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Contract for the sale of land – 2005 edition

TERM	MEANING OF TERM	
Vendor's agent	**Skyline Real Estate** **3-7/14 Frenchs Forest Road, Frenchs Forest, NSW 2086**	**Phone: 9452 3444** **Fax: 02 9452 4555** **Ref: Keiran Dempsey**
Co-agent		
Vendor	**Brett Allan Foster and Stephen Robert Owen Troth** **2 Childs Circuit, Belrose, NSW 2085**	
Vendor's Solicitor	**T. H. Walker** **Darley House "The Centre" 1st Floor, Darley Street, Forestville NSW 2087** **DX 21311 Forestville**	**Phone: 02 9453 3044** **Fax: 02 9453 3141** **Ref: TW:110981**
Completion date	**6 weeks after the date of this contract** (clause 15)	
Land (Address, plan details and title reference)	**2 Childs Circuit, Belrose 2085** **Registered Plan: Lot 2 Neighbourhood Plan DP285881** **Folio Identifier 2/285881**	
Improvements	☒ VACANT POSSESSION ☐ subject to existing tenancies ☒ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ none ☐ other:	
Attached copies	☒ Documents in the List of Documents as marked or as numbered: ☐ Other documents:	

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

Inclusions
☒ blinds ☒ curtains ☒ insect screens ☒ stove
☒ built-in wardrobes ☒ dishwasher ☒ light fittings ☐ pool equipment
☒ clothes line ☒ fixed floor coverings ☒ range hood ☒ TV antenna
☐ other:

Exclusions

Purchaser

Purchaser's solicitor

Price $
Deposit $ (10% of the price, unless otherwise stated)
Balance $
Contract date (if not stated, the date this contract was made)

Vendor **Witness**

GST AMOUNT (optional)
The price includes
GST of:

Purchaser ☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares **Witness**

Tax information (the parties promise this is correct as far as each party is aware)

Land tax is adjustable ☒ NO ☐ yes
GST: Taxable supply ☒ NO ☐ yes in full ☐ yes to an extent
Margin scheme will be used in making the taxable supply ☒ NO ☐ yes
This sale is not a taxable supply because (one or more of the following may apply) the sale is:
☐ not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
☐ by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
☐ GST-free because the sale is the supply of a going concern under section 38-325
☒ input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address and telephone number
Mason & Brophy Strata Management Pty Ltd
PO Box 567, DEE WHY NSW 2099
Phone: 8978 3000

List of Documents

General

- [x] 1 property certificate for the land
- [x] 2 plan of the land
- [ ] 3 unregistered plan of the land
- [ ] 4 plan of land to be subdivided
- [ ] 5 document that is to be lodged with a relevant plan
- [x] 6 section 149(2) certificate (Environmental Planning and Assessment Act 1979)
- [ ] 7 section 149(5) information included in that certificate
- [x] 8 sewerage connections diagram
- [ ] 9 sewer mains diagram
- [ ] 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract
- [ ] 11 section 88G certificate (positive covenant)
- [ ] 12 survey report
- [ ] 13 section 317A certificate (certificate of compliance)
- [ ] 14 building certificate given under *legislation*
- [ ] 15 insurance certificate (Home Building Act 1989)
- [ ] 16 brochure or note (Home Building Act 1989)
- [ ] 17 section 24 certificate (Swimming Pools Act 1982)
- [ ] 18 lease (with every relevant memorandum or variation)
- [ ] 19 other document relevant to tenancies
- [ ] 20 old system document
- [ ] 21 Crown tenure card
- [ ] 22 Crown purchase statement of account
- [ ] 23 ~~Statutory declaration regarding *vendor duty*~~

Strata or community title (clause 23 of the contract)

- [ ] 24 property certificate for strata common property
- [ ] 25 plan creating strata common property
- [ ] 26 strata by-laws not set out in *legislation*
- [ ] 27 strata development contract or statement
- [ ] 28 strata management statement
- [ ] 29 leasehold strata - lease of lot and common property
- [ ] 30 property certificate for neighbourhood property
- [ ] 31 plan creating neighbourhood property
- [ ] 32 neighbourhood development contract
- [ ] 33 neighbourhood management statement
- [ ] 34 property certificate for precinct property
- [ ] 35 plan creating precinct property
- [ ] 36 precinct development contract
- [ ] 37 precinct management statement
- [ ] 38 property certificate for community property
- [ ] 39 plan creating community property
- [ ] 40 community development contract
- [ ] 41 community management statement
- [ ] 42 document disclosing a change of by-laws
- [ ] 43 document disclosing a change in a development or management contract or statement
- [ ] 44 document disclosing a change in boundaries
- [ ] 45 certificate under Management Act – section 109 (Strata Schemes) or section 26 (Community Land)

WARNINGS

1. Various Acts of Parliament and other matters can affect the rights of the parties to this contract. Some important matters are actions, claims, decisions, licences, notices, orders, proposals or rights of way involving

AGL Gas Networks Limited	Government Business & Government Procurement	Public Works Dept
Council	Heritage Office	Roads & Traffic Authority
County Council	Infrastructure Planning and Natural Resources	Rural Lands Protection Board
East Australian Pipeline Limited	Land & Housing Corporation	Sustainable Energy Development
Education & Training Dept	Mine Subsidence Board	Telecommunications authority
Electricity authority	Owner of adjoining land	Water, sewerage or drainage authority
Environment & Conservation Dept	Primary Industries Department	
Fair Trading	RailCorp	

   If you think that any of these matters affects the property, tell your solicitor.
2. A lease may be affected by the Agricultural Tenancies Act 1990, the Residential Tenancies Act 1987 or the Retail Leases Act 1994.
3. If any purchase money is owing to the Crown, it may become payable when the transfer is registered.
4. If a consent to transfer is required under legislation, see clause 27 as to the obligations of the parties.
5. The vendor should continue the vendor's insurance until completion. If the vendor wants to give the purchaser possession before completion, the vendor should first ask the insurer to confirm this will not affect the insurance.
6. The purchaser will usually have to pay stamp duty on this contract. ~~The sale will also usually be a vendor duty transaction.~~ If duty is not paid on time, a party may incur penalties.
7. If the purchaser agrees to the release of deposit any rights in relation to the land (for example, the rights mentioned in clause 2.8) may be subject to the rights of other persons such as the vendor's mortgagee.
8. The purchaser should arrange insurance as appropriate.

DISPUTES

If you get into a dispute with the other party, the Law Society and Real Estate Institute encourage you to use informal procedures such as negotiation, independent expert appraisal or mediation (for example mediation under the Law Society Mediation Guidelines).

AUCTIONS

Regulations made under the Property Stock and Business Agents Act 2002 prescribe a number of conditions applying to sales by auction.

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Contract for the sale of land - 2005 edition

TERM	MEANING OF TERM
Vendor's agent	
Co-agent	
Vendor	SEE ANNEXURE
Vendor's solicitor	
Completion date	42nd day after the contract date (clause 15)
Land (Address, plan details and title reference)	
	☐ VACANT POSSESSION ☐ subject to existing tenancies
Improvements	☐ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ none ☐ other:
Attached copies	☐ Documents in the List of Documents as marked or as numbered: ☐ Other documents:

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

Inclusions	☐ blinds	☐ curtains	☐ insect screens	☐ stove
	☐ built-in wardrobes	☐ dishwasher	☑ light fittings	☐ pool equipment
	☐ clothes line	☐ fixed floor coverings	☐ range hood	☐ TV antenna
	☐ other:			

Exclusions

Purchaser

Purchaser's solicitor

Price $

Deposit $ (10% of the price, unless otherwise stated)

Balance $

Contract date (if not stated, the date this contract was made)

Vendor **Witness**

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

Purchaser ☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares **Witness**

Tax information (the parties promise this is correct as far as each party is aware)

Vendor duty is payable	☐ NO	☐ yes in full	☐ yes to an extent
Deposit can be used to pay vendor duty	☐ NO	☐ yes	
Land tax is adjustable	☐ NO	☐ yes	
GST: Taxable supply	☐ NO	☐ yes in full	☐ yes to an extent
Margin scheme will be used in making the taxable supply	☐ NO	☐ yes	

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- ☐ not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- ☐ by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- ☐ GST-free because the sale is the supply of a going concern under section 38-325
- ☐ GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O
- ☐ input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address and telephone number

WARNING
SWIMMING POOLS

An owner of property on which a swimming pool is situated must ensure that the pool complies with the requirements of the *Swimming Pools Act 1992*. Penalties apply. Before purchasing a property on which a swimming pool is situated, a purchaser is strongly advised to ensure that the swimming pool complies with the requirements of that Act.

WARNING
SMOKE ALARMS

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

IMPORTANT NOTICE TO VENDORS AND PURCHASERS

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

For example, as purchaser you should be satisfied that finance will be available at the time of completing the purchase (even if settlement might occur many months after signing this contract – in particular, if you are buying off the plan).

COOLING OFF PERIOD (PURCHASER'S RIGHTS)

1. This is the statement required by section 66X of the Conveyancing Act 1919 and applies to a contract for the sale of residential property.

2. The purchaser may rescind the contract at any time before 5 p.m. on the fifth business day after the day on which the contract was made, **EXCEPT** in the circumstances listed in paragraph 3.

3. There is **NO COOLING OFF PERIOD**:
   (a) if, at or before the time the contract is made, the purchaser gives to the vendor (or the vendor's solicitor or agent) a certificate that complies with section 66W of the Act; or
   (b) if the property is sold by public auction; or
   (c) if the contract is made on the same day as the property was offered for sale by public auction but passed in; or
   (d) if the contact is made in consequence of the exercise of an option to purchase the property, other than an option that is void under section 66ZG of the Act.

4. A purchaser exercising the right to cool off by rescinding the contract will forfeit to the vendor 0.25% of the purchase price of the property. The vendor is entitled to recover the amount forfeited from any amount paid by the purchaser as a deposit under the contract and the purchaser is entitled to a refund of any balance.

BREACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION

SPECIAL CONDITIONS

30. Claim for Compensation

Notwithstanding anything to the contrary herein contained the parties hereto expressly agree that any claim for compensation whether under clause 6 or otherwise shall be deemed to be reasonable grounds for the purpose of clause 8 entitling the vendor to rescind.

31. Release of Deposit

Further to clause 2.8, so much of the deposit as exceeds the amount of the agent's commission shall be released for the benefit of the Vendor at the date hereof upon the following terms and conditions:

31.1 The portion of the deposit released may only be used by the Vendor as a deposit on real estate to be purchased by the Vendor.

31.2 Until required the deposit or such part as is to be released shall be retained by the Vendor's agent who shall invest same in accordance with clause 2.9.

32. Completion

32.1 For the purpose of clause 15 the parties acknowledge that fourteen (14) days shall be sufficient notice in any Notice to Complete issued in order to make time the essence of this Contract.

32.2 If completion does not take place on or before the date specified by this contract otherwise than as a result of any default by the Vendor the Purchaser shall pay interest at the rate of 9% per centum per annum on the balance of the purchase price and any other moneys owing pursuant to this Contract from the due date for completion until the date completion actually takes place (but without prejudice to all and any other rights of the Vendor pursuant to this Contract) and it is an essential term of this Contract that such interest be paid on completion. The Purchaser hereby acknowledges that interest at the rate of 9% per centum per annum represents a genuine pre-estimate of the liquated damages likely to be suffered by the Vendor as a result of completion not taking place within the time specified by this Contract.

33. Requisitions on Title

The purchaser acknowledges that the only form of general requisitions on title that the purchaser is entitled to raise pursuant to clause 5 shall be in the form attached.

SIGNED by Vendor ..... SIGNED by Purchaser .....

In the presence of: ..... In the presence of: .....

RESIDENTIAL PROPERTY REQUISITIONS ON TITLE

Vendor: **Brett Allan Foster and Stephen Robert Owen Troth**
Purchaser:
Property: **2 Childs Circuit, Belrose**
Dated:

Possession and tenancies

1. Vacant possession of the property must be given on completion unless the Contract provides otherwise.
2. Is anyone in adverse possession of the property or any part of it?
3. (a) What are the nature and provisions of any tenancy or occupancy?
   (b) If they are in writing, all relevant documentation should be produced, found in order and handed over on completion with notices of attornment.
   (c) Please specify any existing breaches.
   (d) All rent should be paid up to or beyond the date of completion.
   (e) Please provide details of any bond together with the Rental Bond Board's reference number.
   (f) If any bond money is held by the Rental Bond Board, the appropriate transfer documentation duly signed should be handed over on completion.
4. Is the property affected by a protected tenancy? (A tenancy affected by Parts 2, 3, 4 or 5 of the *Landlord and Tenant (Amendment) Act 1948*.)
5. If the tenancy is subject to the *Residential Tenancies Act 1987*:
   (a) has either the vendor or any predecessor or the tenant applied to the Residential Tenancies Tribunal for an order?
   (b) have any orders been made by the Residential Tenancies Tribunal? If so, please provide details.

Title

6. Subject to the Contract, on completion the vendor should be registered as proprietor in fee simple of the property free from all encumbrances.
7. On or before completion, any mortgage or caveat or writ must be discharged, withdrawn or cancelled as the case may be) or, in the case of a mortgage or caveat, an executed discharge or withdrawal handed over on completion.
8. Are there any proceedings pending or concluded that could result in the recording of any writ on the title to the property or in the General Register of Deeds? If so, full details should be provided at least 14 days prior to completion.
9. When and where may the title documents be inspected?
10. Are the inclusions or fixtures subject to any charge or hiring agreement? If so, details must be given and any indebtedness discharged prior to completion or title transferred unencumbered to the vendor prior to completion.

Adjustments

11. All outgoings referred to in clause 14.1 of the Contract must be paid up to and including the date of completion.
12. Is the vendor liable to pay land tax or is the property otherwise charged or liable to be charged with land tax? If so:
    (a) to what year has a return been made?
    (b) what is the taxable value of the property for land tax purposes for the current year?

Survey and building

13. Subject to the Contract, survey should be satisfactory and show that the whole of the property is available and that there are no encroachments by or upon the property and that all improvements comply with local government/planning legislation.
14. Is the vendor in possession of a survey report? If so, please produce a copy for inspection prior to completion. The original should be handed over on completion.
15. (a) Have the provisions of the *Local Government Act*, the *Environmental Planning and Assessment Act 1979* and their regulations been complied with?
    (b) Is there any matter that could justify the making of an upgrading or demolition order in respect of any building or structure?
    (c) Has the vendor a Building Certificate which relates to all current buildings or structures? If so, it should be handed over on completion. Please provide a copy in advance.
    (d) Has the vendor a Final Occupation Certificate issued under the *Environmental Planning and Assessment Act 1979* for all current buildings or structures? If so, it should be handed over on completion. Please provide a copy in advance.
    (e) In respect of any residential building work carried out in the last 7 years:
        (i) please identify the building work carried out;
        (ii) when was the building work completed?
        (iii) please state the builder's name and licence number;
        (iv) please provide details of insurance under the *Home Building Act 1989*.
16. Has the vendor (or any predecessor) entered into any agreement with or granted any indemnity to the Council or any other authority concerning any development on the property?

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17. If a swimming pool is included in the property:
    (a) when did construction of the swimming pool commence?
    (b) is the swimming pool surrounded by a barrier which complies with the requirements of the *Swimming Pools Act 1992*?
    (c) if the swimming pool has been approved under the *Local Government Act 1993*, please provide details.
    (d) are there any outstanding notices or orders?
18. (a) To whom do the boundary fences belong?
    (b) Are there any party walls?
    (c) If the answer to (b) is yes, specify what rights exist in relation to each party wall and produce any agreement. The benefit of any such agreement should be assigned to the purchaser on completion.
    (d) Is the vendor aware of any dispute regarding boundary or dividing fences or party walls?
    (e) Has the vendor received any notice, claim or proceedings under the *Dividing Fences Act 1991* or the *Encroachment of Buildings Act 1922*?

Affectations

19. Is the vendor aware of any rights, licences, easements, covenants or restrictions as to use other than those disclosed in the Contract?
20. Is the vendor aware of:
    (a) any road, drain, sewer or storm water channel which intersects or runs through the land?
    (b) any dedication to or use by the public of any right of way or other easement over any part of the land?
    (c) any latent defects in the property?
21. Has the vendor any notice or knowledge that the property is affected by the following:
    (a) any resumption or acquisition or proposed resumption or acquisition?
    (b) any notice requiring work to be done or money to be spent on the property or any footpath or road adjoining? If so, such notice must be complied with prior to completion.
    (c) any work done or intended to be done on the property or the adjacent street which may create a charge on the property or the cost of which might be or become recoverable from the purchaser?
    (d) any sum due to any local or public authority? If so, it must be paid prior to completion.
    (e) any realignment or proposed realignment of any road adjoining the property?
    (f) any contamination?
22. (a) Does the property have the benefit of water, sewerage, drainage, electricity, gas and telephone services?
    (b) If so, do any of the connections for such services pass through any adjoining land?
    (c) Do any service connections for any other property pass through the property?
23. Has any claim been made by any person to close, obstruct or limit access to or from the property or to an easement over any part of the property?

Capacity

24. If the Contract discloses that the vendor is a trustee, evidence should be produced to establish the trustee's power of sale.

Requisitions and transfer

25. If the transfer or any other document to be handed over on completion is executed pursuant to a power of attorney, then at least 7 days prior to completion a copy of the registered power of attorney should be produced and found in order.
26. If the vendor has or is entitled to have possession of the title deeds the Certificate Authentication Code must be provided 7 days prior to settlement.
27. Searches, surveys, enquiries and inspection of title deeds must prove satisfactory.
28. The purchaser reserves the right to make further requisitions prior to completion.
29. Unless we are advised by you to the contrary prior to completion, it will be assumed that your replies to these requisitions remain unchanged as at completion date.

