deemed to be duly convened and constituted notwithstanding any lack of notice or other formality.

APPOINTMENT OF MANAGING AGENT: RESOLVED that Montath & Powys Strata Management Pty Ltd (hereina called "the Agent") be appointed pursuant to Section 50 of the Community Land Management Act 1989 as the Managing Agent of the Community Association in Deposited Plan No. 270372 by way of Agreement pursuant to the Act which delegates to the Agent the functions of the Chairperson, Secretary and Treasurer (other than the power to make a decision on a restricted matter within the meaning of Section 50(9) of the Act, the power to make a delegation under Section 50(1) and the power to determine maintenance contributions), together with those functions necessary to enable the Agent to perform the "Agreed" and "Additional" Services and with the power for the Agent to affix the Common Seal to Section 26 Certificates and other documents as directed by the Executive Committee.

MONTAETH & POWYS

minutes_inaugurs_270372.doc

FURTHER that Mr B Johnson of the Community Association be authorised to sign the Common Seal pursuant to Section 8 of the Community Land Management Act on the Agency Agreement in the preceding resolution after having been provided with a copy of the Agreement and discussing same with the Managing Agent as may be deemed necessary

INSURANCE: RESOLVED that the insurances effected in the name of the Community Association be confirmed or varied to meet the requirements of the meeting.

Building:	\$1,100,000
Loss of Rent	\$165,000
Catastrophe	\$165,000
Voluntary Workers:	\$100,000/1000
Public Liability:	\$10,000,000
Workers Compensation:	As per Act

Insurer:	Strata Unit Underwriters
Policy Number:	06S2503276
Due Date:	06/02/2004
Premium:	\$1967.61

EXECUTIVE COMMITTEE OF THE COMMUNITY ASSOCIATION: RESOLVED that an executive committee not be elected at this stage.

MAINTENANCE CONTRIBUTIONS: RESOLVED that the enclosed Administrative Fund Budget totalling \$102,410.00 Schedule 1, clause 13(1) be adopted for the ensuing year under the provisions of the Community Land Management Act 1989.

RESOLVED that the meeting adopt an Administrative Fund Levy of \$5.14 per unit entitlement per annum with such levy to be paid quarterly with the first levy being due and payable on 15th March 2004

SINKING FUND: RESOLVED that the enclosed Sinking Fund Budget totalling \$10,000.00 (Schedule 1, Clause 13(2)) be adopted under the provisions of the Community Land Management Act 1989.

RESOLVED that the meeting adopt a Sinking Fund levy of \$0.50 per unit entitlement per annum with such levy to be paid quarterly with the first levy being due and payable on 15th March 2004

MANAGER: RESOLVED that the meeting confirm the appointment of a Manager in accordance with the terms of the Management Statement.

RESOLVED that the existing Business Letting Contract continue until the time of the First Annual General Meeting when it will be reviewed

BOOKS & RECORDS: RESOLVED that Montaeath & Powys Strata Management Pty Ltd be authorised to purchase, commence and maintain all books and records necessary to ensure the Community Association compliance with the provisions of the Act and Regulations.

MONTEAT & POWYS

Monteats.dhabya201 270372.doc

AMENDMENTS TO MANAGEMENT STATEMENT

RESOLVED that by Special Resolution the Community Association resolve in accordance with the provisions of Section 14 of the Community Land Management Act 1989 to request the Registrar to amend the Management Statement of DP 270372 by replacing

1. The Service Works Plan (plan attached and referred to as existing plan attachment "A") with the attached Replacement Service Works Plan (plan attached and referred to as Replacement Plan attachment "B")
2. the Access Way Plan (Plan attached and referred to as existing Plan attachment "C") with the attached Replacement Access Way Plan (Plan attached and referred to as Replacement Plan attachment "D")

COMMON SEAL:

RESOLVED that the Common Seal of the Community Association be received, the impression of which to be made on this page, and adopted as the Common Seal of the Community Association in accordance with the provisions of Section 238 of the Act.




For Original Owner


Chair

Use this site only for Second Schedule directions

DO NOT USE BOTH SIDES OF THIS FORM

FILM WITH AA 526021

Page 9 of 9

Form: 21CSM
 Release: 1
 www.lpi.nsw.gov.au

AMENDMENT OF MANAGEMENT STATEMENT

New South Wales

Section 39

Community Land Development Act 1989

AB476431L

PRIVACY NOTE: this information is legally required and will become part of the public record

(A) TORRENS TITLE	Title of the Register for the Association Property L/DP270372	
(B) LODGED BY	Delivery Name Address or DX and Telephone Box BOX 30P L J KANE & CO LLPN 123818G Reference (optional): SH - VINTAGE	CODE CS
(C) APPLICANT	Community Association	Deposited Plan No. 270372
(D)	The applicant certifies that by a special resolution passed on 15 April 2005 and in accordance with section 14 of the Community Land Management Act 1989 it amended the management statement as follows:	
(E) BY-LAWS	Repealed	Added as fully set out below

(F) TEXT OF ADDED BY-LAW

RESOLVED that by special resolution the Community Association resolved in accordance with the provisions of section 14 of the Community Land Management Act 1989 to request the registrar to amend the Community Management Statement of DP270372 by replacing the existing Service Work Plan sheet 47A with a replacement Service Works Plan sheet 47B.

The Common Seal of Montcash & Powys Strata Management Pty. Ltd. was hereto affixed by authority of the Board of Directors in the presence of:



(G) The common seal of the Community association deposited plan 270372 was affixed hereto in the presence of a person authorised by section 8 of the Community Land Management Act 1989 to attest the affixing of the seal.

Signature of witness:

Name of witness:

Date:

Notice Of SGV DP270372: VBP

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS CORPORATION – COMMUNITY ASSOCIATION DP 270372 TO BE HELD AT “THE VINTAGE” CLUB HOUSE, CORNER OF ALLANDALE & McDONALDS ROAD, ROTHBURY ON FRIDAY 15TH APRIL, 2005 AT 12.30 pm.

PRESENT: Michael O'Brien representing Vintage Developments Pty Ltd (as Power of Attorney).

CHAIR: Miss Vanessa Pellatt of Monteath & Powys Strata Management Pty Limited chaired the meeting.

RESOLUTIONS:

1. RESOLVED that the Minutes of the Special General Meeting held on the 23rd December 2004 as previously circulated be confirmed.
2. RESOLVED that by Special Resolution the Community Association in accordance with the provisions of Section 14 of the Community Land Management Act 1989 to request the Registrar to amend the Management Statement of DP270372 by replacing
 1. The Service Works Plan (plan attached and referred to as existing plan ~~of~~ attachment “A”) with the attached Replacement Service Works Plan (plan attached and referred to as Replacement Plan attachment “B”).

~~X~~

CLOSURE: The Managing Agent thanked those in attendance for their contribution to the meeting and declared business closed at 12.35am.

Confirmed

~~EXISTING SHEET 47A~~

~~REPLACEMENT SHEET 47B.~~

.....
Chair

REGISTRATION DIRECTION ANNEXURE

Use this note only for Second Schedule of reactions

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SECOND SCHEDULE AND OTHER DIRECTIONS

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Form: 21CSM
 Release: 21
 www.lands.nsw.gov.au

AMENDMENT OF MANAGEMENT STATEMENT



AH733931J

New South Wales

Section 39

Community Land Development Act 1989

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any

(A) **TORRENS TITLE**

1/270372

(B) **LOGGED BY**

Document
Collection
Box

495R

Name, Address or DX, Telephone, and LLPN if any

LLPN: 123354V

BY-LAW EXPRESS

GPO BOX 751, SYDNEY NSW 2001

PHONE: 9252 3107

Reference:

CODE

CS

(C) **APPLICANT**

Community

Association

Deposited Plan No. 270372

(D)

The applicant certifies that by a special resolution passed on 03 April 2013 and in accordance with section 14 of the Community Land Management Act 1989 it amended the management statement as follows:

(E) **BY-LAWS**

Repealed

Added

27

as fully set out below

(F) **TEXT OF ADDED BY-LAW**

BY-LAW 27 - Electronic Delivery of Notices

A document or notice may be served by the Community Association, its secretary or executive committee on the owner of a lot by electronic means if the person has given the Community Association an email address for the service of notices and the document is sent to that address. A notice or document served on an owner by email in accordance with this by-law is deemed to have been served when transmitted by the sender providing that the sender does not receive an electronic notification of unsuccessful transmission (i.e. "bounce back" or "undeliverable") within 24 hours.



(G) The common seal of the Community association deposited plan 270372 was affixed hereto in the presence of a person authorised by section 8 of the Community Land Management Act 1989 to attest the affixing of the seal.

Signature of witness:

Name of witness: Debbie Richards

Date: 06 May 2013

ALL HANDWRITING MUST BE IN BLACK INK CAPITALS.

0612

ANNEXURE A TO AMENDMENT OF MANAGEMENT STATEMENT

TORRENS TITLE: 1/270372
APPLICANT: Community Association Deposited Plan No. 270370
DATE: 12 June 2020

(G)

Signed by a person authorised by section 8 of the Community Land Management Act 1989 to attest the affixing of the common seal of community association deposited plan 270372.

Electronic signature of me, Kerry Jaques, affixed by me, or at my direction, on 12th June 2020



Signature:

Kerry Jaques

Name:

Managing agent of the association
Licence number 20030382

Relationship to Association:

12 June 2020

Date:

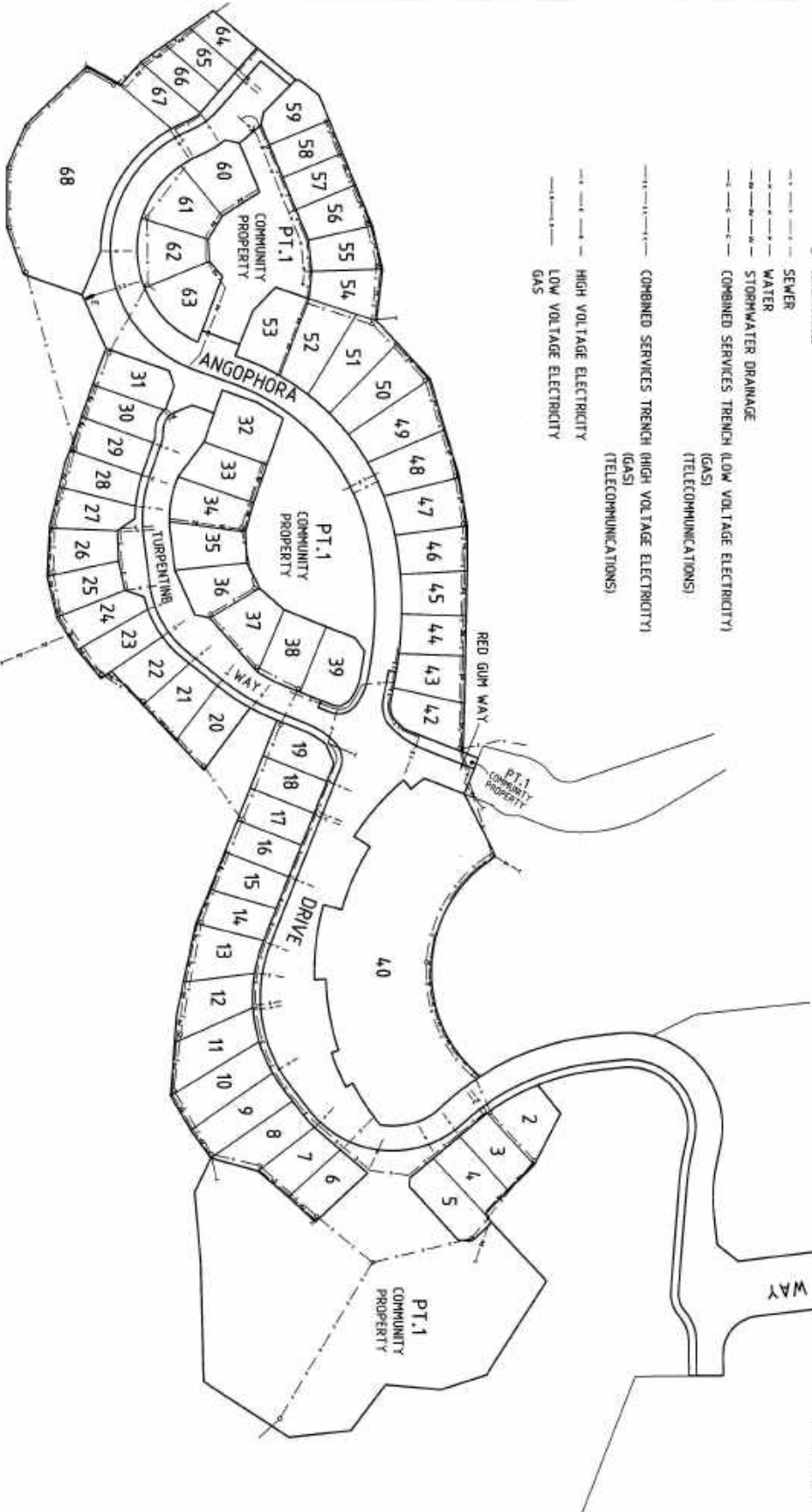
SERVICES PLAN - REPLACEMENT SHEET

APPROXIMATE POSITION ONLY
REDUCTION RATIO - 1:500



LEGEND

- ELECTRICITY SUBSTATION
- SEWER MANHOLE
- SEWER
- WATER
- STORMWATER DRAINAGE
- COMBINED SERVICES TRENCH (LOW VOLTAGE ELECTRICITY)
(GAS)
- COMBINED SERVICES TRENCH (HIGH VOLTAGE ELECTRICITY)
(GAS)
- COMBINED SERVICES TRENCH (TELECOMMUNICATIONS)
- HIGH VOLTAGE ELECTRICITY
- LOW VOLTAGE ELECTRICITY
- GAS



DP 270372

REPLACEMENT SHEET 4/7C

PLAN OF SERVICE WORKS AS EXECUTED

PREPARED BY: JON DELABOUE
DRAWN BY: JON DELABOUE
CHECKED BY: JON DELABOUE
DATE: 10/10/2020
NOTES: This plan is a plan of the service works to be executed/installed as provided for the development shown in Certificate/Diagram/Map/Plan No. DP 270372.

REDUCTION RATIO - 1:500



Form: OLTR
 Release: 1
 www.lpi.nsw.gov.au

TRANSFER RELEASING EASEMENT

AA157561C

New South Wales
 Real Property Act 1900

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY	Office of State Revenue use only	REV SOUTH WALES DUTY
		04-11-2003
		TRIMETER- TRIMETER
		DUTYABLE AMOUNT \$ 11444444444.00
		DUTY \$ 11444444444.00

(A) TORRENS TITLE	Dominant Tenement	Servient Tenement
	1/270343	SEE ANNEXURE "A"

(B) LODGED BY	Delivery Box	Name, Address or DX and Telephone	CODE
	308	L. J. MARRIS CO. LTO BOX 308 SH- VINTAGE	TR

(C) EASEMENT	Number	Nature
	SEE "A"	ANNEXURE "A"

(D) TRANSFEROR	Registered proprietor of the dominant tenement
	COMMUNITY ASSOCIATION DP273343

(E) The transferor acknowledges receipt of the consideration of \$ 1.00
 and, as regards the dominant tenement, transfers and releases the abovementioned easement to the transferee as registered proprietor of the servient tenement.

(F) TRANSFEE	Registered proprietor of the servient tenement
	SEE ANNEXURE "A"

DATE 6/11/03 The Common Seal of Monteth & Powys Strata Management Pty. Ltd.

(G) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.
 Certified correct for the purposes of the Real Property Act 1900 by the Board of Directors in the presence of:

Signature of witness: *[Signature]*
 Name of witness: **THOMAS FULLER**
 Address of witness: **13, 25 BOLTON ST NEWCASTLE**
 Signature of transferor: *[Signature]*
 Name of transferor: **COMMUNITY ASSOCIATION**
 Address of transferor: **13, 25 BOLTON ST NEWCASTLE**
 The Common Seal of Monteth & Powys Strata Management Pty. Ltd.
 A.C.N. 070 795 687
 Registered Office
 2001

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.
 Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of witness: *[Signature]*
 Name of witness: **HOLLY MURNANE**
 Address of witness: **28 Honeyuckle Ave Newcastle 2300**
 Signature of attorney: *[Signature]*
 Name of attorney: **ANTHONY JOHN DEEGAN**
 Signing on behalf of: **VINTAGE DEVELOPMENTS**
 Power of attorney-Book: 4359
 No.: 172

Annexure "A" to TRANSFER RELEASING EASEMENT

Parties:

VINTAGE DEVELOPMENTS PTY LIMITED (ACN 067 567 006) AND ERROL INVESTMENTS PTY LIMITED
(ACN 001 183 277) AND COMMUNITY ASSOCIATION DP270343.

Dated 6/11/03

TRANSFEREE

Vintage Developments Pty Limited (ACN 067 567 006) as to 1023/1050956 and
1026/1050956 and Errol Investments Pty Limited (ACN 001 183 277) as to 1025/1050956

EASEMENTS RELEASED

- | | | |
|---|---------------------|--|
| 1 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE VARIABLE WIDTH (D)

SERVIENT TENEMENT
1025/1050956 |
| 2 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE VARIABLE WIDTH (E)

SERVIENT TENEMENT
1026/1050956 |
| 3 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE VARIABLE WIDTH (F)

SERVIENT TENEMENT
1026/1050956 |
| 4 | NUMBER
DP1038043 | NATURE
RIGHT OF ACCESS VARIABLE WIDTH (H)

SERVIENT TENEMENT
1025, 1026/1050956 |
| 5 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE 3 METRES AND VARIABLE (J)

SERVIENT TENEMENT
1026/1050956 |
| 6 | NUMBER
DP1038043 | NATURE
RIGHT OF ACCESS 10 METRES WIDE (AA)

SERVIENT TENEMENT
1026/1050956 |
| 7 | NUMBER
DE1038043 | NATURE
EASEMENT FOR IRRIGATION 2 METRES WIDE (AG)

SERVIENT TENEMENT
1025, 1026/1050956 |
| 8 | NUMBER
DP1038043 | NATURE
EASEMENT FOR IRRIGATION 2 METRES WIDE (AJ)

SERVIENT TENEMENT
1025, 1026/1050956, 1/270293 and 7002/1011941 |

Annexure "A" to TRANSFER RELEASING EASEMENT

Parties:

VINTAGE DEVELOPMENTS PTY LIMITED (ACN 067 567 006) AND ERROL INVESTMENTS PTY LIMITED
(ACN 001 133 277) AND COMMUNITY ASSOCIATION 02270343

Dated: 6/11/03

I certify that the person(s) signing
opposite, with whom I am personally
acquainted or as to whose identity I
am otherwise satisfied, signed this
instrument in my presence.