Information Provided Through
LEAP Searching
Ph. 1800 738 532 Fax. 1800 738 533

Title Search

LEAP Searching
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/285881

SEARCH DATE	TIME	EDITION NO	DATE
5/12/2011	3:29 PM	3	3/11/2006

LAND

LOT 2 IN NEIGHBOURHOOD PLAN DP285881
AT BELROSE
LOCAL GOVERNMENT AREA WARRINGAH
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP285881

FIRST SCHEDULE

BRETT ALLAN FOSTER
STEPHEN ROBERT OWEN TROTH
AS TENANTS IN COMMON IN EQUAL SHARES (T AC715393)

SECOND SCHEDULE (13 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 INTERESTS RECORDED ON REGISTER FOLIO 1/285881
3 ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT AND DEVELOPMENT CONTRACT OF THE NEIGHBOURHOOD SCHEME FILED WITH THE NEIGHBOURHOOD PLAN
4 THIS NEIGHBOURHOOD SCHEME FORMS PART OF A COMMUNITY SCHEME - SEE INTERESTS RECORDED ON REGISTER FOLIO 1/270334
5 DP270334 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE (V) APPURTENANT TO THE LAND ABOVE DESCRIBED
6 DP285881 EASEMENT FOR OVERHANG & SUPPORT 0.8 METRE(S) WIDE DESIGNATED (O) AFFECTING THE PART(S) SHOWN SO BURDENED ON THE TITLE DIAGRAM (DOC.1)
7 DP285881 EASEMENT FOR OVERHANG & SUPPORT 0.8 METRE(S) WIDE DESIGNATED (O) APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.1)
8 DP285881 EASEMENT TO DRAIN WATER VARIABLE WIDTH DESIGNATED (G) AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED (DOC.1)
9 DP285881 EASEMENT TO DRAIN WATER VARIABLE WIDTH DESIGNATED (G) AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED (DOC.1)
10 DP285881 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (10) IN THE S.88B INSTRUMENT (DOC.1)
11 DP285881 EASEMENT FOR TELEVISION SIGNAL RECEPTION SERVICES OVER EXISTING LINE OF RECEIVING EQUIPMENT AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED (DOC.1)
12 AC715394 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
13 DP285881 CROSS EASEMENTS FOR PARTY WALLS (S. 88BB

END OF PAGE 1 - CONTINUED OVER

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/238461 PAGE 2

SECOND SCHEDULE (13 NOTIFICATIONS) (CONTINUED)

CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S)
SHOWN IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

13567 PRINTED ON 5/12/2011

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Information Provided Through
LEAP Searching
Ph. 1800 738 532 Fax. 1800 738 533

Title Search

LEAP Searching
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/285881

SEARCH DATE	TIME	EDITION NO	DATE
5/12/2011	3:44 PM	1	14/2/2005

LAND

THE NEIGHBOURHOOD PROPERTY WITHIN LOT 1 IN NEIGHBOURHOOD PLAN DP285881
AT BELROSE
LOCAL GOVERNMENT AREA WARRINGAH
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP285881

FIRST SCHEDULE

NEIGHBOURHOOD ASSOCIATION DP285881
ADDRESS FOR SERVICE OF NOTICES:
C\- O'CONNOR STRATA & PROPERTY SPECIALISTS
P.O. BOX 3724
PARRAMATTA 2124

SECOND SCHEDULE (10 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 ATTENTION IS DIRECTED TO THE MANAGEMENT STATEMENT AND DEVELOPMENT CONTRACT OF THE NEIGHBOURHOOD SCHEME FILED WITH THE NEIGHBOURHOOD PLAN
3 THIS NEIGHBOURHOOD SCHEME FORMS PART OF A COMMUNITY SCHEME - SEE INTERESTS RECORDED ON REGISTER FOLIO 1/270334
4 DP270334 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE (V) APPURTENANT TO THE LAND ABOVE DESCRIBED
5 DP285881 EASEMENT FOR ELECTRICITY PURPOSES 8, 5, 4.5 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.1)
6 DP285881 EASEMENT FOR TELECOMMUNICATIONS CABLES 8, 5, 4.5 WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.1)
7 DP285881 RIGHT OF CARRIAGEWAY 8, 5, 4.5 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.1)
8 DP285881 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (11) IN THE S.88B INSTRUMENT (DOC.1)
9 DP285881 POSITIVE COVENANT (DOC.1)
10 DP285881 EASEMENT FOR TELEVISION SIGNAL RECEPTION SERVICES OVER EXISTING LINE OF RECEIVING EQUIPMENT AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED (DOC.1)

END OF PAGE 1 - CONTINUED OVER

110981

PRINTED ON 5/12/2011

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/285081 PAGE 2

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PLAN FORM 3 — To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP270334 (E)

COMMUNITY PLAN
SHEET 1 OF 5 SHEETS

NAME OF DEVELOPMENT, IF ANY
PARAMOUNT WEST

ADDRESS FOR SERVICE OF NOTICE
COMMUNITY ASSOCIATION D.P.
DOONPORE
P.O. BOX 3724
PARRAMATTA 2124

For reference to additional sheets see schedule below

Registered: 27.6.2003

This sheet is being constantly updated to show the current subdivision of the scheme. For details of such updates and additional and replacement sheets coded see schedule below.

Council's Approval No. 10/1997
Date: 20-12-2002
Council-Clerk Signature: [signature]
Authorised Person

Surveyor's Signature: [signature]
Date: 1ST DECEMBER, 2002.

SCHEDULE OF CHANGES TO THE SCHEME.

LOT No.	DETAILS	SHEET No.
4	DP285768	
5	SUBDIVIDED INTO LOTS 18-24	2-9
24	SUBDIVIDED INTO SP70268	
6	SUBDIVIDED INTO LOTS 25-27	11-12
9	SUBDIVIDED INTO LOTS 28-31	13-14
31	SP73097	
15	DP285861	
7	SUBDIVIDED INTO LOTS 32-38	15-16
38	SUBDIVIDED INTO LOTS 1-25 DP285900	
8, 9 & 10	SUBDIVIDED INTO LOTS 39-63 & DP 270334	17-18
17	SUBDIVIDED INTO LOT 54 AS PUBLIC RESERVE	19
38	CONVERTED TO ASSOCIATION PROPERTY	5A

Reduction Ratio 1: 1000

PERENTIE ROAD

CHILDS CIRCUIT

PARAMOUNT CLOSE

NIVEN PLACE

FOREST WAY

M.G.A. NORTH

SP73097

LOCATION DIAGRAM ONLY

REDUCTION RATIO 1:1000

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE 1233SCE

PLAN ARCHIVED BY A.R. MILLER 24.1.03

Req:R459846 /Doc:DP 0270334 N /Rev:23-Mar-2009 /Sts:NE.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:1 of 29
Ref:1109901 /Src:M

PLANFORM 2

Plan Drawing only to appear in this space

DP270334

SIGNATURES AND SEALS ONLY

Executed by
AUSTRALAND HOLDINGS LTD
ACN 12 008 443 646
By its Attorney MATTHEW JAMES SEVIS
Under Power of Attorney Book 4202
No. 477 in the presence of:

PHIL JOHNSTON

Signed for and on behalf of
COMMONWEALTH BANK
OF AUSTRALIA ACN 123 123 124 by
as duly appointed attorney under
Power of Attorney dated 17 November
this deed confirming that no notice
received of revocation of the Attorney
in the presence of

Signature of Witness

PETER FOSTER
Name of Witness

SURVEYORS (PRACTICE) REGULATION 2001 CLAUSE 9(2)(i)

M.G.A. CO ORDINATES					
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER
PM 30256	335 266.953	6 266 132.668	56	B	U
SSM 25899	335 242.124	6 266 235.088	56	B	U
SSM 25165	335 153.017	6 266 588.883	56	B	U
COMBINED SEA LEVEL AND SCALE FACTOR 0.999989					
SOURCE ISG CO ORDINATES ADOPTED FROM SCIMS AS OCTOBER 2000					

DETAIL PLAN
SHEET ONE

M.G.A. NORTH

CIRCUIT
PERENTIE
ROAD
CHILDS
CIRCUIT
WAY
FOREST
PERENTIE
ROAD

SSM 25165 P.O.
SSM 25256
SSM 25899
SSM 25900
SSM 25901 F9
SSM 25902
SSM 25903
SSM 25904
SSM 25905
SSM 25906
SSM 25907
SSM 25908
SSM 25909
SSM 25910
SSM 25911
SSM 25912
SSM 25913
SSM 25914
SSM 25915
SSM 25916
SSM 25917
SSM 25918
SSM 25919
SSM 25920
SSM 25921
SSM

PLAN FORM 3 — To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

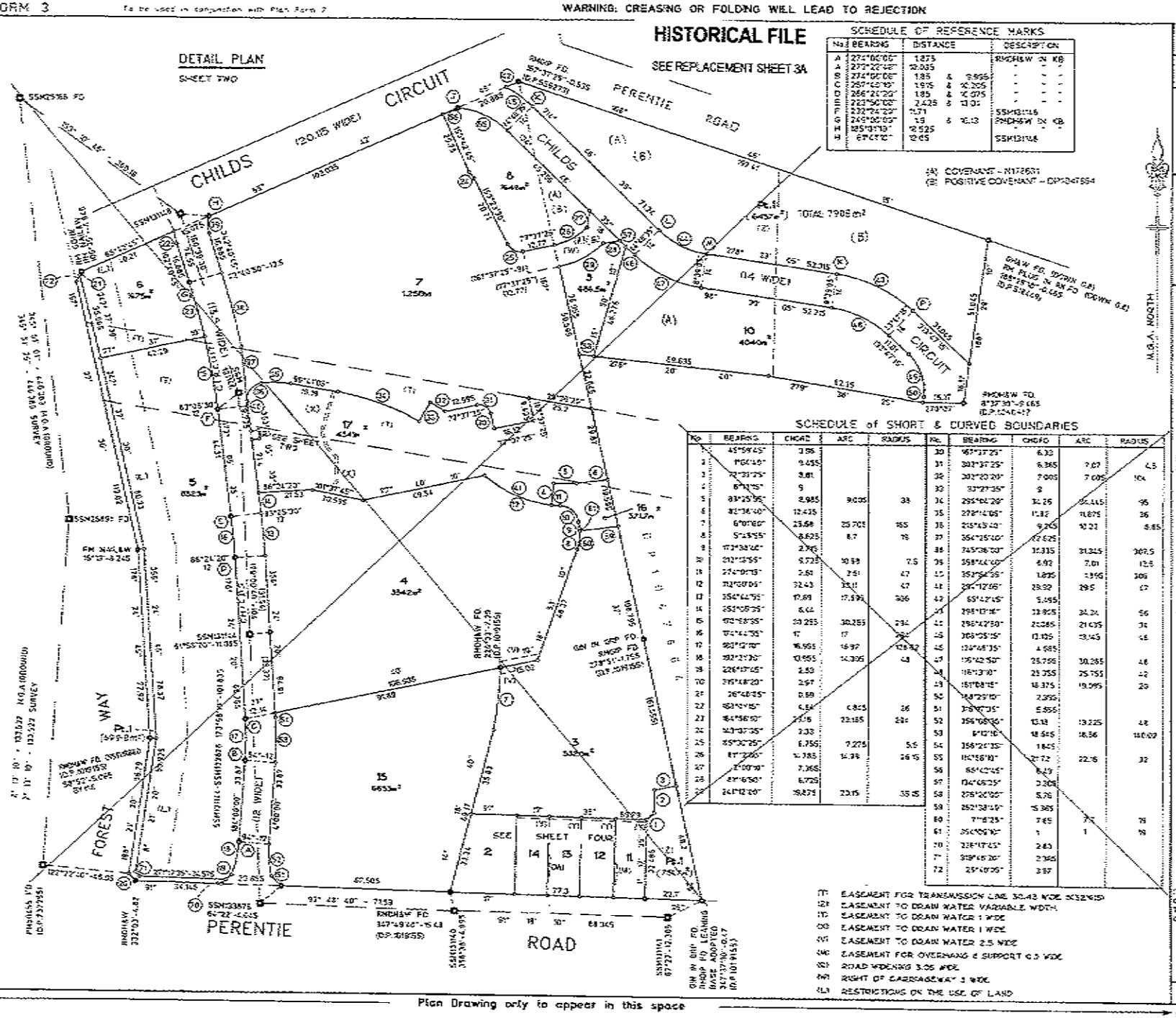
DP270334

HISTORICAL FILE

SEE REPLACEMENT SHEET 3A

DETAIL PLAN

SHEET TWO



SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE		DESCRIPTION
A	274°00'00"	1.875		RMDH&W IN KB
A	279°22'45"	12.035		-
B	274°00'00"	1.85	& 9.995	-
C	259°45'45"	1.975	& 10.205	-
D	266°24'20"	1.85	& 10.075	-
E	283°56'00"	2.425	& 13.01	-
F	232°54'22"	11.71		SSM131146
G	249°06'09"	1.9	& 10.13	RMDH&W IN KB
H	325°31'19"	12.525		-
H	67°43'12"	12.65		SSM131148

(A) COVENANT - N172631
(B) POSITIVE COVENANT - DP304784

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	45°59'45"	3.96		
2	1°00'15"	9.455		
3	72°31'25"	3.81		
4	6°31'35"	9		
5	83°25'35"	8.985	9.035	33
6	82°36'40"	12.435		
7	6°00'00"	23.58	23.705	155
8	5°43'55"	8.625	8.7	78
9	173°36'40"	2.765		
10	212°13'55"	9.725	10.89	7.5
11	274°09'15"	2.61	2.61	47
12	312°09'05"	32.43	33.11	47
13	354°42'55"	17.89	17.995	926
14	352°05'55"	6.44		
15	192°58'55"	33.255	33.255	234
16	174°44'55"	17	17	
17	90°12'00"	16.955	16.97	128.92
18	192°21'20"	10.955	14.305	48
19	226°17'45"	2.53		
20	315°48'20"	2.97		
21	26°48'45"	0.59		
22	152°12'45"	4.54	4.805	36
23	164°56'10"	23.16	23.185	234
24	143°37'35"	3.33		
25	85°30'25"	6.755	7.275	5.5
26	81°32'00"	14.785	14.94	26.15
27	2°09'10"	7.365		
28	87°16'50"	6.725		
29	264°12'00"	33.475	33.75	33.15

No.	BEARING	CHORD	ARC	RADIUS
30	167°37'25"	6.33		
31	303°37'25"	6.365	7.67	4.5
32	303°20'20"	7.005	7.605	104
33	33°27'35"	9		
34	295°40'20"	34.26	34.445	95
35	278°14'05"	11.87	11.875	36
36	215°45'40"	9.265	10.23	6.85
37	354°25'40"	17.625		
38	345°38'50"	31.315	31.325	369.5
39	358°44'00"	6.92	7.01	12.5
40	351°54'55"	1.895	1.895	306
41	294°12'55"	29.92	29.5	57
42	65°42'45"	5.465		
43	298°13'40"	33.805	34.24	56
44	356°42'50"	21.085	21.635	34
45	308°05'15"	13.105	13.145	46
46	124°45'35"	4.585		
47	195°42'50"	25.795	30.385	46
48	181°13'30"	25.355	25.755	42
49	157°58'15"	18.375	19.095	29
50	158°29'10"	2.955		
51	358°47'35"	5.955		
52	356°08'00"	13.18	13.225	48
53	6°42'10"	18.545	18.56	168.02
54	356°21'35"	18.45		
55	11°56'10"	21.72	22.16	32
56	65°42'45"	9.47		
57	124°45'25"	3.205		
58	275°42'05"	5.01		
59	252°38'45"	15.365		
60	7°58'25"	7.85	7.9	28
61	356°55'10"	1	1	28
70	338°17'25"	2.83		
71	318°45'20"	2.365		
72	25°19'35"	3.97		

(T) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (K324165)
(E) EASEMENT TO DRAIN WATER VARIABLE WIDTH
(E) EASEMENT TO DRAIN WATER 1 WIDE
(E) EASEMENT TO DRAIN WATER 1 WIDE
(E) EASEMENT TO DRAIN WATER 2.5 WIDE
(E) EASEMENT FOR OVERHANG & SUPPORT 0.5 WIDE
(R) ROAD WIDENING 3.05 WIDE
(R) RIGHT OF CARRIAGEWAY 3 WIDE
(R) RESTRICTIONS ON THE USE OF LAND

Registered by: [illegible]

This is Sheet 2 of my plan of [illegible] dated [illegible]

Surveyor registered under Surveyors Act 1934

This is Sheet 2 of the plan of [illegible] dated [illegible]

Authorised Person / Council

THE PLACEMENT OF REFERENCE MARKS J K L M N & P IN CHILDS CIRCUIT HAVE BEEN DEFERRED IN ACCORDANCE WITH CLAUSE 1608 OF THE SURVEYORS GENERAL REGULATION 2001. WHEN PLACED, THE NATURE AND POSITION OF THE REFERENCE MARKS WILL BE SHOWN IN A SCHEDULE ON A SEPARATE SHEET ANNEXED TO THIS PLAN.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1964 AS AMENDED IT IS INTENDED TO CREATE:-

RELEASE:-

1. EASEMENT TO DRAIN WATER VARIABLE WIDTH (D.P.1009559)
2. EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.1009559)
3. EASEMENT TO DRAIN WATER 2 WIDE 1608566 ↑
4. EASEMENT FOR SERVICES 2 WIDE 1608566 ↑

" and as set out in the accompanying instrument signed by the Authorised Person"

IT IS INTENDED TO DEDICATE CHILDS CIRCUIT, SUBJECT TO EASEMENT FOR TRANSMISSION LINE AND THE SPLAY CORNERS TO THE PUBLIC AS ROAD.

Reduction Ratio 1:500

PLAN AMENDED BY A.R. MILLER 24-1-03

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE 1121W09

Req:R159946 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Sts:OK.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:3 of 29
Ref:1100901 /Src:M

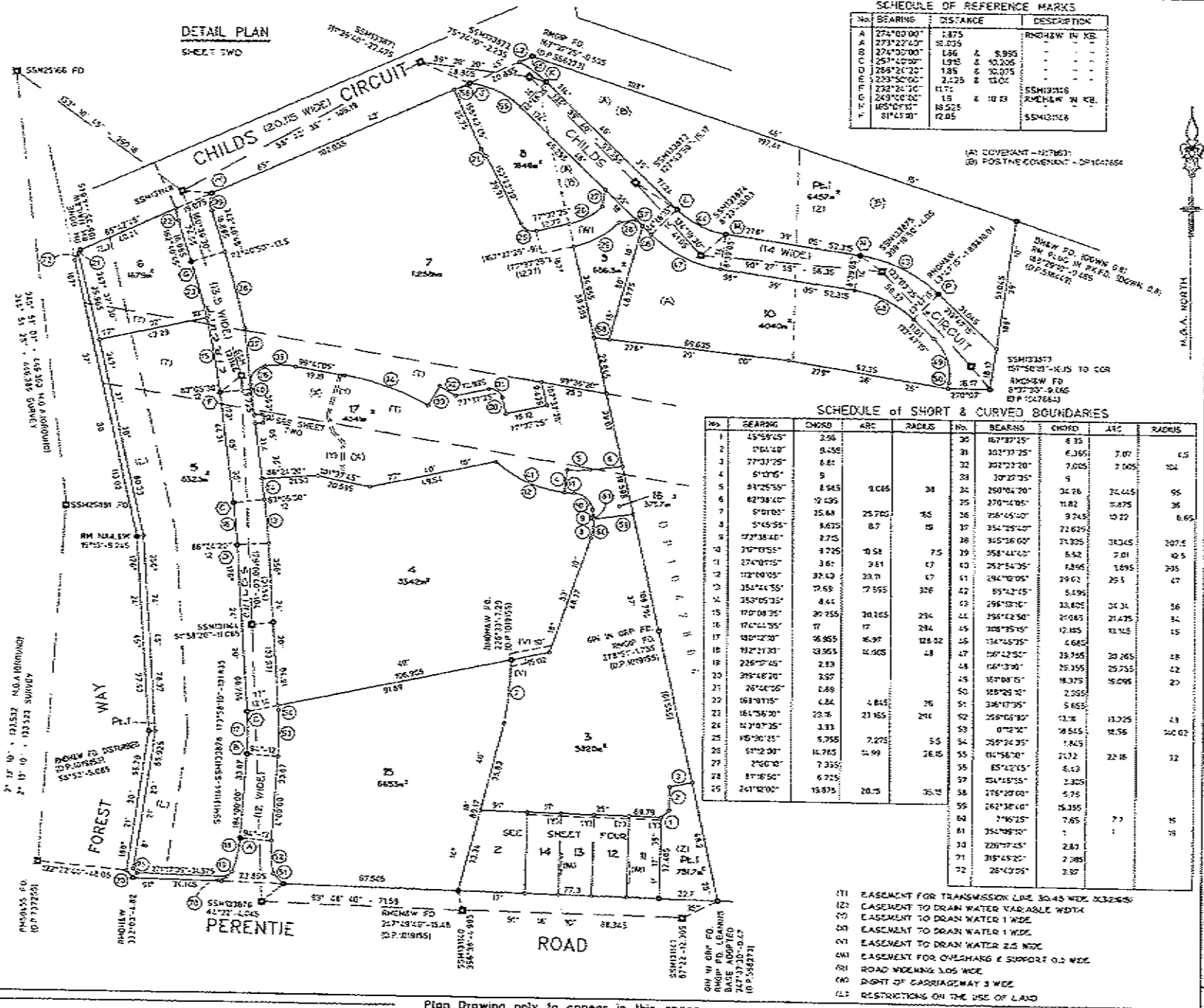
PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 270334

REPLACEMENT SHEET 3A

DETAIL PLAN

SHEET TWO



SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE		DESCRIPTION
A	274°00'00"	1.875		RM DH&W IN KB
A	273°22'45"	18.035		- - -
B	274°00'00"	1.86	& 9.995	- - -
C	257°42'00"	1.915	& 10.205	- - -
D	286°24'25"	1.85	& 10.075	- - -
E	233°50'00"	2.125	& 13.00	- - -
F	232°24'30"	11.71		SSM133518
G	249°00'00"	1.5	& 10.13	RM DH&W IN KB
H	165°09'15"	18.525		- - -
I	81°45'30"	12.05		SSM131568

(A) COVENANT - H278631
(B) POSITIVE COVENANT - DP1047684

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS	No.	BEARING	CHORD	ARC	RADIUS
1	45°59'45"	3.56			30	167°37'25"	6.35		
2	7°01'48"	9.456			31	302°37'25"	6.360	7.07	4.5
3	77°37'25"	6.84			32	302°23'20"	7.005	7.005	104
4	5°13'15"	9			33	39°37'25"	9		
5	84°25'55"	8.945	9.085	36	34	250°04'20"	34.26	34.445	55
6	82°38'40"	12.495			35	270°47'05"	11.82	11.875	36
7	5°01'05"	25.68	25.705	185	36	256°45'40"	9.245	10.22	8.65
8	5°45'55"	8.635	8.7	18	37	354°05'40"	21.625		
9	172°38'40"	2.215			38	355°36'00"	31.305	31.345	307.5
10	350°01'55"	9.225	10.58	7.5	39	358°44'40"	6.52	7.01	12.5
11	274°01'15"	3.61	3.61	67	40	262°54'05"	1.895	1.895	335
12	112°00'05"	32.63	33.11	67	41	294°02'05"	39.62	39.5	67
13	354°46'55"	17.69	17.695	326	42	85°42'45"	5.495		
14	353°05'35"	8.61			43	296°53'10"	33.805	34.34	56
15	170°08'35"	30.255	30.365	234	44	296°42'50"	21.065	21.475	34
16	170°41'55"	17	17	234	45	308°35'15"	12.185	12.345	15
17	130°12'30"	16.955	16.99	128.52	46	134°46'35"	4.685		
18	192°21'30"	13.955	14.005	48	47	156°42'50"	28.755	28.265	48
19	226°17'45"	2.83			48	156°13'30"	25.355	25.735	42
20	259°46'20"	3.97			49	167°08'15"	18.375	18.095	20
21	26°46'05"	2.68			50	185°26'10"	2.355		
22	169°19'15"	4.84	4.845	26	51	346°17'35"	5.655		
23	161°56'20"	23.16	23.165	296	52	256°04'30"	12.78	13.225	43
24	12°19'35"	3.33			53	0°12'10"	18.565	18.56	340.62
25	115°20'25"	5.755	7.225	5.5	54	259°24'35"	1.845		
26	59°12'30"	16.765	16.99	26.15	55	114°56'20"	21.72	22.15	32
27	2°40'10"	7.355			56	65°42'15"	6.43		
28	87°16'50"	6.725			57	354°58'55"	2.825		
29	241°12'00"	19.875	20.15	35.15	58	278°20'00"	5.75		
					59	262°38'40"	15.355		
					60	7°46'25"	7.65	7.7	15
					61	354°08'50"	1	1	15
					62	226°17'45"	2.83		
					71	315°45'20"	2.385		
					72	28°40'05"	3.97		

(E1) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (K324615)
(E2) EASEMENT TO DRAIN WATER VARIABLE WIDTH
(E3) EASEMENT TO DRAIN WATER 1 WIDE
(E4) EASEMENT TO DRAIN WATER 1 WIDE
(E5) EASEMENT TO DRAIN WATER 2.5 WIDE
(E6) EASEMENT FOR OVERHANG & SUPPORT 0.2 WIDE
(R1) ROAD WIDENING 3.05 WIDE
(R2) RIGHT OF CARRIAGEWAY 3 WIDE
(R3) RESTRICTIONS ON THE USE OF LAND

Registered 27 + 2004

This is sheet 1 of my plan to 1 sheets
dated 8th March, 2004

Surveyor registered under Surveyors Act 1978

This is sheet of the plan of sheets formed by my Certificate No.

Cancel Date

For use where space is insufficient in any panel on Plan Form 2.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1964 AS AMENDED IT IS INTENDED TO CREATE:-

RELEASE:-

1. EASEMENT TO DRAIN WATER VARIABLE WIDTH (D.P.1018555)
2. EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.1018555)
3. EASEMENT TO DRAIN WATER 2 WIDE (K615568)
4. EASEMENT FOR SERVICES 2 WIDE (K615568)

IT IS INTENDED TO DEDICATE CHILDS CIRCUIT, SUBJECT TO EASEMENT FOR TRANSMISSION LINE AND THE SPLAY CORNERS TO THE PUBLIC AS ROAD.

Reduction Ratio 1 : 500

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 13390B4

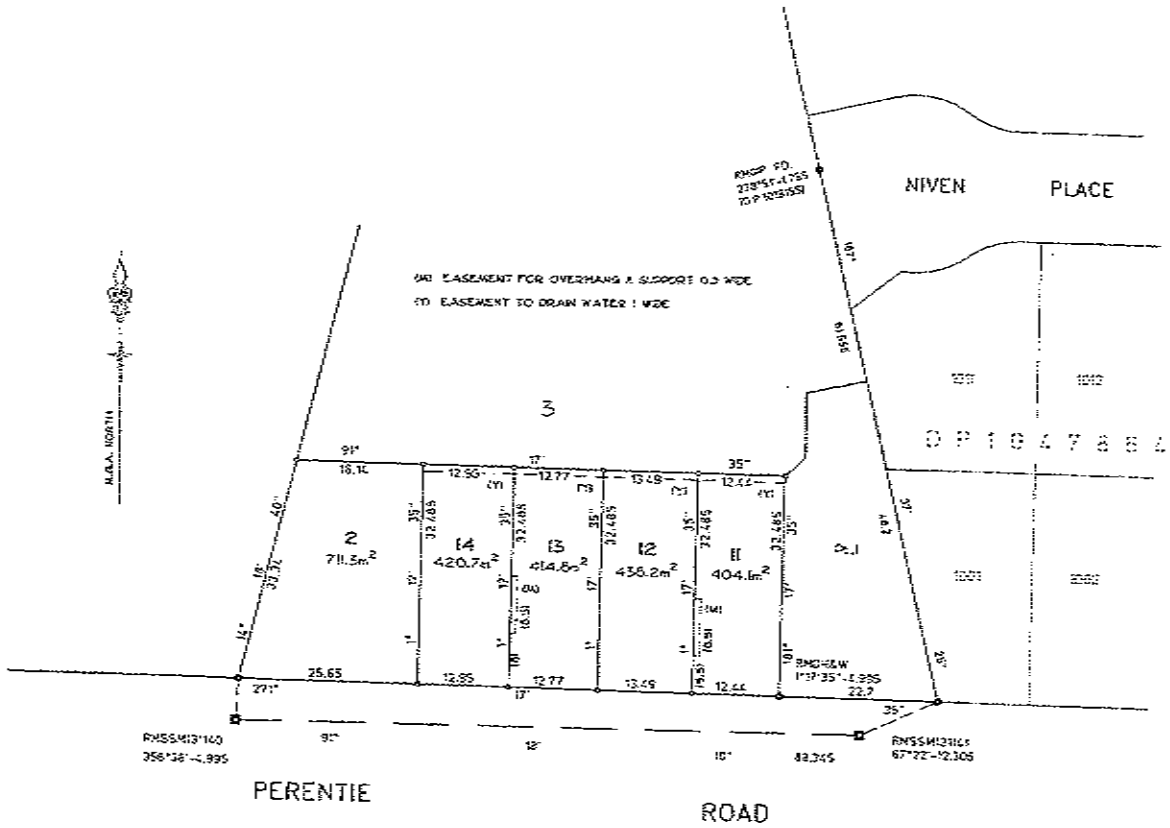
Req:R159846 /Doc:DP 0270334 D /Rev:23-Mar-2009 /Sts:SC.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:4 of 29
Ref:11/09/01 /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP270334

Registered 27.2.2003

DETAIL PLAN



Plan Drawing only to appear in this space

Req:R159946 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Sts:SC.OK /Prt:05-Dec-2011 10:30 /Pgs:ALL /Seq:5 of 29
Ref:110901 /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP270334

COMMUNITY PROPERTY PLAN

(COMMUNITY PROPERTY LOT ONLY)

(2) EASEMENT TO DRAIN WATER VARIABLE WIDTH

(A) COVENANT - N178631

(B) POSITIVE COVENANT - 6P104765A

Reg at: 21.2.2003

Surveyor registered under the Land Transfer Act 1908

This sheet is for the purpose of lodging the dealings shown hereon

Authorised Officer

For any other notes & easements in any panel on Plan Sheet 1

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	45°58'45"	3.96		
8	1°04'42"	9.455		
9	71°03'29"	8.91		
20	359°48'20"	8.97		
21	26°42'36"	0.69		
22	85°42'45"	5.43		
43	295°13'01"	33.825	34.31	55
44	295°42'56"	21.095	21.435	34
45	208°35'15"	12.955	13.345	65
70	225°10'45"	2.83		
71	315°42'20"	2.385		
72	28°42'05"	3.97		

CHILDS CIRCUIT

PERENTIE ROAD

CHILDS CIRCUIT

PARAMOUNT CLOSE

NIVEN PLACE

FOREST WAY

PERENTIE ROAD

Pt.1 (6658m²) TOTAL 7508m²

(2) (3)

(A) (B)

RHOR FD 157°37'30"-0.935 (D.P.5552735)

RH GONE RH N/E&W 108°35'-0.615

RH N/E&W 6°37'30"-5.685 (D.P.5552735)

RHOR FD 6°37'30"-5.685 (D.P.5552735)

RH N/E&W 15°07'-5.205

RHOR FD (DESTROYED) (D.P.789559) 58°51'-5.055

RHOR FD 27°51'-1.755 (D.P.1089551)

RHOR FD 247°09'16"-15.49 (D.P.1089551)

RHOR FD 337°07'-4.02

RHOR FD 337°07'-4.995

SSM931141 FD 67°22'-12.305

SSM931141 336°38'-4.995

RHOR FD 157°38'-5.805

DRAW FD (DOWN 0.81) RH PLUG IN RK/FD. 100WH 0.81 108°25'10"-0.685 (D.P.5552735)

RHOR FD 6°37'30"-5.685 (D.P.5552735)

RH N/E&W 6°37'30"-5.685 (D.P.5552735)

RHOR FD 6°37'30"-5.685 (D.P.5552735)

RH GONE RH N/E&W 108°35'-0.615

RH N/E&W 15°07'-5.205

RHOR FD (DESTROYED) (D.P.789559) 58°51'-5.055

RHOR FD 27°51'-1.755 (D.P.1089551)

RHOR FD 337°07'-4.02

RHOR FD 337°07'-4.995

SSM931141 336°38'-4.995

RHOR FD 157°38'-5.805

SSM931141 FD 67°22'-12.305

Reduction Ratio 1:500

PLAN AMENDED BY A.R.MILLER 24.1.03

Req:R159846 /Doc:DP 0270334 P /Rev:25-Mar-2009 /Sts:SC.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:6 of 20

Ref:111901 /Src:M

Plan Drawing only to appear in this space

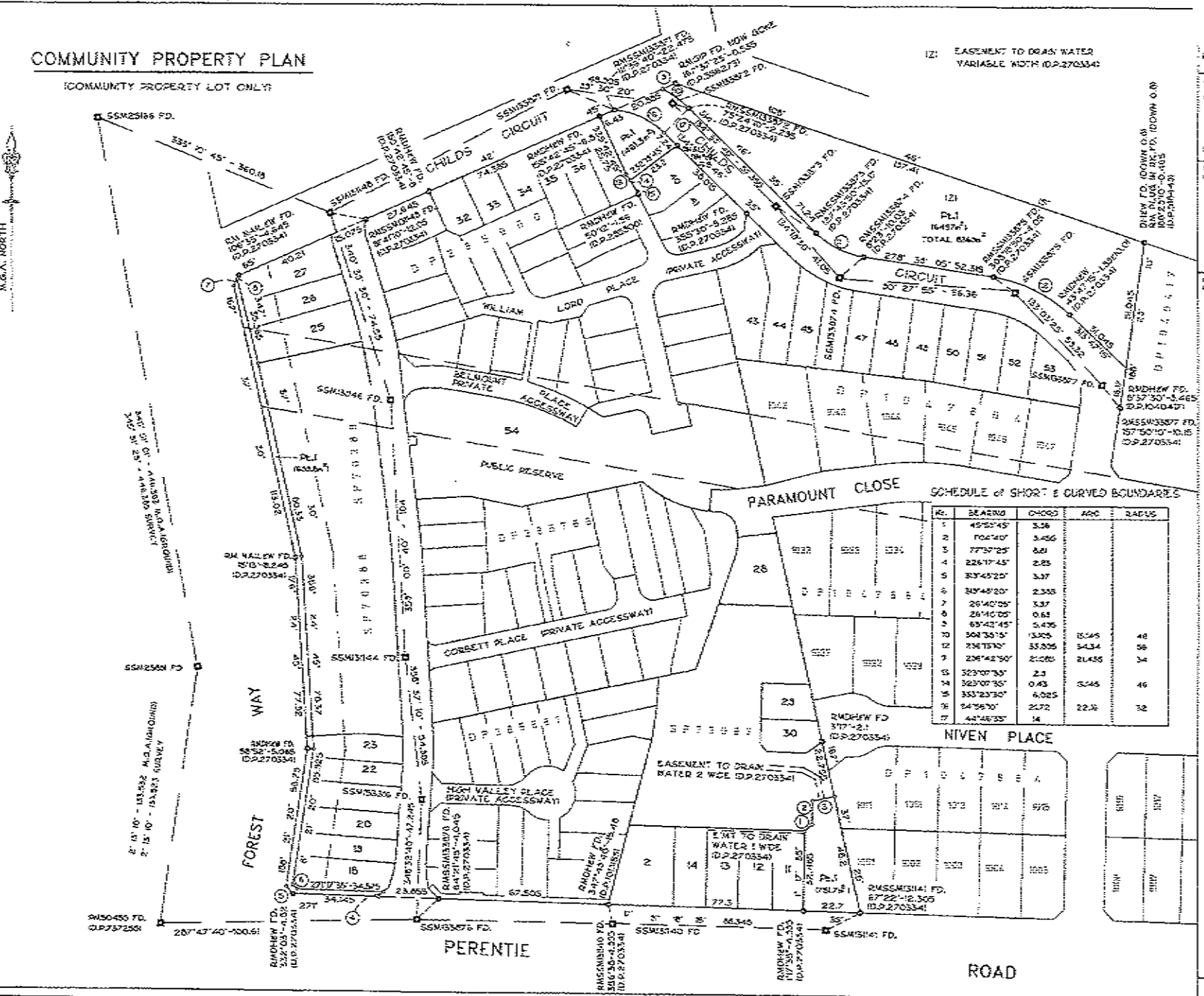
SURVEYOR'S REFERENCE

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 270334
REPLACEMENT SHEET 5A

COMMUNITY PROPERTY PLAN

(COMMUNITY PROPERTY LOT ONLY)



No.	BEARING	CHORD	ARC	RADIUS
1	45°55'45"	5.36		
2	100°40"	3.456		
3	77°57'25"	8.61		
4	226°17'45"	2.85		
5	313°45'20"	3.37		
6	315°48'20"	2.355		
7	26°40'05"	3.37		
8	26°40'05"	0.63		
9	65°43'45"	5.405		
10	308°35'15"	13.305	13.545	48
11	236°15'10"	55.305	54.34	56
12	236°42'50"	21.080	21.455	14
13	323°07'35"	2.3		
14	323°07'35"	0.43	13.545	46
15	353°23'50"	6.025		
16	54°56'10"	24.72	22.36	32
17	44°46'35"	14		

Registered 18 17.3.2009

This is sheet 1 of my plans 2 sheets
dated 9th April 2009

Surveyor registered under Surveyors Act 1929

This is sheet ... of the plan of ... surveyed by me on ... dd ...