Certified correct for the purposes of
the Real Property Act 1900 by the
person(s) named below who signed this
instrument pursuant to the power of
of attorney specified.

Signature of Witness:

Holly Murnane

Signature of Attorney:



Name of Witness: HOLLY MURNANE

Attorney's Name: MARK PATRICK HICKEY
ANTHONY JOHN DEEGAN

Address:

28 Harneysuckle Ave
Newcastle 2300

Signing on behalf of: ERROL INVESTMENTS
PTY LIMITED

Power of Attorney Book 4335 No. 124

R232863/ANSLX

REGISTRATION DIRECTION ANNEXURE

The following is for Second Schedule directions

DO NOT USE BOTH SIDES OF THIS FORM

SECOND SCHEDULE AND OTHER DIRECTIONS

FOLIO IDENTIFIER	DIRECTION	NOTEN TYPE	DEALING NUMBER	DETAILS
1/270343	OFF	EPD3	DP1038043	
1025/1050956	UNDR ON	EPD3 UA	DP1038043	RELEASED IN SO PAR AS IT IS ADJUTENANT TO LOT 1 IN DP270343
1/270343	OFF	EPD4	DP1038043	
1026/1050956	UNDR ON	EPD5 UA	DP1038043	RELEASED IN SO PAR AS IT IS ADJUTENANT TO LOT 1 IN DP270343
1/270343	OFF	EPD5	DP1038043	
1026/1050956	UNDR ON	EPD7 UA	DP1038043	RELEASED IN SO PAR AS IT IS ADJUTENANT TO LOT 1 IN DP270343
1/270343	OFF	RA24	DP1038043	
1025/1050956 1026/1050956	UNDR ON	RA2 UA	DP1038043	RELEASED IN SO PAR AS IT IS ADJUTENANT TO LOT 1 IN DP270343
1/270343	OFF	EPD6	DP1038043	
1026/1050956	UNDR ON	EPD9 UA	DP1038043	RELEASED IN SO PAR AS IT IS ADJUTENANT TO LOT 1 IN DP270343
1/270343	OFF	RA25	DP1038043	

REGISTRATION

REGISTRATION DIRECTION ANNEXURE

Use this side only for Second Schedule directions.

DO NOT USE JOTAL SHEETS OF THIS FORM

SECOND SCHEDULE AND OTHER DIRECTIONS

POLICY IDENTIFIER	DIRECTION	NOTES TYPE	DEALING NUMBER	DETAILS
1026/1050956	ULDR	EA22	DD1030043	RELEASED IN SO FAR AS IT IS APPERTAINANT TO LOT 1 IN DP 270343
	GN	UA		
1/270343	OFF	EA10	DD1030043	
1026/1050956	ULDR	EA4	DD1030043	RELEASED IN SO FAR AS IT IS APPERTAINANT TO LOT 1 IN DP 270343
1026/1050956	GN	UA		
1/270343	OFF	EA11	DD1030043	
1026/1050956	ULDR	EA7	DD1030043	RELEASED IN SO FAR AS IT IS APPERTAINANT TO LOT 1 IN DP 270343
1026/1050956	GN	UA		
1/270293				
7002/1011941	ULDR	EA1	DD1020043	RELEASED IN SO FAR AS IT IS APPERTAINANT TO LOT 1 IN DP 270343
	OL	UA		
1/270343	CT	30P.		
1026/1050956	CT	10CT		
1026/1050956	CT	10CT		
1/270293	CT	10CT		
7002/1011941	CT	10CT		

Form: 01TR
Release: 1
www.lji.nsw.gov.au

TRANSFER RELEASING EASEMENT

New South Wales
Real Property Act 1900



AA190967J

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
24-10-2003 0001671665-V03
TRANSFER- TRANSFER
DUTYABLE AMOUNT \$ 0000000000.00
DUTY 1 0000000000.00

(A) TORRENS TITLE

Dominant Tenement 36/270343	Servient Tenement SEE ANNEXURE "A"
--------------------------------	---------------------------------------

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone L. J. KANE & CO. LTO BOX 609 Reference: SH - VINTAGE	CODE TR
--------------	---	------------

(C) EASEMENT

Number SEE "A"	Nature ANNEXURE "A"
-------------------	------------------------

(D) TRANSFEROR

Registered proprietor of the dominant tenement
WOLLEN PTY LIMITED (ACN 074 350 366)

(E)

The transferor acknowledges receipt of the consideration of \$ 1.00
and, as regards the dominant tenement, transfers and releases the abovementioned easement to the transferee as
registered proprietor of the servient tenement.

(F) TRANSFEE

Registered proprietor of the servient tenement
SEE ANNEXURE "A"

DATE

16.10.03

**(G) Certified correct for the purposes of the Real Property Act 1900
and executed on behalf of the corporation named below by the
authorised person(s) whose signature(s) appear(s) below
pursuant to the authority specified**

Cooperation:
Authority:

Signature of authorised person:

Name of authorised person:
Office held:

WOLLEN PTY LTD.

PAUL PICKERING
DIRECTOR

Signature of authorised person:

Name of authorised person:
Office held:

TINA PICKERING
DIRECTOR

I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Signature of witness: Holly Murnane

Name of witness: HOLLY MURNANE
Address of witness: 28 Honeysuckle Dve
Newcastle 2300

Certified correct for the purposes of the Real Property
Act 1900 by the person(s) named below who signed
this instrument pursuant to the power of attorney specified.