Survey Plan

For any other sheets which may be attached to any plan see Plan Form 2.

THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AND REPLACES SHEET 5A OF THE PLAN REGISTERED ON 01.2.02

The common Seal of the Community Association DP 270334 is affixed on 9.3.2009 in the presence of KAREN LEES, being the person authorised by Section 8 of the Community Land Management Act 1989 (NSW) to attest the affixing of the common seal

Signature of KAREN LEES

Common Seal of

Signed by GEORGE ... as attorney for AUSTRALAND HOLDINGS LIMITED (ACN 004 993 696) under power of attorney registered ... in the presence of:

Signature of witness

Name of witness

Address of witness

By executing this agreement the attorney states that the attorney has received no notice of revocation of the power of attorney

Reduced from A1 2000

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12330 C20

Doc:RL139046 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Sts:SC.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:7 of 29
Ref:110981 /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP270334

HISTORICAL FILE

SEE REPLACEMENT SHEET 6A

INITIAL SCHEDULE

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	42	
3	479	
4	781	
5	660	
6	108	
7	1012	
8	140	
9	45	
10	360	
11	39	
12	43	
13	42	
14	42	
15	576	
16	81 ~~(FUTURE PUBLIC ROAD)~~	
17	81 ~~FUTURE PUBLIC RESERVE~~	
TOTAL	~~4369~~ 4371	

Registered 27.2.2003

THIS SHEET SHOWS AN INITIAL SCHEDULE OF UNIT ENTITLEMENT FOR THE COMMUNITY SCHEME WHICH IS LIABLE TO BE ALTERED AS THE SCHEME IS DEVELOPED OR ON COMPLETION OF THE SCHEME.

SUBSEQUENT CHANGES WILL BE RECORDED ON A REPLACEMENT SHEET OF THIS PLAN WHICH WILL BE NUMBERED 6A, 6B, 6C ETC AS THE CIRCUMSTANCES REQUIRE.

I DOUGLAS F BRIDLE REGISTRATION No. 1184 BEING A VALUER REGISTERED UNDER THE VALUERS REGISTRATION ACT 1975 CERTIFY THAT THE UNIT ENTITLEMENTS SHOWN ON THIS PLAN ARE BASED UPON THE VALUATIONS MADE BY ME ON 23-10-02.

Plan Drawing only to appear in this space

Req:R129846 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Sts:SC.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:8 of 29
Ref:110991 /Src:M

PLAN FORM 3

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

REPLACEMENT SHEET 6A

DP270334

Registered 15 30.6.2003

HISTORICAL FILE

SEE REPLACEMENT SHEET 6B

INITIAL SCHEDULE

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	42	
3	479	
4	781	DP 289768
5	SUBDIVIDED INTO LOTS 18-24	COMMUNITY PLAN OF SUBDIVISION SHEETS 2, 3 & 5
6	108	
7	1012	
8	140	
9	45	
10	360	
11	39	
12	43	
13	42	
14	42	
15	576	
16	1	
17	1	

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
18	30	
19	30	
20	30	
21	30	
22	30	
23	30	
24	480	
TOTAL	4371	

THIS SHEET SHOWS AN INITIAL SCHEDULE OF UNIT ENTITLEMENT FOR THE COMMUNITY SCHEME WHICH IS LIABLE TO BE ALTERED AS THE SCHEME IS DEVELOPED OR ON COMPLETION OF THE SCHEME.

SUBSEQUENT CHANGES WILL BE RECORDED ON A REPLACEMENT SHEET OF THIS PLAN WHICH WILL BE NUMBERED 6A, 6B, 6C ETC. AS THE CIRCUMSTANCES REQUIRE.

I DOUGLAS F. BOWEN REGISTRATION No.858 BEING A VALUER REGISTERED UNDER THE VALUERS REGISTRATION ACT 1975 CERTIFY THAT THE UNIT ENTITLEMENTS SHOWN ON THIS PLAN ARE BASED UPON THE VALUATIONS MADE BY ME ON 23RD OCTOBER, 2002.

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12350 SDS

Req:R159046 /Doc:DP 0270334 P /Rev:23-May-2007 /Sts:SC.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:9 of 29
Ref:210981 /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 270334
REPLACEMENT SHEET 6B

Registered [signature] 17-10-2007

Date of plan: 1 November 2006
Date of survey: 1 JUNE 2003

[signature]
Surveyor registered under Section 10 of the SSI Act 2002

This is sheet 2 of the plan of 2 sheets
Plan approved by my Delegate on 18-9-2007
at 24-9-2007

[signature]
Authorised Officer

Delete whichever does not apply

THIS SHEET SHOWS AN INITIAL SCHEDULE OF UNIT ENTITLEMENT FOR THE COMMUNITY SCHEME WHICH IS LIABLE TO BE ALTERED AS THE SCHEME IS DEVELOPED OR ON COMPLETION OF THE SCHEME.

SUBSEQUENT CHANGES WILL BE RECORDED ON A REPLACEMENT SHEET OF THIS PLAN WHICH WILL BE NUMBERED 6A,6B,6C,ETC. AS THE CIRCUMSTANCES REQUIRE.

Revision Note 1.

HISTORICAL FILE SEE REPLACEMENT SHEET 6C

INITIAL SCHEDULE

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	42	
3	479	
4	781	DP 285768
5	SUBDIVIDED INTO LOTS 8-24	COMMUNITY PLAN OF SUBDIVISION SHEETS 7, 8 & 9
6	108	
7	1012	
8	140	
9	45	
10	360	
11	39	
12	43	
13	42	
14	42	
15	576	
16	0	DEDICATED AS PUBLIC ROAD SHEET 6A
17	1	

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
18	30	
19	30	
20	30	
21	30	
22	30	
23	30	
24	480	
TOTAL	4370	

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE 1559/07

Req:R159046 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Sts:SC.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:10 of 29
Ref:110901 /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

REPLACEMENT SHEET 6C

DP270334

Registered 16-09-2004

This is sheet 3 of my plan of 3 sheets dated 7th December, 2003.

Surveyor Registered under Surveyors Act, 1903.

This is sheet 3 of the plan of 3 sheets approved by my Conditions No. 1 to 5 & 7 dated 5-11-2004

Councillors of the Council of the District of Broken Bay

For this purpose refer to restrictions in my panel in Plan Form 2.

HISTORICAL FILE
SEE REPLACEMENT SHEET 6D

INITIAL SCHEDULE

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	42	
3	479	
4	781	SUBDIVIDED BY SUBDIVISION
5	SUBDIVIDED INTO LOTS 18-24	COMMUNITY PLAN OF SUBDIVISION SHEETS 2, 3 & 4
6	SUBDIVIDED INTO LOTS 25, 26 & 27	COMMUNITY PLAN OF SUBDIVISION SHEETS 2 & 3
7	1012	
8	140	
9	45	
10	360	
11	39	
12	43	
13	42	
14	42	
15	576	
16	0	DEDICATED AS PUBLIC ROAD SHEET 5
17	1	

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
18	30	
19	30	
20	30	
21	30	
22	30	
23	30	
24	480	SP 70288
25	36	
26	36	
27	36	
TOTAL	4370	

THIS SHEET SHOWS AN INITIAL SCHEDULE OF UNIT ENTITLEMENT FOR THE COMMUNITY SCHEME WHICH IS LIABLE TO BE ALTERED AS THE SCHEME IS DEVELOPED OR ON COMPLETION OF THE SCHEME.

SUBSEQUENT CHANGES WILL BE RECORDED ON A REPLACEMENT SHEET OF THIS PLAN WHICH WILL BE NUMBERED 6A, 6B, 6C ETC. AS THE CIRCUMSTANCES REQUIRE.

I, DOUGLAS F. BOWEN
REGISTRATION NUMBER
BEING A VALUER REGISTERED UNDER THE VALUERS REGISTRATION ACT 1975, CERTIFY THAT THE UNIT ENTITLEMENTS SHOWN ON THIS PLAN ARE BASED UPON THE VALUATIONS MADE BY ME ON 25TH OCTOBER, 2002.

Reduction Ratio 1:2

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12330-003

Req:R159846 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Sts:SC.OK /Prt:08-Dec-2011 15:30 /Pgs:ALL /Seq:11 of 29
Ref:1110901 /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

*OFFICE USE ONLY

D.P.270334
REPLACEMENT SHEET 6D

Registered 6 JUL 2004

This is sheet 3 of my plan of 5 sheets dated 26th May 2004.

Surveyor registered under Surveying Act 1992.

This is sheet 3 of the plan of 5 sheets created by my Certificate No. 30675 of 21.4.2004

Council Clerk
Authorised Person

For any matters raised or modifications to any part of Plan Form 2.

THIS SHEET CONTAINS AN UPDATED SCHEDULE OF UNIT ENTITLEMENT AND REPLACES SHEET 6C OF THE PLAN REGISTERED ON 16th APRIL 2004

THIS SHEET SHOWS AN INITIAL SCHEDULE OF UNIT ENTITLEMENTS FOR THE COMMUNITY SCHEME WHICH IS LIABLE TO BE ALTERED AS THE SCHEME IS DEVELOPED OR ON COMPLETION OF THE SCHEME.

SUBSEQUENT CHANGES WILL BE RECORDED ON A REPLACEMENT SHEET OF THIS PLAN WHICH WILL BE NUMBERED 6E, 6F ETC AS THE CIRCUMSTANCES REQUIRE.

I DOUGLAS F. BOWEN REGISTRATION No.284 BEING A VALUER REGISTERED UNDER THE VALUERS REGISTRATION ACT 1948 CERTIFY THAT THE UNIT ENTITLEMENTS OF THE NEW LOTS CREATED ARE BASED UPON THE VALUATIONS MADE BY ME ON 23rd OCTOBER 2002 BEING THE DATE OF THE VALUER'S CERTIFICATE LODGED WITH THE ORIGINAL INITIAL SCHEDULE.

Signature Date 1

INITIAL SCHEDULE

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	42	
3	SUBDIVIDED INTO LOTS 25-3[illegible]	COMMUNITY PLAN OF SUBDIVISION SHEETS 13 & 14
4	781	SUBDIVIDED BY DP270[illegible]
5	SUBDIVIDED INTO LOTS 18-24	COMMUNITY PLAN OF SUBDIVISION SHEETS 2, 3 & 5
6	SUBDIVIDED INTO LOTS 25, 26 & 27	COMMUNITY PLAN OF SUBDIVISION SHEETS 11 & 12
7	1012	
8	140	
9	45	
10	360	
11	39	
12	43	
13	42	
14	42	
15	576	DP 29388[illegible]
16	0	DEDICATED AS PUBLIC ROAD SHEET 10
17	1	

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
18	30	
19	30	
20	30	
21	30	
22	30	
23	30	
24	480	SUBDIVIDED BY SP[illegible]
25	36	
26	36	
27	36	
28	37	
29	34	
30	34	
31	374	SP73097
TOTAL	4370	

HISTORICAL FILE
SEE REPLACEMENT SHEET 6E

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12553-SCP

Req:R159846 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Sys:SC.OR /Prt:05-Dec-2011 15:30 /Req:NIL /Seq:12 of 20
Req:R110901 /Prn:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION — *OFFICE USE ONLY

D.P.270334
REPLACEMENT SHEET 6E

Registered: 15 5 2005

HISTORICAL FILE –

SEE REPLACEMENT SHEET '6F'

INITIAL SCHEDULE

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	42	
3	SUBDIVIDED INTO LOTS 26-34	COMMUNITY PLAN OF SUBDIVISION SHEETS 15 & 16
4	781	SUBDIVIDED BY D.P.270334
5	SUBDIVIDED INTO LOTS 18-24	COMMUNITY PLAN OF SUBDIVISION SHEETS 7, 8 & 9
6	SUBDIVIDED INTO LOTS 25, 26 & 27	COMMUNITY PLAN OF SUBDIVISION SHEETS 9 & 10
7	SUBDIVIDED INTO LOTS 32-38	COMMUNITY PLAN OF SUBDIVISION SHEETS 15 & 16
8	140	
9	45	
10	360	
11	39	
12	43	
13	42	
14	42	
15	576	SUBDIVIDED BY D.P.270334
16	0	DEDICATED AS PUBLIC ROAD SHEET 10
17	1	

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
18	30	
19	30	
20	30	
21	30	
22	30	
23	30	
24	480	SUBDIVIDED BY S.P.270334
25	36	
26	36	
27	36	
28	37	
29	34	
30	34	
31	374	SUBDIVIDED BY S.P.270334
32	33	
33	33	
34	33	
35	33	
36	33	
37	33	
38	814	SUBDIVIDED BY S.P.270334
TOTAL	4370	

This is sheet 3 of my plan in 3 sheets dated 14th January 2005.

Surveyor registered under Survey Act 2002

This is sheet 3 of the plan of 3 sheets entered by me Certificate No. 1004/03 of 21/1/04

Authorised Person
Cairns Shire

For any other notes or certificates see or only given on Plan Form 2.

THIS SHEET SHOWS AN INITIAL SCHEDULE OF UNIT ENTITLEMENT FOR THE COMMUNITY SCHEME WHICH IS LIABLE TO BE ALTERED AS THE SCHEME IS DEVELOPED OR ON COMPLETION OF THE SCHEME.

SUBSEQUENT CHANGES WILL BE RECORDED ON A REPLACEMENT SHEET OF THIS PLAN WHICH WILL BE NUMBERED 6F, 6G, 6H ETC. AS THE CIRCUMSTANCES REQUIRE.

THIS SHEET CONTAINS AN UPDATED SCHEDULE OF UNIT ENTITLEMENT AND REPLACES SHEET 6D OF THE PLAN REGISTERED ON 4th November, 2004.

I, DOUGLAS F. BOWEN
REGISTRATION No.1004
BEING A VALUER REGISTERED UNDER THE VALUERS REGISTRATION ACT 1992, CERTIFY THAT THE UNIT ENTITLEMENTS OF THE NEW LOTS CREATED ARE BASED UPON THE VALUATIONS MADE BY ME ON 25TH OCTOBER, 2002 BEING THE DATE OF THE VALUER'S CERTIFICATE LODGED WITH THE ORIGINAL INITIAL SCHEDULE.

Signature Date

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12350-7010

Req:R159946 /Doc:DP 0270334 P /Rev:23-Nov-2009 /Sts:SC.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:11 of 29
Ref:110001 /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

D.P.270334
REPLACEMENT SHEET 6F

Registered 6 28.11.2006

HISTORICAL FILE
SEE SHEET 6G

INITIAL SCHEDULE

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	42	
3	SUBDIVIDED INTO LOTS 26-31	COMMUNITY PLAN OF SUBDIVISION SHEETS 13 & 14
4	781	SUBDIVIDED BY D.P.265048
5	SUBDIVIDED INTO LOTS 15-24	COMMUNITY PLAN OF SUBDIVISION SHEETS 7, 8 & 9
6	SUBDIVIDED INTO LOTS 25, 26 & 27	COMMUNITY PLAN OF SUBDIVISION SHEETS 9 & 12
7	SUBDIVIDED INTO LOTS 32-38	COMMUNITY PLAN OF SUBDIVISION SHEETS 15 & 16
8	SUBDIVIDED INTO LOTS 39-53	COMMUNITY PLAN OF SUBDIVISION SHEETS 18 & 20
9		
10		
11	39	
12	43	
13	42	
14	42	
15	576	SUBDIVIDED BY D.P.265051
16	0	DEDICATED AS PUBLIC ROAD SHEET 10
17	1	

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
18	30	
19	30	
20	30	
21	30	
22	30	
23	30	
24	480	SUBDIVIDED BY S.P.270335
25	36	
26	36	
27	36	
28	37	
29	34	
30	34	
31	374	SUBDIVIDED BY S.P.270337
32	33	
33	33	
34	33	
35	33	
36	33	
37	33	
38	814	SUBDIVIDED BY D.P.265050

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
39	34	
40	38	
41	34	
42	34	
43	45	
44	36	
45	36	
46	36	
47 48	36	
48	36	
49	36	
50	36	
51	36	
52	36	
53	36	
TOTAL	4370	

THIS SHEET SHOWS AN INITIAL SCHEDULE OF UNIT ENTITLEMENT FOR THE COMMUNITY SCHEME WHICH IS LIABLE TO BE ALTERED AS THE SCHEME IS DEVELOPED OR ON COMPLETION OF THE SCHEME.

SUBSEQUENT CHANGES WILL BE RECORDED ON A REPLACEMENT SHEET OF THIS PLAN WHICH WILL BE NUMBERED 6H, 6I ETC. AS THE CIRCUMSTANCES REQUIRE.

THIS SHEET CONTAINS AN UPDATED SCHEDULE OF UNIT ENTITLEMENT AND REPLACES SHEET 6E OF THIS PLAN REGISTERED ON 5.5.05

I DOUGLAS F. BOWEN
REGISTRATION No.1004
BEING A VALUER REGISTERED UNDER THE VALUERS REGISTRATION ACT 1975 CERTIFY THAT THE UNIT ENTITLEMENTS OF THE NEW LOTS CREATED ARE BASED UPON THE VALUATIONS MADE BY ME ON 23RD OCTOBER 2006 BEING THE DATE OF THE VALUER'S CERTIFICATE LODGED WITH THE ORIGINAL INITIAL SCHEDULE.