Signature of attorney:

Attorney's name: Mark Patrick Hickey +
Anthony John Deegan
Signing on behalf of: VINTAGE DEVELOPMENTS
Power of attorney-Book: 4339
-No: 172

Annexure "A" IS TRANSFER RELEASING EASEMENT

Parties:

HOLLEM PTY LIMITED (ACN 074 358 366) AND VINTAGE DEVELOPMENTS PTY LIMITED (ACN 067 567 306) AND ERROL INVESTMENTS PTY LIMITED (ACN 001 183 277)

Dated: 16.10.03

TRANSFEREE

Vintage Developments Pty Limited (ACN 067 567 006) as to 1023/1050956 and 1026/1050956 and Errol Investments Pty Limited (ACN 001 183 277) as to 1023/1050956

EASEMENTS RELEASED

- | | | |
|---|---------------------|--|
| 1 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE VARIABLE WIDTH (D)

SERVIENT TENEMENT
1025/1050956 |
| 2 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE VARIABLE WIDTH (E)

SERVIENT TENEMENT
1026/1050956 |
| 3 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE VARIABLE WIDTH (F)

SERVIENT TENEMENT
1026/1050956 |
| 4 | NUMBER
DP1038043 | NATURE
RIGHT OF ACCESS VARIABLE WIDTH (H)

SERVIENT TENEMENT
1025, 1026/1050956 |
| 5 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE 3 METRES AND VARIABLE (C)

SERVIENT TENEMENT
1025 1026/1050956 |
| 6 | NUMBER
DP1038043 | NATURE
RIGHT OF ACCESS 10 METRES WIDE (AA)

SERVIENT TENEMENT
1026/1050956 |
| 7 | NUMBER
DP1038043 | NATURE
EASEMENT FOR IRRIGATION 2 METRES WIDE (AC)

SERVIENT TENEMENT
1025, 1026/1050956 |
| 8 | NUMBER
DP1038043 | NATURE
EASEMENT FOR IRRIGATION 2 METRES WIDE (AJ)

SERVIENT TENEMENT
1025, 1026/1050956, 4270293 and 7002/1011941
11/270293, 7002/1011941 |

Annexure "A" to TRANSFER RELEASING EASEMENT

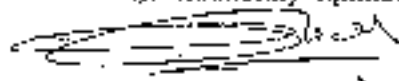
Parties:

WOLLEM PTY LIMITED (ACN 074 358 366) AND VINTAGE DEVELOPMENTS PTY LIMITED (ACN 067 567 106) AND ERROL INVESTMENTS PTY LIMITED (ACN 001 783 277)

Dated: 16.10.03

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.



Signature of Witness:

Holly Murnane

Signature of Attorney:

Mark Patrick Hickey

Name of Witness: HOLLY MURNANE

Attorney's Name: *Anthony John Deegan*

Address:

*28 Honeysuckle Dve
NEWCASTLE 2300*

Signing on behalf of: ERROL INVESTMENTS PTY LIMITED

Power of Attorney Book 4335 No. 124

X

RPE3/ANNEX

REGISTRATION DIRECTION ANNEXURE

Use this side only for Second Schedule directions

DO NOT USE BOTH SIDES OF THIS FORM

SECOND SCHEDULE AND OTHER DIRECTIONS

FOLIO IDENTIFIER	DIRECTION	NOTFN TYPE	DEALING NUMBER	DETAILS
36/270343	OFF	EFD3	DP1038043	
1025/1050956	UNDR ON	EFD3 UA	DP1038043	RELEASED IN SO FAR AS IT IS APPURTENANT TO LOT 36 IN DP 270343
36/270343	OFF	EFD4	DP1038043	
1026/1050956	UNDR ON	EFD5 UA	DP1038043	RELEASED IN SO FAR AS IT IS APPURTENANT TO LOT 36 IN DP 270343
36/270343	OFF	EFD5	DP1038043	
1026/1050956	UNDR ON	EFD7 UA	DP1038043	RELEASED IN SO FAR AS IT IS APPURTENANT TO LOT 36 IN DP 270343
36/270343	OFF	RA24	DP1038043	
1025/1050956	UNDR	RA2	DP1038043	
1026/1050956	ON	UA		RELEASED IN SO FAR AS IT IS APPURTENANT TO LOT 36 IN DP 270343
36/270343	OFF	EFD6	DP1038043	
1025/1050956	UNDR ON	EFD9 UA	DP1038043	RELEASED IN SO FAR AS IT IS APPURTENANT TO LOT 36 IN DP 270343
36/270343	OFF	RA25	DP1038043	

Use this guide only for Standard Schedule client forms.

DO NOT USE BOTH SIDES OF THIS FORM

FOLIO IDENTIFIER	DIRECTION	NOTEN TYPE	DEALING NUMBER	DETAILS
1026/1050956	UNR ON	RA23 UA	DP1038043	RELEASED IN SO PARASIT IS APPROXIMATELY TO LOT 36 IN DP 270343
36/270343	OFF	EA10	DP1038043	
1025/1050956	UNR	EA4	DP1038043	
1026/1050956	ON	UA		RELEASED IN SO PARASIT IS APPROXIMATELY TO LOT 36 IN DP 270343
36/270343	OFF	EA1	DP1038043	
1025/1050956	UNR	EA7	DP1038043	
1026/1050956	ON	UA		RELEASED IN SO PARASIT IS APPROXIMATELY TO LOT 36 IN DP 270343
1/270293				
2002/101194	UNR ON	EA1 UA	DP1038043	RELEASED IN SO PARASIT IS APPROXIMATELY TO LOT 36 IN DP 270343
36/270343	CT	30P		
1025/1050956	CT	DOCT		
1026/1050956	CT	DOCT		
1/270293	CT	DOCT		
2002/101194	CT	DOCT		

Form: DTR
Release: 1
www.ipi.nsw.gov.au

TRANSFER RELEASING EASEMENT

New South Wales
Real Property Act 1900



AA216175G

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Dominant Tenement

27/270343

Servient Tenement

SEE ANNEXURE "A"

(B) LODGED BY

Delivery
Box

300

Name, Address or DX and Telephone

L.J. KANE

Reference: SH - Vintage Lot 27

CODE

TR

(C) EASEMENT

Number

SEE "A"

Nature

ANNEXURE "A"

(D) TRANSFEROR

Registered proprietor of the dominant tenement

ALFRESCO PROPERTIES PTY LIMITED (ACN 105 653 183)

(E)

The transferor acknowledges receipt of the consideration of \$ 1.00

and, as regards the dominant tenement, transfers and releases the abovementioned easement to the transferee as registered proprietor of the servient tenement.

(F) TRANSFEE

Registered proprietor of the servient tenement

SEE ANNEXURE "A"

DATE

27.11.03

(G)

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness:

Address of witness:

20 Honeyeater Street
Cameron Park 2305

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

HOLLY MURNANE

Name of witness:

Address of witness:

28 Honeyeater Drive
Newcastle 2300

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

Director

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified

Signature of attorney:

Attorney's name:

Signing on behalf of:

Power of attorney-Book:

-No.:

Anthony John Morgan
Nate Patrick Wickey
VINTAGE DEVELOPMENTS

4332

172

Annexure "A" to TRANSFER RELEASING EASEMENT

Parties:

ALFRESCO PROPERTIES PTY LIMITED (ACN 105 653 185)

Dated: 27.11.03

TRANSFEREE

Vintage Developments Pty Limited (ACN 067 567 006) as to 1023/1050956 and
1026/1050956 and Errol Investments Pty Limited (ACN 001 183 277) as to 1025/1050956

EASEMENTS RELEASED

- | | | |
|---|---------------------|--|
| 1 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE VARIABLE WIDTH (D)

SERVIENT TENEMENT
1025/1050956 |
| 2 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE VARIABLE WIDTH (E)

SERVIENT TENEMENT
1026/1050956 |
| 3 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE VARIABLE WIDTH (F)

SERVIENT TENEMENT
1026/1050956 |
| 4 | NUMBER
DP1038043 | NATURE
RIGHT OF ACCESS VARIABLE WIDTH (H)

SERVIENT TENEMENT
1025, 1026/1050956 |
| 5 | NUMBER
DP1038043 | NATURE
RIGHT OF ACCESS 10 METRES WIDE (AA)

SERVIENT TENEMENT
1026/1050956 |
| 6 | NUMBER
DP1038043 | NATURE
EASEMENT FOR IRRIGATION 2 METRES WIDE (AG)

SERVIENT TENEMENT
1025, 1026/1050956 |
| 7 | NUMBER
DP1038043 | NATURE
EASEMENT FOR IRRIGATION 2 METRES WIDE (AJ)

SERVIENT TENEMENT
1025, 1026/1050956 1/270293, 7002/1011941 |
| 8 | NUMBER
DP1038043 | NATURE
EASEMENT FOR DRAINAGE 3 METRES WIDE (Q)
SERVIENT TENEMENT
1026/1050956 |

Annexure "A" to TRANSFER RELEASING EASEMENT

Parties:

ALFRESCO PROPERTIES PTY LIMITED (ACN 105 653 183)

Dated: 27.11.03

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of Witness:

Holly Murnane

Name of Witness: **HOLLY MURNANE**

Signature of Attorney:

[Signature]

Attorney's Name: **Anthony John Deegan & Mark Patrick Hickey**

Address: **28 Honeysuckle Drive
Newcastle 2300**

Signing on behalf of: **ERROL INVESTMENTS
PTY LIMITED**

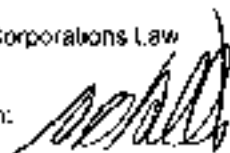
Power of Attorney Book 4335 No. 124

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the Corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified

Corporation: ALFRESCO PROPERTIES PTY LIMITED
ACN 106 663 183

Authority: Section 127 of the Corporations Law

Signature of authorised person:



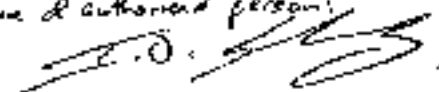
Signature of authorised person

Name of Authorised person:

Office held: DIRECTOR DAVID O'DELL

Name of Authorised person: IAN SHARKEY
Office held: DIRECTOR

Signature of authorised person:



DIRECTOR

Executed by the Mortgagee


DIRECTOR

RPG&ANNEX

REGISTRATION DIRECTION ANNEXURE

Use this side only for Second Schedule directions

DO NOT USE BOTH SIDES OF THIS FORM

SECOND SCHEDULE AND OTHER DIRECTIONS

FOLIO IDENTIFIER	DIRECTION	NOTFN TYPE	DEALING NUMBER	DETAILS
27/270343	OFF	EFD3	DP1038043	
1025/1050956	UMDR	EFD3	DP1038043	
	ON	UA		RELEASED IN SO FAR AS IT IS APPURTENANT TO LOT 27 IN DP 270343
27/270343	OFF	EFD4	DP1038043	
1026/1050956	UMDR	EFD5	DP1038043	
	ON	UA		RELEASED IN SO FAR AS IT IS APPURTENANT TO LOT 27 IN DP 270343
27/270343	OFF	EFD5	DP1038043	
1025/1050956	UMDR	EFD7	DP1038043	
	ON	UA		RELEASED IN SO FAR AS IT IS APPURTENANT TO LOT 27 IN DP 270343
27/270343	OFF	RA24	DP1038043	
1025/1050956	UMDR	RA2	DP1038043	
1026/1050956	ON	UA		RELEASED IN SO FAR AS IT IS APPURTENANT TO LOT 27 IN DP 270343
27/270343	OFF	RA25	DP1038043	
1026/1050956	UMDR	RA22	DP1038043	
	ON	UA		RELEASED IN SO FAR AS IT IS APPURTENANT TO LOT 27 IN DP 270343
27/270343	OFF	EA10	DP1038043	

Use this side only for Second Schedule directions.

DO NOT USE BOTH SIDES OF THIS FORM

FOLIO IDENTIFIER	DIRECTION	NOTES TYPE	DEALING NUMBER	DETAILS
1025/1050956	ONDR	EA4	DP1038043	
1026/1050956	ON	UA		RELEASED IN SOPAR AS IT IS APPROPRIATE TO LOT 27 IN DD 270343
27/270343	OFF	EA11	DP1038043	
1025/1050956	ONDR	EA7	DP1038043	
1026/1050956	ON	UA		RELEASED IN SOPAR AS IT IS APPROPRIATE TO LOT 27 IN DD 270343
1/270293				
7002/1011941	ONDR	EA1	DP1038043	
	ON	UA		RELEASED IN SOPAR AS IT IS APPROPRIATE TO LOT 27 IN DD 270343
27/270343	OFF	EP16	DP1038043	
1026/1050956	ONDR	EP19	DP1038043	
	ON	UA		RELEASED IN SOPAR AS IT IS APPROPRIATE TO LOT 27 IN DD 270343
27/270343	CT	MOCT		
1/270343	CT	MOCT		
1025/1050956	CT	MOCT		
1026/1050956	CT	MOCT		
7002/1011941	CT	MOCT		