SECOND OCCURRENCE OF LOT 46 AMENDED TO READ 47 VIDE 2006/2170 28-10-2006

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12333 - 503

Reg:R198846 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Pln:SG.OK /Prt:09-Dec-2011 15:30 /Pgs:ALL /Seq:14 of 29
Ref:110901 /Src:M40

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

INITIAL SCHEDULE

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	42	
3	SUBDIVIDED INTO LOTS 28-31	COMMUNITY PLAN OF SUBDIVISION SHEETS 15 & 16
4	781	SUBDIVIDED BY D.P.255768
5	SUBDIVIDED INTO LOTS 15-24	COMMUNITY PLAN OF SUBDIVISION SHEETS 7, 8 & 9
6	SUBDIVIDED INTO LOTS 25, 26 & 27	COMMUNITY PLAN OF SUBDIVISION SHEETS 11 & 12
7	SUBDIVIDED INTO LOTS 32-36	COMMUNITY PLAN OF SUBDIVISION SHEETS 15 & 16
8	SUBDIVIDED INTO LOTS 37-53	COMMUNITY PLAN OF SUBDIVISION SHEETS 17 & 18
9		
10		
11	39	
12	43	
13	42	
14	42	
15	576	SUBDIVIDED BY D.P.255768
16	0	DEDICATED AS PUBLIC ROAD SHEET 19
17	NOW LOT 54	COMMUNITY PLAN SHEET 19

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
18	30	
19	30	
20	30	
21	30	
22	30	
23	30	
24	480	SUBDIVIDED BY S.P.270335
25	36	
26	36	
27	36	
28	37	
29	34	
30	34	
31	374	SUBDIVIDED BY S.P.270337
32	33	
33	33	
34	33	
35	33	
36	33	
37	33	
38	814	SUBDIVIDED BY D.P.255800

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
39	34	
40	38	
41	34	
42	34	
43	45	
44	36	
45	36	
46	36	
46	36	
48	36	
49	36	
50	36	
51	36	
52	36	
53	36	
54	0	CREATED AS PUBLIC RESERVE - SHEET 19
TOTAL	4369	

HISTORICAL FILE

SEE REPLACEMENT SHEET 6H

DP270334

REPLACEMENT SHEET 6G

Registered 20 / 9 / 2006

Surveyor registered under Surveying Act, 2002.

Authorised Person / Council Officer

THIS SHEET SHOWS AN INITIAL SCHEDULE OF UNIT ENTITLEMENT FOR THE COMMUNITY SCHEME WHICH IS LIABLE TO BE ALTERED AS THE SCHEME IS DEVELOPED OR ON COMPLETION OF THE SCHEME.

SUBSEQUENT CHANGES WILL BE RECORDED ON A REPLACEMENT SHEET OF THIS PLAN WHICH WILL BE NUMBERED 6H, 6I ETC. AS THE CIRCUMSTANCES REQUIRE.

THIS SHEET CONTAINS AN UPDATED SCHEDULE OF UNIT ENTITLEMENT AND REPLACES SHEET 6F OF THE PLAN REGISTERED ON 22/1/05

I, DOUGLAS F. BOWEN
REGISTRATION No.984
BEING A VALUER REGISTERED UNDER THE VALUERS REGISTRATION ACT 1975 CERTIFY THAT THE UNIT ENTITLEMENTS OF THE NEW LOTS CREATED ARE BASED UPON THE VALUATIONS MADE BY ME ON 25th OCTOBER, 2002 BEING THE DATE OF THE VALUER'S CERTIFICATE LODGED WITH THE ORIGINAL INITIAL SCHEDULE.

Reduction Ratio 1:1

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12335 DP2

Key:R159846 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Sts:OC.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:15 of 29
Ref:110901 /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

*OFFICE USE ONLY

DP 270334

REPLACEMENT SHEET 6H

Registered 17.3.2009

This is sheet 2 of my plan of 2 sheets dated 5th April 2007

Surveyor registered under Surveyors Act, 2002

This is sheet ... of the plan of strata scheme by my Clients' file No. ...

Council Clerk

For each strata lot in a location in any plan in Plan Form 2

INITIAL SCHEDULE

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	42	
3	SUBDIVIDED INTO LOTS 28-31	COMMUNITY PLAN OF SUBDIVISION SHEETS 13 & 14
4	781	SUBDIVIDED BY D.P.255793
5	SUBDIVIDED INTO LOTS 16-24	COMMUNITY PLAN OF SUBDIVISION SHEETS 7, 8 & 9
6	SUBDIVIDED INTO LOTS 25, 26 & 27	COMMUNITY PLAN OF SUBDIVISION SHEETS 9 & 10
7	SUBDIVIDED INTO LOTS 32-38	COMMUNITY PLAN OF SUBDIVISION SHEETS 15 & 16
8	SUBDIVIDED INTO LOTS 39-53	COMMUNITY PLAN OF SUBDIVISION SHEETS 17 & 18
9		
10		
11	39	
12	43	
13	42	
14	42	
15	576	SUBDIVIDED BY D.P.255994
16	0	DEDICATED AS PUBLIC ROAD SHEET 19
17	NOW LOT 54	COMMUNITY PLAN SHEET 19

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
18	30	
19	30	
20	30	
21	30	
22	30	
23	30	
24	480	SUBDIVIDED BY S.P.270256
25	36	
26	36	
27	36	
28	37	
29	34	
30	34	
31	374	SUBDIVIDED BY S.P.270257
32	33	
33	33	
34	33	
35	33	
36	33	
37	33	
38	814	SUBDIVIDED BY D.P.255000

SCHEDULE OF UNIT ENTITLEMENT		
LOT	UNIT ENTITLEMENT	SUBDIVISION
39	0	CONVERTED TO LOT 1-SHEET 5B
40	38	
41	34	
42	34	
43	45	
44	36	
45	36	
46	36	
46	36	
48	36	
49	36	
50	36	
51	36	
52	36	
53	36	
54	0	CREATED AS PUBLIC RESERVE-SHEET 19
TOTAL	4335	

THIS SHEET SHOWS AN INITIAL SCHEDULE OF UNIT ENTITLEMENT FOR THE COMMUNITY SCHEME WHICH IS LIABLE TO BE ALTERED AS THE SCHEME IS DEVELOPED OR ON COMPLETION OF THE SCHEME.

SUBSEQUENT CHANGES WILL BE RECORDED ON A REPLACEMENT SHEET OF THIS PLAN WHICH WILL BE NUMBERED 6B, 6C ETC. AS THE CIRCUMSTANCES REQUIRE.

THIS SHEET CONTAINS AN UPDATED SCHEDULE OF UNIT ENTITLEMENT AND REPLACES SHEET 6G OF THE PLAN REGISTERED ON 20.03.06

I, DOUGLAS F. BOYCE REGISTRATION No.1154 BEING A VALUER REGISTERED UNDER THE VALUERS REGISTRATION ACT 1975, CERTIFY THAT THE UNIT ENTITLEMENTS OF THE NEW LOTS CREATED ARE BASED UPON THE VALUATIONS MADE BY ME ON 23rd OCTOBER, 2008 BEING THE DATE OF THE VALUER'S CERTIFICATE LODGED WITH THE ORIGINAL INITIAL SCHEDULE.

Restriction Page 6

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12383 C21

Req:R159946 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Sts:NEW.OK /Prt:05-Dec-2011 14:30 /Pgs:ALL /Seq:16 of 20
Ref:11060111 /Src:M

PLANFORM 2

Plan Drawing only to appear in this space.

ADDITIONAL SHEET 7

SIGNATURES AND SEALS ONLY

Executed by
AUSTRALAND HOLDINGS LIMITED
ABN 12 006 443 696
By its Attorney, ERNEST PHILIP,
under Power of Attorney Book 4588
No. 461 in the presence of:

LEVEL 7
15 HUNTER STREET
SYDNEY

Signature of witness

STELLA FOKAS

Signature of Attorney

SURVEYORS (PRACTICE) REGULATION 2001 CLAUSE 32(2)

MARK	EASTING	NORTHING	ZONE	CLASS	ORDER
PM 50455	335 206.953	S 256 102.868	56	B	2
SSM 25491	335 212.124	S 256 235.068	56	B	2
SSM 25166	335 103.870	S 264 862.863	56	B	2

COMBINED SEA LEVEL AND SCALE FACTOR 0.999909
SOURCE MGA CO ORDINATES ADOPTED FROM SCIMS AT OCTOBER, 2000.

DETAIL PLAN

SHEET ONE

(1) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (K328155)
(2) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
(3) RESTRICTIONS ON THE USE OF LAND D.P.270334

SSM25155 FD.
N89°10'45"E 365.18
SSM25148 FD.
CHILDS
CIRCUIT
PERENTIE
ROAD
M.G.A. NORTH
6
Pt.1
7
3
10
CIRCUIT
RM SSM 25146 FD.
17
(1)
16
RM NAILS FD
75°10'-8.24S
(D.P.270334)
SSM25891 FD
4
24
535m²
SSM25144 FD
CIRCUIT
CHILDS
WAY
FOREST
PERENTIE
ROAD
RM SSM 25145 FD.
54°22'-6.24S
(D.P.270334)
RM SSM 25175 FD.
54°22'-6.24S
(D.P.270334)
RM NAILS FD
332°03'-4.82
(D.P.270334)
RM NAILS FD
(D.P.270334)
5
15
2
14
13
12
11
Pt.1

SCHEDULE OF REFERENCE MARKS
FOUND FROM D.P.270334

No.	BEARING	DISTANCE			DESCRIPTION
A	274°00'00"	1.675			RM NAIL IN KB
A	275°22'40"	80.035			- - - -
B	274°00'00"	1.66	&	3.335	- - - -
C	257°40'15"	1.65	&	10.205	- - - -
D	256°24'20"	1.65	&	10.075	- - - -
E	223°50'00"	2.420	&	13.04	- - - -
F	232°24'20"	8.71			SSM25146
G	245°00'00"	1.8	&	10.15	RM NAIL IN KB

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	164°38'30"	25.16	25.165	234
2	190°06'35"	30.255	30.265	234
3	174°44'58"	17	17	234
4	077°05'00"	3.08	3.08	128.00
5	350°35'55"	13.88	13.96	128.00
6	102°21'30"	13.395	14.009	48
7	225°17'45"	2.85		
8	225°17'45"	2.85		
9	343°45'20"	3.37		
10	315°45'20"	2.386		
11	264°40'05"	5.37		
12	264°40'05"	0.61		

DP270334

Registered: 16 30.6.2003
CA: SEE CERTIFICATE
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: LH860-1
Last Plan: DP 270334

PLAN OF SUBDIVISION OF LOT 5 IN D.P.270334.

Lengths are in metres. Reduction Ratio 1: 1000

L.G.A.: WARRINGAH
SUBURB: BELROSE
PARISH: MANLY COVE
COUNTY: CUMBERLAND

This is sheet 1 of my plan in 4 sheets.
(Delete if inapplicable)

Survey Certificate
Surveyors (Practice) Regulation 2001

I, DAVID VINCENT MYERS
of VINCE MORGAN (SURVEYORS) PTY LTD.
P.O. 47 215 252 Box 47 512 452 a surveyor registered under the Surveyors Act, 1929, certify that the survey represented in this plan is accurate, and has been made in accordance with the Surveyors (Practice) Regulation 2001 and was completed on 17 FEBRUARY 2003.

The survey relates to LOT 5

(Date surveyed, the land actually surveyed, or specify any land shown in the plan that was not the subject of the survey)

Signature: [signature] Date of Execution 2003

Surveyor registered under the Surveyors Act 1929

Datum Line: PERENTIE ROAD Type: Urban

Plans used in preparation of survey.
D.P.1021595
D.P.1040417

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

1. EASEMENT FOR OVERHANG AND SUPPORT 0.6 WIDE (J)
2. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (R)
3. EASEMENT TO DRAIN WATER 1.2 WIDE (A)

* and as set out in the accompanying instrument signed by the Authorised Person*

THIS IS SHEET 7 OF D.P.270334 AND REPLACES SHEET 5 AS REGARDS LOT 5 AND IS AN ADDITIONAL SHEET

Crown Land Office Approval

PLAN APPROVED .....
Authorised Officer

Land District .....
Area ha .....
Field Book 2003

Subdivision Certificate

I certify that the provisions of s. 109J of the Environmental Planning and Assessment Act 1979 have been complied with in relation to the proposed ..... and I grant consent

(Insert "subdivision" or "new road")

Authorised Person / General Manager / Accredited Certifier

Consent Authority: WARRINGAH COUNCIL
Date of endorsement: 2.6.2003
Accreditation No. .....
Council Ref. No. 10561
File No. S.D. 9482

Strike out the date to be added electronically in the case of a digital form approved by the Registrar General.

Delete whichever is inapplicable.

SURVEYOR'S REFERENCE: 12339-SC3

Req:R159046 /Doc:DP 0270334 B /Rev:23-May-2009 /Sts:SC.OK /Prt:05-Dec-2011 11:30 /Pgs:ALL /Seq:17 of 29
Ref:11109001 /Src:M

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

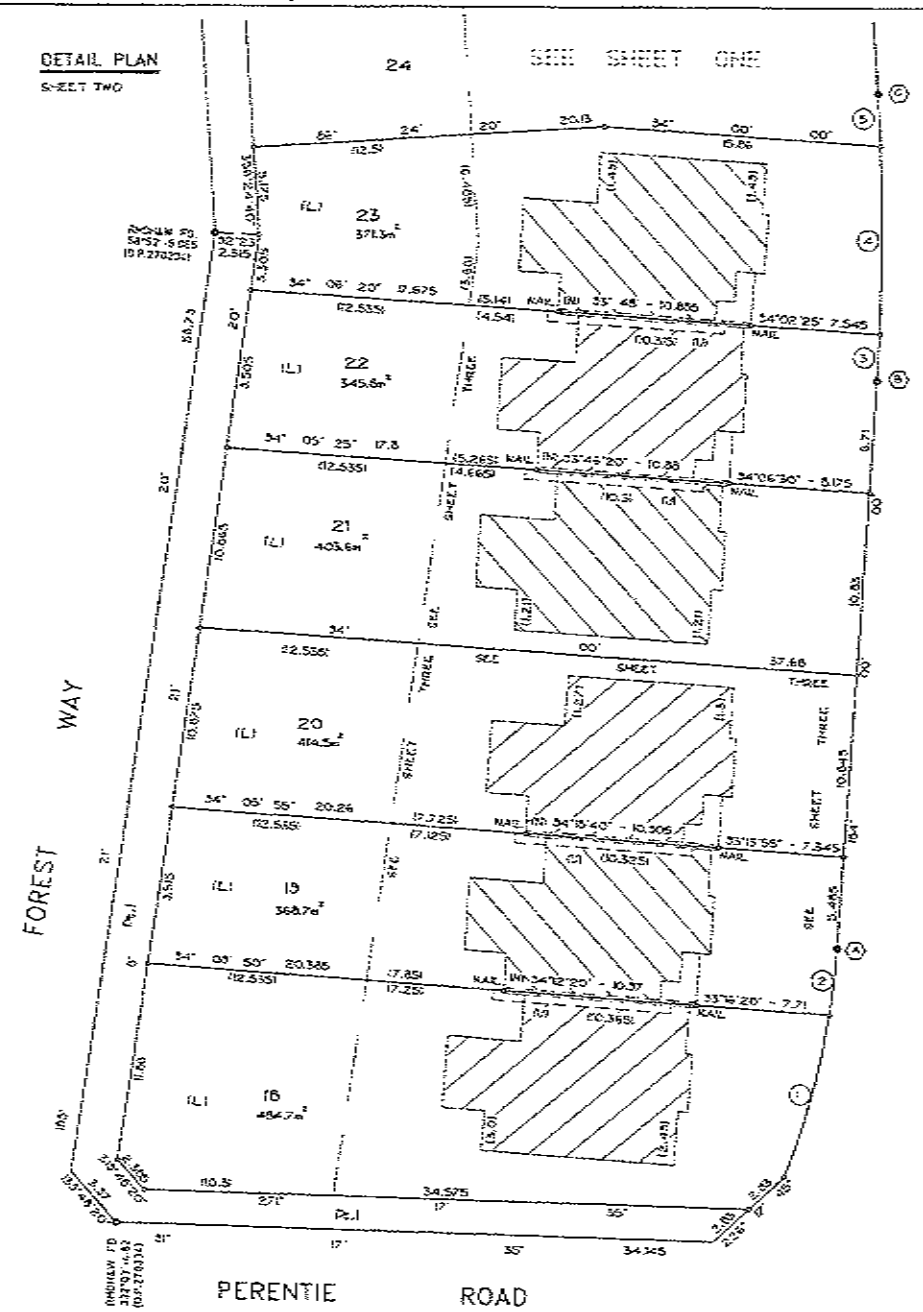
PLAN FORM 3 — To be used in conjunction with Plan Forms 1 and 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP270334

DETAIL PLAN

SHEET TWO



ADDITIONAL SHEET 8

(L) RESTRICTIONS ON THE USE OF LAND DP270334

(M) CENTRE 0.25 BRICK TIMBER & PLASTER PARTY WALL.

(N) EASEMENT FOR OVERHANG & SUPPORT 0.6 WIDE

SCHEDULE of CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	134°44'45"	3.385	30	48
2	186°25'25"	4	4	48
3	183°22'45"	2.77	2.77	128.02
4	180°16'25"	11.115	11.115	128.02
5	177°05'00"	3.08	3.08	128.02

SCHEDULE OF REFERENCE MARKS FOUND FROM D.P.270334

No.	BEARING	DISTANCE	DESCRIPTION
A	274°00'00"	1.875	SURVEY MK IN K.B.
A	273°22'40"	RX 0.035	- - -
C	274°00'00"	1.85 & 3.535	- - -
C	257°40'10"	1.385 & 10.205	- - -

DP270334

Registered — 28 - 6 - 2003

Surveyor registered under Surveyors Act 1978

Council Certificate re DP270334

For conditions see Plan Form 2.