Form: 11R
Release: 1.1
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REQUEST

New South Wales
Real Property Act 1900

AA190968G

PRIVACY NOTE: this information is legally required and will become part of the public record

(A) STAMP DUTY

If applicable, Office of State Revenue use only

(B) LAND

Torrens Title
31/270343

(C) REGISTERED
DEALING

Number

Torrens Title

(D) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

CODE

30P

L. J. KANE

Reference (optional):

(E) APPLICANT

VINTAGE DEVELOPMENTS PTY LIMITED (ACN 067 567 006)

(F) NATURE OF
REQUEST

REMOVAL OF THE APPURTENANT RIGHTS AS SET OUT IN THE ATTACHED FORM OF
TRANSFER RELEASING EASEMENT MARKED "A"

(G) TEXT OF
REQUEST

THE REGISTRAR GENERAL TO EVOKE POWERS UNDER SECTION 32(6) FOR THE REMOVAL OF THE APPURTENANT RIGHTS AS SET OUT IN THE ATTACHED FORM OF TRANSFER RELEASING EASEMENT MARKED "A" FROM CERTIFICATE OF TITLE 31/270343 AS THE APPLICANT HAS BEEN UNABLE TO OBTAIN THE NECESSARY SIGNATORIES OF THE REGISTERED PROPRIETOR AND MORTGAGEE TO THE TRANSFER RELEASING EASEMENT'S DESPITE ATTEMPTS AS DETAILED IN THE STATUTORY DECLARATION BY THE SOLICITOR FOR THE APPLICANT ATTACHED AND MARKED "B".

DATE

Certified for the purposes of the Real Property Act
1900 by the person whose signature appears below.

Signature:

Signatory's name: Debra Kaye Allan

Signatory's capacity: applicant's solicitor

AA190968

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TRANSFER RELEASING EASEMENT

Leave this space clear. Affix additional
pages to the top left-hand corner.

New South Wales
Real Property Act 1900

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Dominant Tenement

Servient Tenement

31/273343

SEE ANNEXURE "A"

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

CODE

Reference:

TR

(C) EASEMENT

Number

Nature

SEE "A"

SEE ANNEXURE "A"

(D) TRANSFEROR

Registered proprietor of the dominant tenement

MEAIR PEPPERELL AND LINDA PEPPERELL

(E)

The transferor acknowledges receipt of the consideration of \$ 1.00

and, as regards the dominant tenement, transfers and releases the abovementioned easement to the transferee as
registered proprietor of the servient tenement.

(F) TRANSFEE

Registered proprietor of the servient tenement

SEE ANNEXURE "A"

DATE

(G) I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real
Property Act 1900 by the transferor.

Signature of witness:

Signature of transferor:

Name of witness:

Address of witness:

I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property
Act 1900 by the person(s) named below who signed
this instrument pursuant to the power of attorney specified.

Signature of witness:

Signature of attorney:

Name of witness:

Address of witness:

Attorney's name

Signing on behalf of:

Power of attorney-Book:

-No-

VINTAGE DEVELOPMENTS

4338

172

AA190968

Annexure "A" to TRANSFER RELEASING EASEMENT

Parties:

NEALE PEPPERWELL AND LINDA PEPPERWELL AND VINTAGE DEVELOPMENTS PTY LIMITED (ACN 067 567 006), AND ERROL INVESTMENTS PTY LIMITED (ACN 001 183 277)

Dated

TRANSFEREE

Vintage Developments Pty Limited (ACN 067 567 006) as to 1023/1050956 and 1026/1050956 and Errol Investments Pty Limited (ACN 001 183 277) as to 1026/1050956

EASEMENTS RELEASED

- 1 NUMBER DP1038043 NATURE EASEMENT FOR DRAINAGE VARIABLE WIDTH (D)
SERVIENT TENEMENT 1025/1050956
- 2 NUMBER DP1038043 NATURE EASEMENT FOR DRAINAGE VARIABLE WIDTH (E)
SERVIENT TENEMENT 1026/1050956
- 3 NUMBER DP1038043 NATURE EASEMENT FOR DRAINAGE VARIABLE WIDTH (F)
SERVIENT TENEMENT 1026/1050956
- 4 NUMBER DP1038043 NATURE RIGHT OF ACCESS VARIABLE WIDTH (H)
SERVIENT TENEMENT 1025, 1026/1050956
- 5 NUMBER DP1038043 NATURE EASEMENT FOR DRAINAGE 3 METRES AND VARIABLE (J)
SERVIENT TENEMENT ~~1025~~ 1026/1050956
- 6 NUMBER DP1038043 NATURE RIGHT OF ACCESS 10 METRES WIDE (AA)
SERVIENT TENEMENT 1026/1050956
- 7 NUMBER DP1038043 NATURE EASEMENT FOR IRRIGATION 2 METRES WIDE (AG)
SERVIENT TENEMENT 1025, 1026/1050956
- 8 NUMBER DP1038043 NATURE EASEMENT FOR IRRIGATION 2 METRES WIDE (AJ)
SERVIENT TENEMENT 1025, 1026/1050956, 1/270293 and 7002/104941

1/270293 and 7002/104941
1/270293, 7002/104941

AA 190906

Annexure "A" to TRANSFER RELEASING EASEMENT

Parties:

NEALE PEPPERWELL AND LINDA PEPPERWELL AND VINTAGE DEVELOPMENTS PTY LIMITED (ACN 067 457 006) AND ERROL INVESTMENTS PTY LIMITED (ACN 001 183 277)

Dated _____

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of of attorney specified.