THIS IS SHEET 8 OF D.P.270334 AND REPLACES SHEET 3 AS REGARDS LOT 5 AND IS AN ADDITIONAL SHEET

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12359/DP334

Req:R159946 /Doc:DP 0270334 P /Rev:12-Mar-2009 /Sts:SC.OK /Prt:09-Dec-2011 15:30 /Pgs:ALL /Seq:18 of 29
Ref:211091 /Src:M

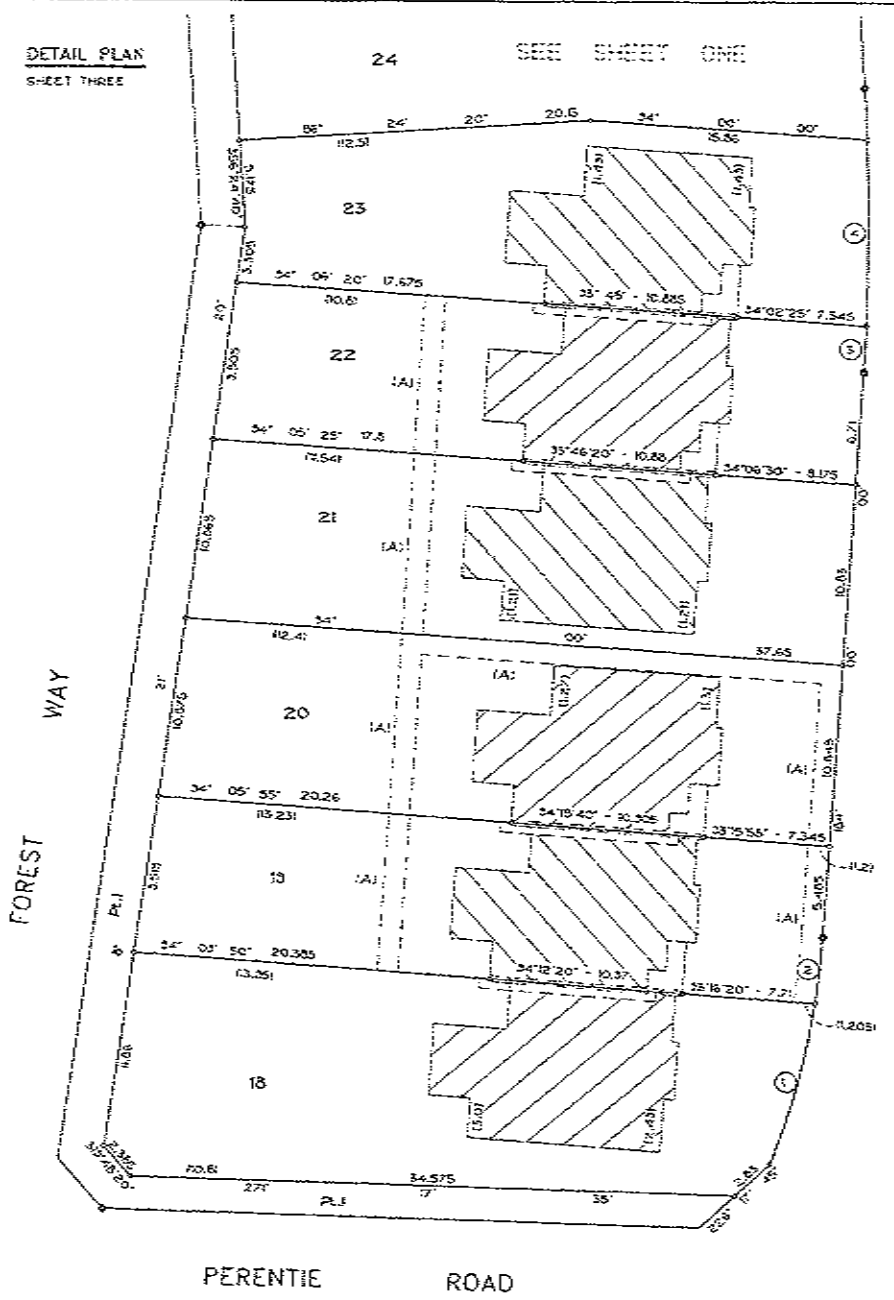
PLAN FORM 3 — To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP270334

Registered 30-6-2003

DETAIL PLAN
SHEET THREE



ADDITIONAL SHEET 9

(A) EASEMENT TO DRAIN WATER 12 WIDE

SCHEDULE of CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	134°44'45"	3.585	10	48
2	136°23'20"	4	4	48
3	158°22'45"	2.77	2.77	328.02
4	150°15'25"	11.15	11.15	328.02

M.G.A. NORTH

THIS IS SHEET 3 OF D.P.270334 AND REPLACES SHEET 3 AS REGARDS LOT 5 AND IS AN ADDITIONAL SHEET

Plan Drawing only to appear in this space

SIGNATURES, DEFERENCES, ETC. SEE SHEET 1

Req:R159846 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Itm:RC.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:19 of 29
Ref:110901 /Src:M

PLANFORM 2

Plan Drawing only to appear in this space.

DP 270334
ADDITIONAL SHEET 10

SIGNATURES AND SEALS ONLY

Executed by
AUSTRALAND HOLDINGS LTD
ASN 12 068 443 696
By its Attorney ANTHONY BLANCATO
Under Power of Attorney Book 4298
No. 730 in the presence of:

Signature of Witness: CYRILLA FERREIRA
Name of Witness: [illegible]
Address of Witness: [illegible]

Signature of Attorney: PHIL JOHNSTON
Name of Attorney: [illegible]
Address of Attorney: [illegible]

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

I certify that I am the attorney named in the power of attorney and that I have no notice of revocation of the power of attorney.

Crown Land Office Approval
Plan Approved ..... Authorised Officer
Land District .....
Plan No. .....
Title Sheet ..... pages .....

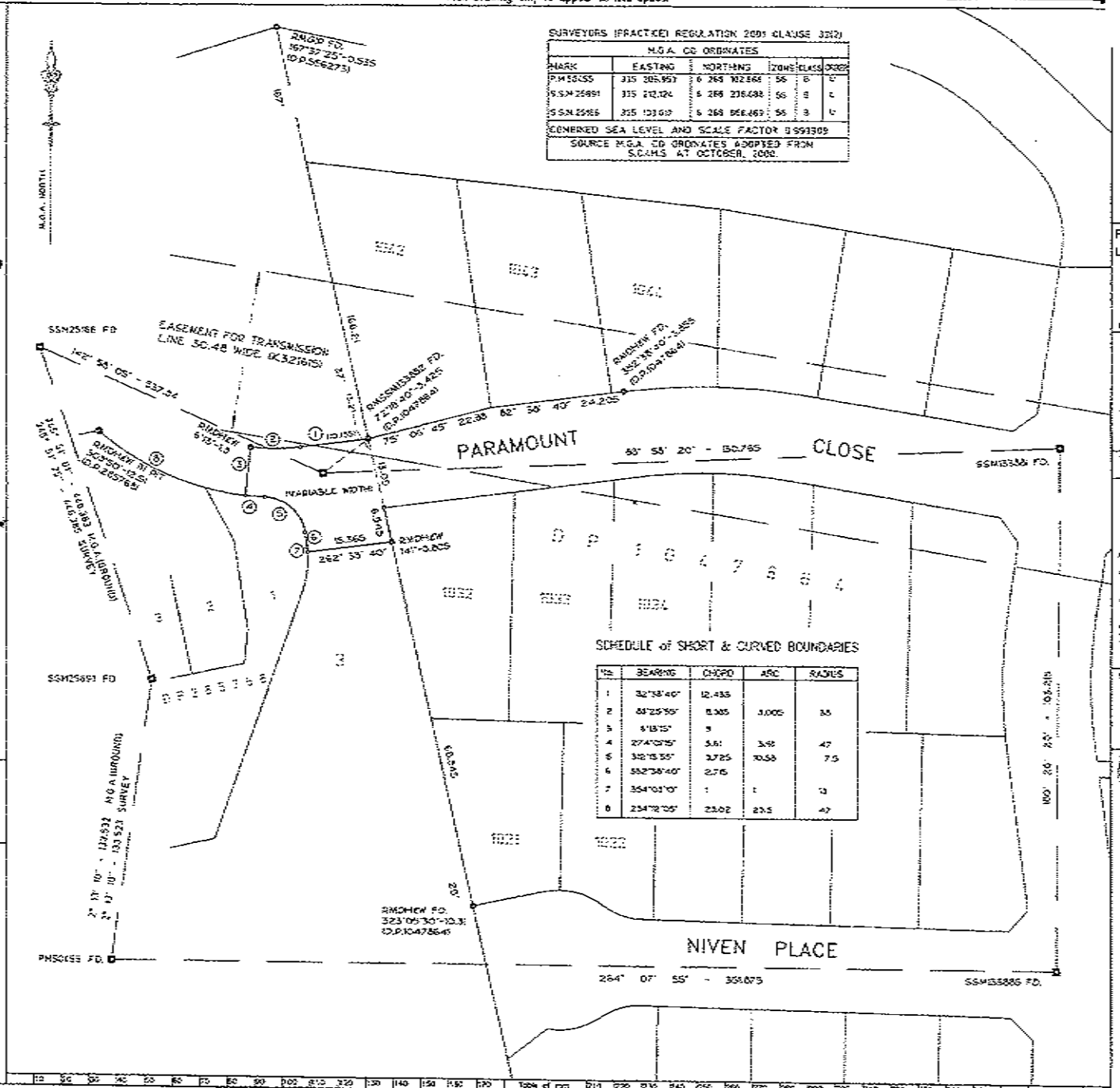
Subdivision Certificate
I certify that the provisions of s. 109J of the Environmental Planning and Assessment Act 1979 have been complied with in relation to the proposed ROAD DEDICATION set out herein
Dated: [illegible]
Authorised Person / General Manager / Accredited Certifier
Consent Authority: WARRINGAH COUNCIL
Date of endorsement: 24/9/2003
Accreditation No. .....
Subdivision Certificate No. E0515
File No. SD 9499
*Strike through if inapplicable.

SURVEYOR'S REFERENCE: 123MG15

SURVEYORS (PRACTICE) REGULATION 2001 CLAUSE 32(2)

M.G.A. CO-ORDINATES					
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER
P.M.55155	335 385.953	6 268 102.565	56	B	C
S.S.M.25691	335 212.124	6 268 236.438	56	B	C
S.S.M.25686	335 103.013	6 268 868.469	56	B	C

COMBINED SEA LEVEL AND SCALE FACTOR 0.999309
SOURCE M.G.A. CO-ORDINATES ADOPTED FROM SCIMS AT OCTOBER, 2002.



SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	32°38'40"	12.455		
2	88°25'55"	8.385	8.005	35
3	5°18'15"	3		
4	274°01'15"	5.61	5.61	47
5	312°15'55"	3.725	10.55	7.5
6	552°38'40"	2.715		
7	354°01'10"	1	1	13
8	234°12'05"	23.02	23.5	47

Registered: 17/10/2003
LGA: SEE CERTIFICATE
Title System: TORRENS
Purpose: ROAD DEDICATION
Ref. Map: 0186C-1
Last Plan: DP 270334

PLAN OF ROAD DEDICATION OF LOT 18 IN D.P.270334.

Lengths are in metres. Reduction Ratio 1: 500

L.G.A.: WARRINGAH
SUBURB: BELROSE
PARISH: MANLY COVE
COUNTY: CUMBERLAND

This is sheet 1 of my plan in 2 sheets.
(Delete if inapplicable)

Survey Certificate
Surveyors (Practice) Regulation 2001
I, PAUL VINCENT MYERS
of VAUGE MORGAN (SURVEYORS) PTY LTD.
PH 47722000, Fax 47722001, email: mapper@vaugemorgan.com.au
a surveyor registered under the Surveyors Act, 1929, certify that the survey represented in this plan is accurate, and has been made in accordance with the Surveyors (Practice) Regulation 2001 and was completed on 1st JUNE, 2003.
The survey relates to Lot 18
(Here specify the land actually surveyed, or specify any land shown in the plan that is not the subject of the survey)
(Signature) Dated 4th JUNE, 2003
Surveyor registered under the Surveyors Act 1929
Orientation Adopted in Survey: True Orient

Plans used in preparation of survey.
D.P.1039155
D.P.1040417
D.P.285768

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants

THIS IS SHEET 10 IN D.P.270334 AND REPLACES SHEET 5 AS REGARDS LOT 18 AND IS AN ADDITIONAL SHEET

IT IS INTENDED TO DEDICATE THE EXTENSION OF PARAMOUNT CLOSE, SUBJECT TO EASEMENT FOR TRANSMISSION LINE K521651 TO THE PUBLIC AS ROAD

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Req:R1590946 /Doc:DP 0270334 P /Rev:23-Mar-2009 /NSW:NSW.OMC /Prt:19-Dec-2011 15:30 /Pgs:ALL /Seq:20 of 29
Rev:11-Oct-2001 /Uniform

PLANFORM 2

Plan Drawing only to appear in this space.

SIGNATURES AND SEALS ONLY

Executed by
AUSTRALAND HOLDINGS LTD
ABN 12 006 643 696
By its Attorney
ROSS ANTHONY BLANCATO
Under Power of Attorney Book 4406
No. 765 in the presence of

Signature of Witness
OTILIA FERREIRA
Name of Witness

Signed for and on behalf of
COUNCIL OF THE MUNICIPALITY OF AUSTRALIA
JILL O DAVIS
as duly appointed Attorney
Power of Attorney Book 4406
dated 17 November 1977
and I declare that I have received no notice of revocation of such Power of Attorney
in the presence of

Signature of Witness
Name of Witness

FOR EASEMENT DETAILS SEE SHEET TWO

DETAIL PLAN
SHEET 1

SSM25166 FD.

155° 10' 45" - 360.33

SCHEDULE of CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	165°23'30"	17.475	17.475	234
2	165°14'00"	5.63	5.63	234
3	160°09'30"	4.84	4.845	24
4	170°08'35"	30.258	30.295	234

M.G.A. WEST

WALL BOUNDARY 0.42

RMS(NSW)FD. 40° 05' 30" - 4.895

CHILDS CIRCUIT

CHILDS CIRCUIT

RMS(NSW)FD. 65°10'-02.05 (D.P.270334)

15.075

40.29

1.41

27
542.5m²

BRICK

0.06 A.G.L.

0.03

0.09

CONCRETE & W.FD. (RDS 355°-140.49) (D.P.270334)

355° 10' 45" - 0.46 M.G.A.(GROUND) SURVEY

355° 10' 45" - 0.46 M.G.A.(GROUND) SURVEY

WALL

BRICK

26
452.8m²

RMS(NSW)FD. 245°-1.62 (D.P.270334)

22.910

40.29

73° 14' 30" - 0.07

BRICK

0.06 A.G.L.

TOWNHOUSE

10.555

73° 50' 30" - 4.706

73° 44' 00" - 18.475

SSM25801 FD

FOREST WAY

2° 15' 10" - 135.534 M.G.A.(GROUND) SURVEY

2° 18' 10" - 135.523 SURVEY

25
670.6m²

RMS(NSW)FD. 350°37' - 3.051

42.23

Pt. 1

24

PMSC455 FD. (D.P.737259)

205° 37' 00" - 135.365

SURVEYING REGULATION 2001 CLAUSE 32(2)

MARK	EASTING	NORTHING	ZONE	CLASS	ORDER
PMSC455	335 208.953	6 256 102.964	55	B	2
S.S.M.25801	335 212.174	6 256 235.068	55	B	2
S.S.M.25166	335 101.017	6 256 658.869	55	B	2

COMBINED SEA LEVEL AND SCALE FACTOR 0.999809

SOURCE M.G.A. CO ORDINATES ADOPTED FROM SCIMS AT OCTOBER, 2003.

(A) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (D.P.270334)
(B) RESTRICTIONS ON THE USE OF LAND (D.P.270334)
(C) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (K329651)

RM. RAIL & W FD. 151°-5.245 (D.P.270334)

(A) EASEMENT TO DRAIN WATER 2.4 WIDE
(B) EASEMENT TO DRAIN WATER 1 WIDE
(C) EASEMENT TO DRAIN WATER VARIABLE WIDTH
(D) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
(E) EASEMENT FOR OVERHANG & SUPPORT 0.6 WIDE
(F) CENTRE OF 0.25 BRICK, TIMBER & PLASTER PARTY WALL
(G) CENTRE OF 0.105 BRICK PARTY WALL

RMS(NSW)FD. 238°-2.47 (D.P.270334)

Drawn Land Office Approval

PLAN APPROVED ..... Assistant Officer

Land District .....
Folio No. .....
Field Book .....

Subdivision Certificate

I certify that the provisions of s. 109J of the Environmental Planning and Assessment Act 1979 have been complied in relation to the proposed SUBDIVISION and that no

(Insert 'subdivision' or 'new road')

Delegated Person / Consent Authority / Accredited Certifier

Consent Authority WARRINGAH COUNCIL

Date of endorsement 11-5-2004

Subdivision No. .....

Development Consent No. 1055/03

Or No. S3 0925

*Strike out whichever is inapplicable.

SURVEYOR'S REFERENCE: 12339-02

DP270334

ADDITIONAL SHEET ELEVEN
Registered: 18-04-2004

CA: SEE CERTIFICATE

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: 0196D-1

Last Plan: DP270334

PLAN OF SUBDIVISION OF LOT 6 IN D.P.270334.

Lengths are in metres. Reduction Ratio 1: 250

L. G. A.: WARRINGAH

SUBURB: BELROSE

PARISH: MANLY COVE

COUNTY: CUMBERLAND

This is sheet 1 of my plan in 3 sheets
(Delete if inapplicable)

Survey Certificate
Surveying Regulation 2001

I, IAN VINCENT MYERS
of WARE MORGAN (SURVEYORS) PTY LTD
a surveyor registered under the Surveying Act, 2002, certify that the survey represented in this plan is accurate, and has been made in accordance with the Surveying Regulation, 2001 and was completed on 17th December, 2003.

The survey relates to Lots 25, 26 & 27

Delete whichever is inapplicable:

(Signature) Dated 17th December, 2003.

Surveyor registered under the Surveying Act, 2002

Orientation Adopted to MGA1994 Zone 56

Plans used in preparation of survey.
D.P.3012256
D.P.3040457

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1964 AS AMENDED IT IS INTENDED TO CREATE:-

1. EASEMENT TO DRAIN WATER 2.4 WIDE (A)
2. EASEMENT TO DRAIN WATER 1 WIDE (B)
3. EASEMENT TO DRAIN WATER VARIABLE WIDTH (C)
4. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (D)
5. EASEMENT FOR OVERHANG & SUPPORT 0.6 WIDE (E)

as set out in the accompanying instrument signed by the Authorised Person

THIS IS SHEET 2 IN D.P.270334 AND REPLACES SHEET 3 AS REGARDS LOT 6 AND IS AN ADDITIONAL SHEET

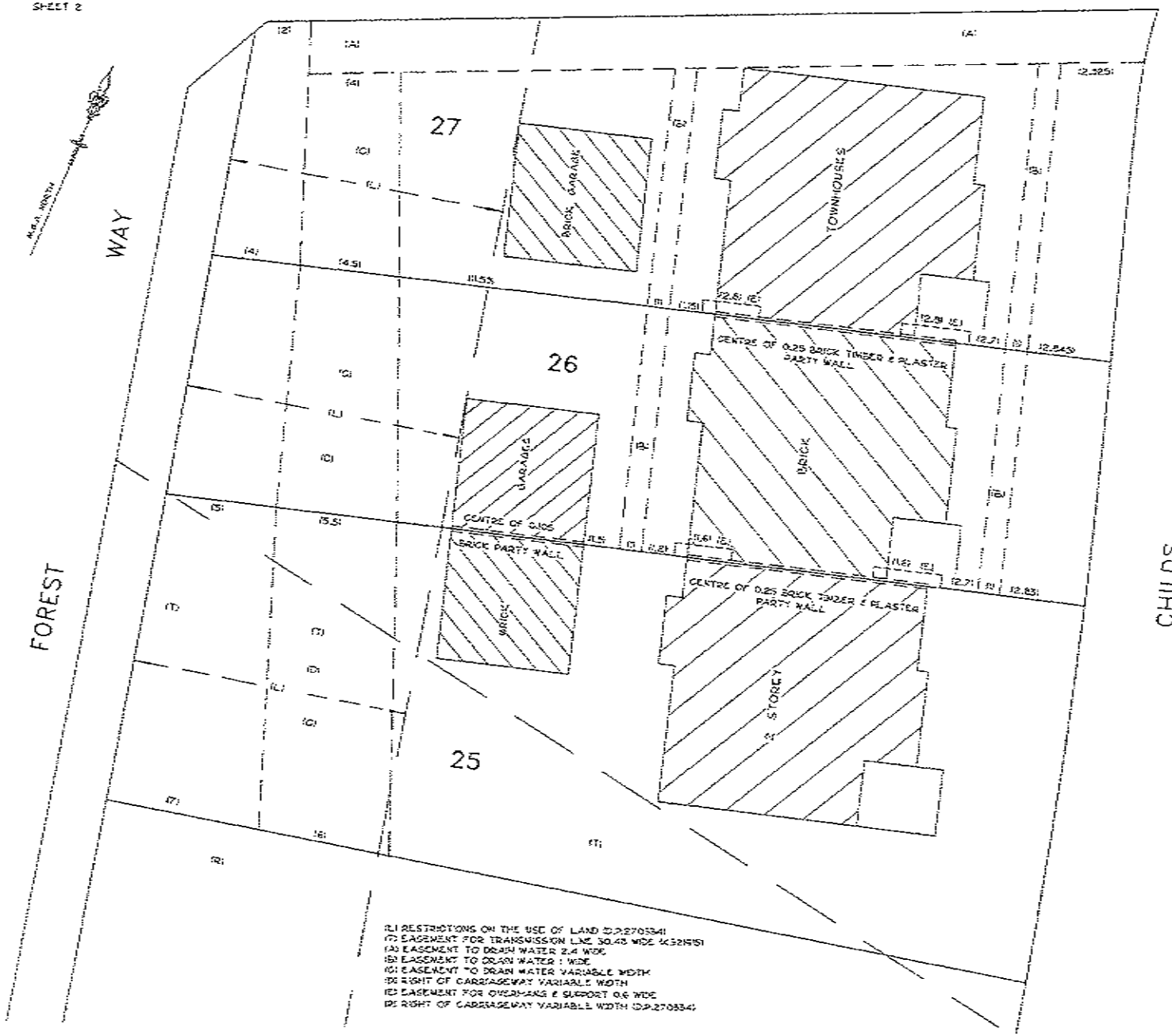
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Table of mm 230 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360

Req:R159846 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Sts:SC.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:21 of 24
Ref:12109/1 /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DETAIL PLAN
SHEET 2



(L) RESTRICTIONS ON THE USE OF LAND (D.P.270334)
(F) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (K521951)
(A) EASEMENT TO DRAIN WATER 2.4 WIDE
(B) EASEMENT TO DRAIN WATER 1 WIDE
(C) EASEMENT TO DRAIN WATER VARIABLE WIDTH
(D) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
(E) EASEMENT FOR OVERHANG & SUPPORT 0.6 WIDE
(R) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (D.P.270334)

DP270334
ADDITIONAL SHEET TWELVE
Registered 16-04-2004

This is sheet 2 of my plan of 3 sheets dated 17th December 2003.

Surveyor registered under Surveying Act, 2002.

This sheet 2 of the plan of 3 sheets certified by the Certificate No. 7055 of 11-5-12 2004

Council Authorised Officer (Delete if not applicable)

For the whole space is required, a new panel on Plan Form 2.

THIS IS SHEET 12 IN D.P.270334 AND REPLACES SHEET 3 AS REGARDS LOT 6 AND IS AN ADDITIONAL SHEET

Reduction Ratio 1:25

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12334-ADD

Req:R159046 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Sts:SC.OK /Prt:03-Dec-2012 20:30 /Pgn:AM /Seq:12 of 20
Ref:11.0901 /Src:M

PLANFORM 2

Plan Drawing only to appear in this space

SIGNATURES AND SEALS ONLY

Executed by
AUSTRALAND HOLDINGS LTD
ABN 12 008 443 696
By its Attorney MICHEL ROBERT PAULOS EDGAR
Under Power of Attorney Book 4408
No. 705 in the presence of:

SIGNED SEALED AND DELIVERED for and on behalf of EnergyAustralia by Graham Kenneth Symons-Smith its duly constituted Attorney pursuant to Power of Attorney Registered Book 4368 No. 51

Attorney

Witness

Crown Land Office Approval

PLAN APPROVED

Authorised Officer

Land District

Region No.

Field Book pages

Subdivision Certificate

I certify that the provisions of s. 109J of the Environmental Planning and Assessment Act, 1979, have been complied with in relation to the proposed SUBDIVISION set out herein

Delete 'subdivision' or 'new road'

Authorised Person / General Manager / Accredited Certifier

Consent Authority WARRINGAH COUNCIL

Date of endorsement 23.9.2004

Accreditation No.

Subdivision Certificate No. 10535

File No. S.D. 9546

Where the plan is to be lodged electronically in the Land Titles Office, a certificate in relation to a signature or an electronic or digital signature, expressed by the Registrar General.

Delete whichever is inapplicable.

SURVEYOR'S REFERENCE: 13339-3C

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	65°16'23"	4.035		
2	33°03'00"	3.445	3.495	15.2
3	225°53'40"	5.36		
4	6°00'00"	25.68	25.705	245
5	7°16'10"	7.65	7.705	13

SURVEYING REGULATION 2001 CLAUSE 32(2)

M.G.A. CO ORDINATES					
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER
PM 50455	335 205.953	6 256 102.858	56	B	2
S.S.M. 25693	335 232.124	6 256 226.083	56	B	2
S.S.M. 25568	335 183.017	6 256 552.865	56	B	2

COMBINED SSA LEVEL AND SCALE FACTOR 0.999939

SOURCE M.G.A. CO ORDINATES ADOPTED FROM S.C.I.M.S. AT OCTOBER, 2000

DETAIL PLAN (IN TWO SHEETS)

PARAMOUNT CLOSE

NIVEN PLACE

CORBETT PLACE

PERENTIE ROAD

(A) EASEMENT TO DRAIN WATER 2.5 WIDE D.P.270334 (DD)

(B) RIGHT OF CARRIAGEWAY VARIABLE WIDTH

(C) EASEMENT TO DRAIN WATER 2 WIDE AND VARIABLE (SEE SHEET TWO)

(D) CENTRE OF 0.25 WIDE BRICK PARTY WALL

(E) DENOTES NAIL IN CONC. FOOTING

(F) RIGHT OF CARRIAGEWAY VARIABLE WIDTH

(T) EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH

(G) POSITIVE COVENANT

(E) EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE (SEE SHEET TWO)

SCHEDULE OF SHORT LINES

No.	BEARING	DIST.
6	127°17'35"	14.31
7	19°17'35"	10.71
8	127°17'35"	14.31

SEE SHEET TWO

SEE SHEET TWO FOR (D)

RMSSM35540 FD. 356°33'-4.335 D.P.270334

RMSSM35541 FD. 97°22'-12.305 D.P.270334

RMSSM35542 FD. 72°15'40"-3.425 D.P.270334

RMSSM35543 FD. 22°33'-15.210

RMSSM35544 FD. 323°05'30"-10.31 D.P.1047864

RMSSM35545 FD. 237°51'30"-5.32

RMSSM35546 FD. 51°28'-14.735

RMSSM35547 FD. 317°-2.1

RMSSM35548 FD. 142°-557.34

SSM25566 FD.

SSM25567 FD.

PM50455 FD. D.P.737259 228°-55'-20"-170.35

DP270334

ADDITIONAL SHEET IS Registered 9th Jan 2007

LGA: SEE CERTIFICATE

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: 9960-1

Last Plan: DP270334

PLAN OF SUBDIVISION OF LOT 3 IN D.P.270334.

Lengths are in metres. Reduction Ratio 1:500

L.G.A.: WARRINGAH

Suburb: BELROSE

Parish: MANLY COVE

County: CUMBERLAND

This is sheet 1 of my plan in 3 sheets (Delete if inapplicable)

Survey Certificate

Surveyor's Regulation 2001

I, JAY VINCENT MYERS of VINCE MORGAN (SURVEYORS) PTY LTD

a surveyor registered under the Surveying Act, 2002, hereby state the survey represented in the plan is accurate, and has been made in accordance with the Surveying Regulation, 2001 and was completed on 30th May 2004.

The survey relates to LOTS 23-27

Does survey disclose any encroachments? (If so, specify and show on the plan) (Yes or No, instead of the word 'Yes')

(Signature) Dated 30th May 2004

Land Surveyor registered under the Surveying Act, 2002

Plans used in preparation of survey

D.P.270334
D.P.1047864

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1954 AS AMENDED IT IS INTENDED TO CREATE:-

1. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (D)
2. EASEMENT TO DRAIN WATER 2 WIDE & VARIABLE (C)
3. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (F)
4. EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (T)
5. POSITIVE COVENANT (G)
6. EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE (E)

THIS IS SHEET 1 OF 3 IN D.P.270334 AND REPLACES SHEET 3 AS REGARDS LOT 3 AND IS AN ADDITIONAL SHEET

Scale of mm

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Req:R159016 /Doc:DP 0270334 P /Rev:23-Mar-2009 /Stm:90.0K /Prt:05-Dec-2011 19:10 /Pgs:ALL /Seq:23 of 25
Ref:1110901 /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION — *OFFICE USE ONLY

D.P.270334

ADDITIONAL SHEET 1A
Registered [illegible] 2004

PARAMOUNT CLOSE

DETAIL PLAN (IN TWO SHEETS)

CORBETT PLACE

NIVEN PLACE

28 29 30 31

(W) EASEMENT TO DRAIN WATER 2.5 WIDE (D.P.270334) (DOC.)

(X) RIGHT OF CARRIAGEWAY VARIABLE WIDTH

(Y) EASEMENT TO DRAIN WATER 2 WIDE AND VARIABLE

(R) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (SEE SHEET ONE)

(T) EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (SEE SHEET ONE)

(C) POSITIVE COVENANT (SEE SHEET ONE)

(E) EASEMENT FOR ELECTRICITY PURPOSES 1 WIDE

SEE SHEET ONE

THIS IS SHEET 1A IN D.P.270334 AND REPLACES SHEET 1A AS REGARDS LOT 5 AND IS AN ADDITIONAL SHEET

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12333-SCB

Req:R199846 /Doc:DP 0270334 B /Rev:23-Mar-2009 /Sts:NO.OK /Prt:05-Dec-2013 15:30 /Pgs:ALL /Seq:24 of 29

PLANFORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

D.P.270334

SIGNATURES AND SEALS ONLY

Executed by
AUSTRALAND HOLDINGS LTD
ABN 12 008 443 696
By its Attorney MISEL ROBERT FALLDS EDGAR
Under Power of Attorney Book 4408
No. 105 in the presence of:

SURVEYING REGULATION 2001 CLAUSE 32(2)

M.G.A. CO ORDINATES

MARK	EASTING	NORTHING	ZONE	CLASS	ORDER
P.M.50455	335 209.353	6 256 102.688	56	B	0
S.S.M.25686	335 212.124	6 256 234.065	56	B	0
S.S.M.25166	335 103.017	6 256 468.863	56	B	0

COMBINED SEA LEVEL AND SCALE FACTOR 0.999900

SOURCE M.G.A. CO ORDINATES ADOPTED FROM S.C.I.M.S. AT MARCH, 2004.

DETAIL PLAN

SHEET ONE OF TWO

ADDITIONAL SHEET to
Registered: 15. 5. 2005

CA: SEE CERTIFICATE

Title System: TORRENS

Purpose: SUBDIVISION

Ref Map: U1660 - 8#

Last Plan: DP270334

PLAN OF SUBDIVISION OF LOTS 7 IN D.P.270334.

Lengths are in metres. Reduction Ratio 1:500

L.G.A.: WARRINGAH

SUBURB: BELROSE

PARISH: MANLY COVE

COUNTY: CUMBERLAND

This is sheet 1 of my plan in 3 sheets.
(Delete if inapplicable)

Survey Certificate
Surveying Regulation 2001

I, GIN VINCENT MYERS
of WHITE MORGAN SURVEYORS PTY LTD.
PO BOX 2063, Fax (02) 9907 4899, email: mail@whitemorgan.com.au
a land surveyor registered under the Surveying Act, 2002, certify that the survey represented in this plan is accurate, and was made in accordance with the Surveying Regulation, 2001 and was completed on 10th February 2005

The survey relates to Lots 37 - 38

Date surveyed: 1st April 2004 to 10th February 2005

Signature: [signature] Dated: 14th February 2005

Surveyor registered under the Surveying Act, 2002

Datum line: PM50455 TO SSM25686 Type: Orthog

Plans used in preparation of survey:
D.P.270334
D.P.1047864

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions or the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1954 AS AMENDED IT IS INTENDED TO CREATE:-

1. EASEMENT FOR OVERHANG AND SUPPORT 0.3 & 0.45 WIDE (G)
2. EASEMENT FOR OVERHANG AND SUPPORT 0.6 WIDE (H)
3. EASEMENT TO DRAIN WATER VARIABLE WIDTH OVER WHOLE LOT (G)
4. EASEMENT FOR TELEVISION SIGNAL RECEPTION SERVICES OVER EXISTING LINE OF RECEIVING EQUIPMENT OVER WHOLE LOT (A)
5. RESTRICTION ON THE USE OF LAND (C) - as set out in the accompanying Instrument signed by the Authorised Person

THIS IS SHEET 1 OF SHEETS IN D.P.270334 AND REPLACES SHEET 3A AS REGARDS LOTS 7 AND IS AN ADDITIONAL SHEET

Crown Land Office Approval

PLAN APPROVED ..... Authorised Officer

Land District .....
Paper No. ..... Registered .....
Field Book ..... page .....

Subdivision Certificate

I certify that the provisions of s. 109J of the Environmental Planning and Assessment Act 1979 have been complied with in relation to the proposed ..... and ..... are not void.

(Insert "subdivision" or "new road")

Authorised Person/Council Member/Accredited Certifier

Consent authority: WARRINGAH COUNCIL
Date of endorsement: 31-3-2005
Accreditation no. .....
Subdivision Certificate no. 10603
File no. S-D-9573

Strike out if inapplicable.

*Strike whichever is inapplicable.

SURVEYOR'S REFERENCE: 12339-208

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS	No.	BEARING	CHORD	ARC	RADIUS
1	155°42'45"	1.03			10	15°30'25"	6.755	7.275	5.5
2	302°37'25"	6.365	7.07	4.5	11	67°12'00"	14.765	14.33	26.35
3	302°23'20"	7.005	7.005	104	12	2°00'10"	7.365		
4	230°04'20"	34.26	34.445	35	13	8°16'50"	6.725		
5	270°14'05"	11.82	11.875	36	14	24°12'00"	13.875	20.15	35.15
6	216°45'40"	2.245	10.22	6.65					
7	345°56'00"	34.335	34.345	369.52					
8	356°44'40"	6.32	7.01	12.5					
9	94°54'05"	21.72	22.16	32					

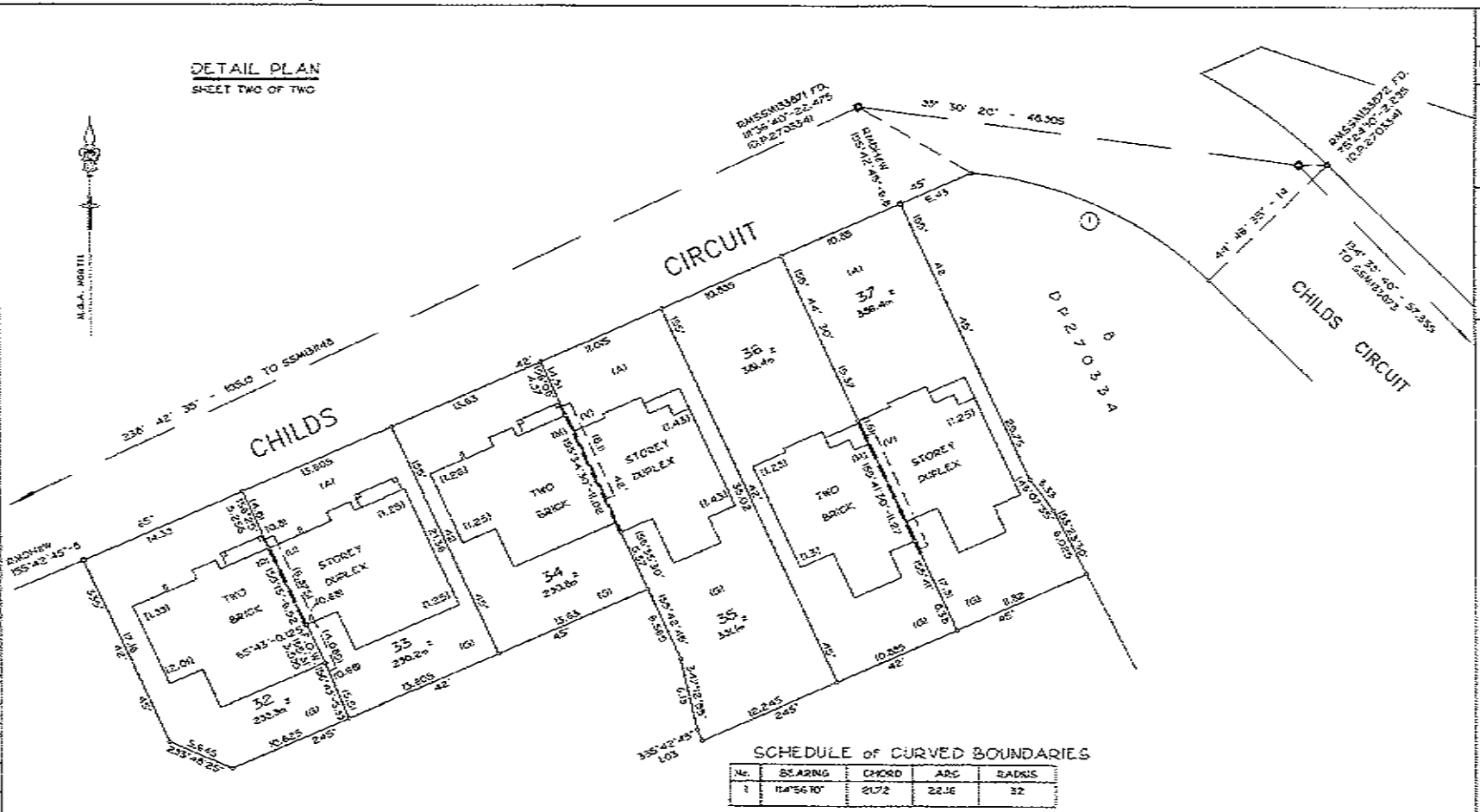
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Req:R159846 /Doc:DP 0270334 D /Rev:23-Mar-2009 /Sts:NE.OK /Prt:05-Dec-2011 15:30 /Pgs:ALL /Seq:25 of 29
Ref:110901 /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION — *OFFICE USE ONLY