Signature of Witness:

Signature of Attorney:

Name of Witness:

Attorney's Name:

Address:

Signing on behalf of: ERROL INVESTMENTS
PTY LIMITED

Power of Attorney Book 4335 No. 124

"B"

AA 190968

STATUTORY DECLARATION

I, **DEBRA KAYE ALLAN** of Sparke Helmore solicitors, do solemnly and sincerely declare that:

- 1 I act on behalf of Vintage Developments Pty Limited.
- 2 Vintage Developments Pty Limited contracted to sell Lot 31 in DP270343 to Neale Peppernell and Linda Peppernell ("the owners") on 14 August 2002.
- 3 On 29 July 2003 the property was transferred to the owners. Attached and marked "A" is a copy of Folio Identifier 31/270343.
- 4 On registration of DP270343, certain appurtenant rights were incorrectly noted on the title deed for Lot 31 in DP270343.
- 5 Annexed hereto and marked "B" is the form of Transfer Releasing Easement and correspondence to the owner's solicitor dated 26 August 2003 requesting the execution and return of the Transfer Releasing Easement for registration.
- 6 The benefiting easements to Lot 31 to be removed from the title are remote from the lot and the owners can in no way claim to be detrimentally affected by the release of those easements.
- 7 To date, I have been unable to obtain the necessary signatories of the owners and mortgagee to the Transfer Releasing Easement despite numerous requests to obtain signatures as evidenced in copy of correspondence annexed hereto and marked "C".
- 8 The notice to remove the appurtenant rights from Folio Identifier 31/270343 should be served on the following parties:

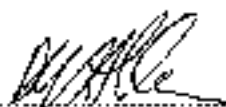
Neale Peppernell and Linda Peppernell
PO Box 209
FIVE DOCK NSW 2046

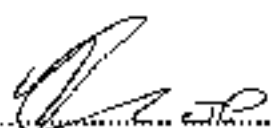
Westpac Banking Corporation
AMP Centre
King Street
SYDNEY NSW 2000

AA 190968

And we make this solemn declaration conscientiously believing the same to be true
and by virtue of the provisions of the Oaths Act 1900.

Declared at Newcastle on)
the 20th day of November)
2003 before me:)




.....
Solicitor of the Peace

Yvonne Reynolds (HN940079)

Dated 20/11/03

Ausearch Pty. Limited hereby certifies that the information contained
in this document has been provided electronically by the Registrar
General in accordance with Section 96B(2) of the Real Property ACT, 1900.



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 31/270343

SEARCH DATE	TIME	EDITION NO	DATE
17/11/2003	5:07 PM	2	31/7/2003

LAND

LOT 31 IN COMMUNITY PLAN DP270343
AT ROTHBURY
LOCAL GOVERNMENT AREA: CESSNOCK
PARISH OF ROTHBURY COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM: DP270343

FIRST SCHEDULE

NEALE EDWARD ROBERT PEPPERNEILL
LINDA MAY PEPPERNEILL
AS JOINT TENANTS

(T 9838294)

SECOND SCHEDULE (20 NOTIFICATIONS)

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. INTERESTS RECORDED ON REGISTER FOLIO 31/270343
3. ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT OF THE COMMUNITY
SCHEME FILED WITH THE COMMUNITY PLAN
4. BE 1082 NO 577 LAND EXCLUDES MINERALS & SUBSTRATA & IS SUBJECT TO
RIGHTS TO MINE
5. DP1038043 RIGHT OF ACCESS VARIABLE WIDTH (K) APPURTENANT TO THE
LAND ABOVE DESCRIBED
6. DP1038043 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND
NUMBERED (23) IN THE S.88B INSTRUMENT
7. DP1038043 RIGHT OF ACCESS 3 METRE(S) WIDE (X) APPURTENANT TO THE
LAND ABOVE DESCRIBED
8899301 VARIATION OF EASEMENT DP1038043
8. DP1038043 POSITIVE COVENANT REFERRED TO AND NUMBERED (20) IN THE
S.88B INSTRUMENT
9. DP1038043 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND
NUMBERED (43) IN THE S.88B INSTRUMENT
10. DP1038043 EASEMENT FOR DRAINAGE VARIABLE WIDTH (D) APPURTENANT TO
THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
11. DP1038043 EASEMENT FOR DRAINAGE VARIABLE WIDTH (E) APPURTENANT TO
THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
12. DP1038043 EASEMENT FOR DRAINAGE VARIABLE WIDTH (F) APPURTENANT TO
THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
13. DP1038043 RIGHT OF ACCESS VARIABLE WIDTH (G) APPURTENANT TO THE
PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
14. DP1038043 EASEMENT FOR DRAINAGE 3 METRE(S) WIDE AND VARIABLE (J)
APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE

END OF PAGE 1 - CONTINUED OVER

VIN949/113

PRINTED ON 17/11/2003

NSW LTO Title Search

AA 190968

Page 3 of 5

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General in accordance with Section 96B(2) of the Real Property ACT, 1900.



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 31/270343

PAGE 2

SECOND SCHEDULE (20 NOTIFICATIONS) (CONTINUED)

-
- TITLE DIAGRAM
15. DP1038043 RIGHT OF ACCESS 10 METRE(S) WIDE (AA) APPURTENANT TO THE
PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
16. DP1038043 EASEMENT FOR IRRIGATION 2 METRE(S) WIDE (AG) APPURTENANT
TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
17. DP1038043 EASEMENT FOR IRRIGATION 2 METRE(S) WIDE (AJ) APPURTENANT
TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
18. DP270343 EASEMENT FOR MAINTENANCE OF LANDSCAPING 1 METRE(S) WIDE
(A) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
19. DP270343 POSITIVE COVENANT (J)
20. 9838295 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

AA 190968

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TRANSFER RELEASING EASEMENT

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New South Wales
Real Property Act 1900

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

(Office of State Revenue use only)

(A) TORRENS TITLE

Dominant Tenement

31/276343

Servient Tenement

SEE ANNEXURE "A"

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

Reference:

CODE

TR

(C) EASEMENT

Number

SEE "A"

Nature

SEE ANNEXURE "A"

(D) TRANSFEROR

Registered proprietor of the dominant tenement

NEALE PEPPERNEILL AND LINDA PEPPERNEILL

(E)

The transferor acknowledges receipt of the consideration of \$ 1.00

and, as regards the dominant tenement, transfers and releases the abovementioned easement to the transferee as
registered proprietor of the servient tenement.

(F) TRANSFEE

Registered proprietor of the servient tenement

SEE ANNEXURE "A"

DATE

(G) I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real
Property Act 1900 by the transferor.

Signature of witness:

Signature of transferor:

Name of witness:

Address of witness:

I certify that the person(s) signing opposite, with whom
I am personally acquainted or as to whose identity I am
otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property
Act 1900 by the person(s) named below who signed
this instrument pursuant to the power of attorney specified.

Signature of witness:

Signature of attorney:

Name of witness:

Address of witness:

Attorney's name:

Signing on behalf of:

Power of attorney-Book:

-No.:

VINCAGE DEVELOPMENTS

4339

172