DETAIL PLAN

SHEET TWO OF TWO


CIRCUIT
CHILDS
CHILDS CIRCUIT
ANCHOR
BEARING 155°42'45" - 6
234° 42' 30" - 13.50 TO SSM38948
BEARING 155°42'45" - 6.10
BEARING 155°42'45" - 10.665
BEARING 155°42'45" - 9.565
BEARING 155°42'45" - 10.245
BEARING 335°42'45" 1.03
BEARING 155°42'45" - 10.835
BEARING 155°42'45" - 10.835
BEARING 155°42'45" - 10.835

PLANFORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

D.P.270334

ADDITIONAL SHEET 17

SIGNATURES AND SEALS ONLY

Executed by
AUSTRALAND HOLDINGS LTD.
ABN 12 008 443 696
By its Attorney [illegible]
Under Power of Attorney Book 4498
No. 765 in the presence of:

[illegible]

Registered: 28 / 11 / 2005

LGA: SEE CERTIFICATE

Title System: TORRENS

Purpose: SUBDIVISION

Ref Nos: U1860-1

Last Plan: DP270334

PLAN OF SUBDIVISION OF LOTS 8, 9 & 10 IN D.P.270334

Lengths are in metres. Reduction Ratio 1: 500

L.G.A.: WARRINGAH

SUBURB: BELROSE

PARISH: MANLY COVE

COUNTY: CUMBERLAND

This is sheet 1 of my plan in 3 sheets
(Delete if inapplicable)

Survey Certificate
Surveying Regulation 2001

I, IAN VINCENT MYERS
of VINCE MORGAN SURVEYORS PTY LTD
[illegible]
a surveyor registered under the Surveying Act, 2002, do hereby certify that the survey represented in this plan is accurate, and has been made in accordance with the Surveying Regulation, 2001 and was completed on 4th August, 2005.

The survey relates to Lots 39 - 53

(Strike through the land not surveyed, or specify any land shown in the plan that was not surveyed)

Signature: [illegible] Dated: 4th August, 2005
Land Surveyor registered under the Surveying Act, 2002

Declaration dated the 25/8/2001 Type Form
Ref. D.427.780

Plans used in preparation of survey
D.P.270334
D.P.236300
D.P.1047864

PLANS FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1964 AS AMENDED IT IS INTENDED TO CREATE:-

1. EASEMENT FOR OVERHANG AND SUPPORT 0.5 WIDE (E3)
2. EASEMENT TO DRAIN WATER VAR. WIDTH OVER WHOLE LOT (E4)
5. EASEMENT FOR SERVICES 2 WIDE (E5)
4. EASEMENT FOR SERVICES VARIABLE WIDTH (E6)
5. EASEMENT FOR SUPPORT 0.2 WIDE (E7)

THIS IS SHEET 17 IN D.P.270334 AND REPLACES SHEET 3A AS REGARDS LOTS 8, 9 & 10 AND IS AN ADDITIONAL SHEET

Crown Land Office Approval

PLAN APPROVED ..... Authorised Officer

Land District .....
Folio No. .....
Road Sheet ..... pages .....

Subdivision Certificate

I certify that the provisions of s. 109J of the Environmental Planning and Assessment Act 1979 have been complied in relation to the proposed ... SUBDIVISION ... set out herein

(Insert 'subdivision' or 'new road')

[illegible]
Authorised Person / Accredited Certifier / General Manager / Delegated Officer

Consent Authority: WARRINGAH COUNCIL
Date of endorsement: 8 / 11 / 2005
Accreditation No. .....
Subdivision Certificate No. 10620
File No. DA 0662

Whether the plan is to be lodged electronically or in the Land Titles Office, if deleted indicate if participant in an electronic lodgment system approved by the Registrar General.

*Delete whichever is inapplicable.

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	114°56'10"	21.72	22.19	32
2	323°07'35"	2.3		
3	323°07'35"	0.45		
4	52°18'40"	1.445		
5	157°20'00"	2.57		
6	75°40'00"	2.33		
7	165°40'00"	0.5		
8	75°32'00"	3.6		
9	165°32'00"	0.355		
10	75°33'00"	2.4		
11	244°12'00"	14.786	14.93	26.15
12	235°30'25"	6.755	7.275	5.5
13	333°23'30"	5.15		
14	61°12'00"	19.875	20.15	35.15
15	134°50'10"	4.525	4.525	46
16	121°33'50"	12.085	12.115	46
17	107°53'00"	10.35	10.375	46
18	33°53'40"	2.245	2.25	46
19	104°11'35"	8.11	8.125	42
20	116°43'15"	15.12	15.175	42
21	130°44'50"	4.455	4.455	42
22	161°08'15"	19.575	19.615	20
23	158°23'10"	2.355		
24	38°32'30"	0.125		
25	38°28'10"	0.125		

DETAIL PLAN

SHEET ONE OF TWO SHEETS

DIAGRAM 1:250

(E2) RIGHT OF CARRIAGEWAY 3 WIDE & VAR. (D.P.270334)
(E2) RIGHT OF ACCESS 7 WIDE & VAR. (D.P.285300)
(E3) EASEMENT FOR OVERHANG AND SUPPORT 0.5 WIDE
(E4) EASEMENT TO DRAIN WATER VARIABLE WIDTH OVER WHOLE LOT
(E5) EASEMENT FOR SERVICES 2 WIDE
(E6) EASEMENT FOR SERVICES VARIABLE WIDTH
(E7) EASEMENT FOR SUPPORT 0.2 WIDE
(PW1) CENTRE OF 0.23 BRICK, TIMBER & PLASTER PARTY WALL
(PW2) CENTRE OF 0.23 BRICK PARTY WALL
(PW3) CENTRE OF 0.11 BRICK PARTY WALL
(L2) DENOTES DISTANCE OF WALL TO ADJACENT BOUNDARY
F.O.W. DENOTES FACE OF WALL ON BOUNDARY
(H) DENOTES BRICK RESIDENCE UNDER CONSTRUCTION

(A) COVENANT - X178691
(B) POSITIVE COVENANT - DP1047864
(C) BENEFITED BY RIGHT OF CARRIAGEWAY 5 WIDE - DP270334

SURVEYOR'S REFERENCE 12339-3C

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Reg:R159946 /Doc:DP 0270334 B /Rev:28-Mar-2009 /Sts:SC.OK /Prt:05-Dec-2011 19:30 /Pgs:ALL /Seq:17 of 29
Ref:111098I /Src:M

PLAN FORM 3 — To be used in conjunction with Plan Form 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

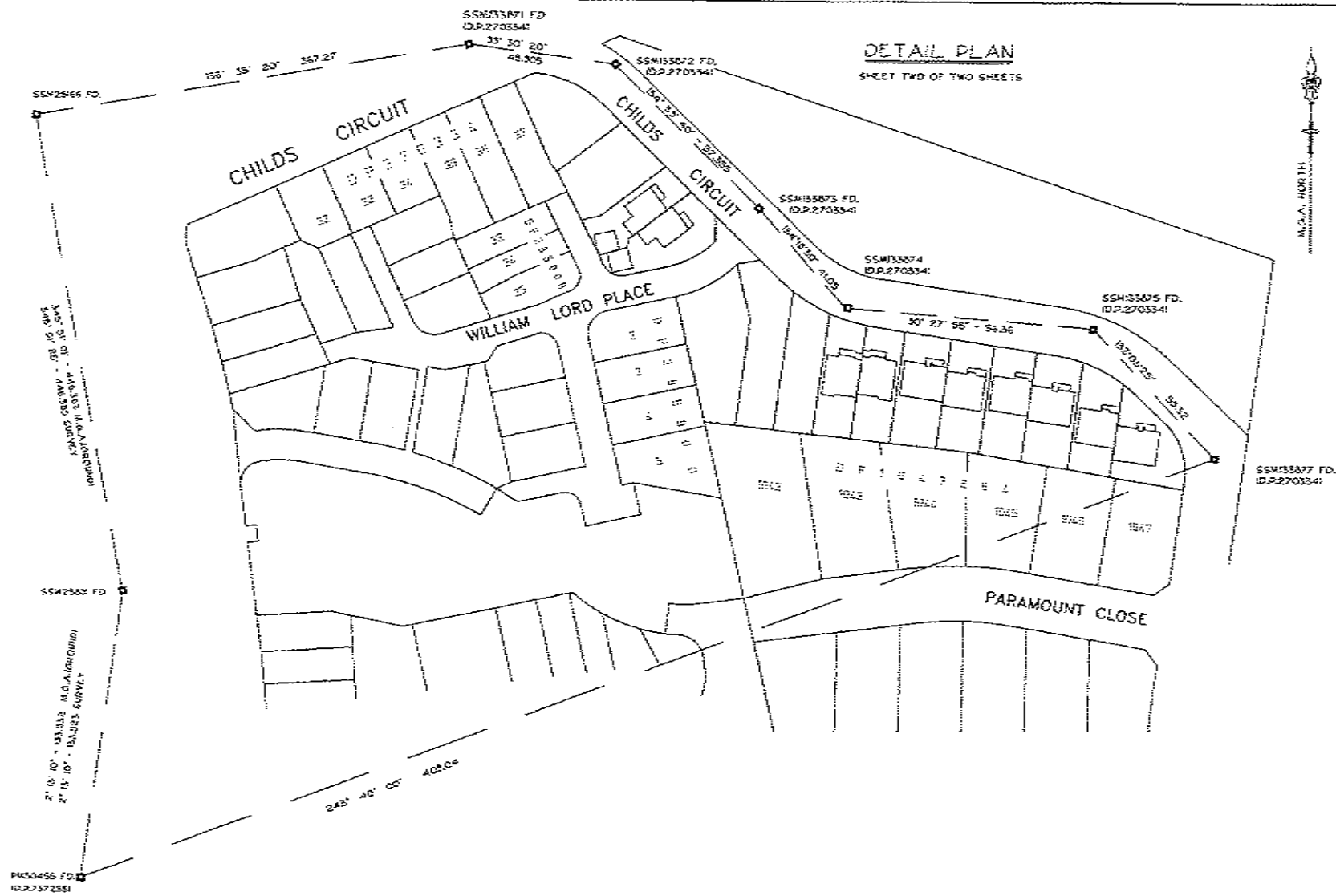
D.P.270334

ADDITIONAL SHEET 1B

Registered 28 9. 2005

DETAIL PLAN

SHEET TWO OF TWO SHEETS



SURVEYORS (PRACTICE) REGULATION 2001 CLAUSE 32(2)

M.G.A. CO ORDINATES					
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER
P.M.50456	335 226.953	6 265 107.668	56	B	U
S.S.M 25651	335 212.124	6 265 216.058	56	B	U
S.S.M 25166	335 103.517	6 265 568.869	56	B	U

COMBINED SEA LEVEL AND SCALE FACTOR 0.999909

SOURCE M.G.A. CO ORDINATES ADOPTED FROM S.C.I.M.S. AT OCTOBER, 2002.

Land Surveyor registered under the Surveying Act, 2002.

Authorised Officer

For any other space is insufficient see any panel or Plan Form 2.

" and as set out in the accompanying instrument signed by the Authorised Person"

THIS IS SHEET 1B IN D.P.270334 AND REPLACES SHEET 3A AS REGARDS LOTS 8, 9 & 10 AND IS AN ADDITIONAL SHEET

Scanner Rate 1:800

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 12553-002

Req:R159846 /Doc:DP 0270334 P /Rev:23-May-2009 /Sts:NC.OK /Prt:10-Dec-2011 15:30 /Pgs:ALL /Seq:28 of 29

Ref:111090 /Src:M

www.landonline.govt.nz

PLANFORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

SIGNATURES AND SEALS ONLY

Executed by
AUSTRALAND HOLDINGS LTD
ABN 12 096 443 696
By its Attorney [illegible]
Under Power of Attorney Book 4406
No. 705 in the presence of:

[illegible]

(T) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (K526159)
(G) EASEMENT TO DRAIN WATER 1 WIDE (D.P.270334) (SEC.1)
(H) EASEMENT TO DRAIN WATER 1.5 WIDE (D.P.285900) (SEC.1)
(W) EASEMENT TO DRAIN WATER 2 WIDE (D.P.285900) (SEC.1)
(L) EASEMENT TO DRAIN WATER 3 WIDE & VAR. (D.P.285900) (SEC.1)

DETAIL PLAN

SHEET ONE OF ONE

WILLIAM LORD PLACE & BELMONT PLACE ARE NAMES OF PRIVATE ACCESSWAYS WITHIN LOT 1 IN D.P.285900

CHILDS CIRCUIT

WILLIAM LORD PLACE

BELMONT PLACE

CORBETT PLACE

PARAMOUNT CLOSE

PUBLIC RESERVE

434m²

54

CORBETT PLACE IS THE NAME OF A PRIVATE ACCESSWAY WITHIN LOT 1 IN D.P.285768

SCHEDULE OF REFERENCE MARKS FOUND FROM D.P.285900

No.	BEARING	DISTANCE		DESCRIPTION
				CHEW IN KB
M	351°35'50"	1.875		
N	350°47'05"	8.025		
P	3°41'05"	1.555	& 8.065	
Q	3°30'00"	8.34	& 8.106	
R	2°14'35"	1.585	& 8.12	
S	64°15'20"	0.42	& 6.015	
T	58°25'00"	1.625	& 8.31	
	75°40'20"	1.4	& 7.58	

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	85°05'30"	3.05		
2	353°05'35"	4.75		
3	265°05'30"	3.05		
4	353°05'35"	3.725		
5	352°54'40"	1.835	1.886	305
6	38°45'40"	3.245	10.22	6.65
7	30°14'00"	8.82	11.875	36
8	110°04'20"	34.26	54.445	35
9	30°27'50"	5		
10	122°25'20"	7.005	7.005	104
11	269°26'00"	8.395	8.005	38
12	254°12'30"	23.02	23.5	47
13	122°37'25"	6.365	7.07	4.5
14	167°37'25"	6.53		
15	77°37'25"	16.82		
16	347°37'25"	3.435		
17	257°37'25"	3.51		
18	270°14'05"	14.775	14.845	45

SURVEYING REGULATION 2001 CLAUSE 32(2)

M.G.A. CO ORDINATES					
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER
P.M.56455	335 206.353	6 265 102.568	56	B	2
S.S.M.25891	335 212.124	6 265 236.088	56	B	2
S.S.M.25166	335 193.017	6 265 665.869	56	B	2

COMBINED SSA LEVEL AND SCALE FACTOR 0.999909

SOURCE M.G.A. CO ORDINATES ADOPTED FROM S.C.I.M.S. AT OCTOBER, 2003.

Crown Land Office Approval

PLAN APPROVED ..... Authorised Officer

Land District .....
Town No. .....
Field Book ..... pages .....

Subdivision Certificate

I certify that the provisions of s. 109J of the Environmental Planning and Assessment Act 1979 have been complied with in relation to the proposed ..... Subdivision ..... set out herein

Dated: "subdivision" or "new road"

[illegible]
Authorised Person/Council Member/Accredited Certifier

Consent Authority: Warringah Council
Date of consent: 9.11.2006
Accreditation No.:
Subdivision Certificate No.: 10626
File No.: S.3 0491

Strike the plan if to be lodged electronically or in the Land Titles Office. It should remain a requisite in an electronic or mixed format approved by the Registrar General.

*Delete whichever is inapplicable.

SURVEYOR'S REFERENCE: 1233C16

DP270334
ADDITIONAL SHEET 19

Registered: 20.7.2006

LGA: SEE CERTIFICATE

Title System: TORRENS

Purpose: SUBDIVISION

Ref Map: 9186D – 1 #

Last Plan: DP270334

PLAN OF CREATION OF PUBLIC RESERVE

Lengths are in metres. Reduction Ratio 1: 800

L.G.A.: WARRINGAH

SUBURB: BELROSE

PARISH: MANLY COVE

COUNTY: CUMBERLAND

This is sheet 1 of my plan in 2 sheets. (Delete if inapplicable)

Survey Certificate
Surveying Regulation 2001

I, JAN VINCENT MYERS
OF VINCE MORGAN SURVEYORS PTY LTD.
PH 47121933, FAX 47121921, email: info@vincemorgan.com.au
a land surveyor registered under the Surveying Act, 2002,
certify that the survey represented in this plan is accurate, and has been made in accordance with the Surveying Regulation, 2001 and was completed on 19th May, 2005.

The survey relates to Lot 19

Strike out the inapplicable clause(s) or specify the land shown in the plan that is not the subject of the survey.

Signature: [illegible] Dated: 24th May, 2006.
Land Surveyor registered under the Surveying Act, 2002

Orientation Protocol to Section 1991 Town Union

Plans used in preparation of survey.
D.P.810956
D.P.1040477
D.P.285768
D.P.1047864
D.P.285900

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

THIS IS SHEET 19 IN D.P.270334 AND REPLACES SHEET 3A AS REGARDS LOT 17 AND IS AN ADDITIONAL SHEET

IT IS INTENDED TO CREATE LOT 54 AS PUBLIC RESERVE

ALTERATIONS MADE IN LPI AT SURVEYOR'S REQUEST

RYAN ARCHIBALD VINCE MORGAN PTY LTD 3104

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Req:R159046 /Doc:DP 0270334 P /Rev:13-Mar-2009 /Sts:SC.OK /Prt:05-Dec-2011 16:30 /Pgs:ALL /Seq:19 of 19
Rot:180.00° /Scale:1.000000 /Tenure: