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Contract for the sale and purchase of land 2026 edition

TERM	MEANING OF TERM		NSW DAN:
vendor's agent	**Landcom Sales Office** 20 Clemont Street, Wilton NSW 2571	Contact: Phone: Email:	Michael Caspers 9391 2983 mcaspers@landcom.nsw.gov.au
vendor	**Landcom** c/-Level 14, 60 Station St, Parramatta NSW 2150	ABN	79 268 260 688
vendor's solicitor	**Landcom Legal** PO Box 237, Parramatta NSW 2124	Contact: Phone: Email:	Belinda Lambert 9841 8793 blambert@landcom.nsw.gov.au
Guarantor (if applicable)			
date for completion	See clause 35		
land (address, plan details and title reference)	**Proposed Lot 2019, 2020, 2026, 2027, 2028, 2029, 2035, 2036, 2037, 2038, 2039, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2066, 2078, 2079, 2090, 2091, 2092, 2093, 2094, 2112, 2113, 2114, 2120, 2121, 2122, 2123, Wilton NSW 2571** Proposed Lot 2019, 2020, 2026, 2027, 2028, 2029, 2035, 2036, 2037, 2038, 2039, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2066, 2078, 2079, 2090, 2091, 2092, 2093, 2094, 2112, 2113, 2114, 2120, 2121, 2122, 2123 in the unregistered *plan of subdivision* which is part of Lot 1005 in Deposited Plan 1316345 Part Folio Identifier: **1005/1316345** ☒ VACANT POSSESSION ☐ subject to existing tenancies		
contract type	☒ Off the Plan Contract ☐ Registered Land Contract (see clause 33.1)		
improvements	☒ NONE ☐ other:		
attached copies	See Annexure B		

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

inclusions		
exclusions		
purchaser		
purchaser's solicitor	Contact: Phone: Email:	
price	**$**	(subject to the rebate(s) in Schedule 4 to this contract (if any))
deposit	$	(5% of the price, unless otherwise stated)
balance	$	
contract date		(if not stated, the date this contract was made)

Where there is more than one purchaser: JOINT TENANTS
☐ tenants in common in unequal shares, specify _____

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

buyer's agent:

Note: Clause 20.15 provides "Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked."

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SIGNING PAGE

Refer to relevant execution clauses located at Annexure A.

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Choices

Vendor agrees to accept a ***deposit-bond*** (clause 3)	☐ no ☒ YES
Nominated *Electronic Lodgment Network (ELN)* (clause 4)	PEXA
Manual transaction (clause 30)	☒ NO ☐ yes (if yes, vendor must provide further details, including any applicable exception, in the space below):

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
- ☐ 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)

Purchaser must make a *GSTRW payment* (GST residential withholding payment) ☐ no ☒ YES (if yes, vendor must provide details)

If the details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice at least 7 days before the date for completion.

***GSTRW payment* (GST residential withholding payment) – details**

Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the supplier is a partnership, a trust, part of a GST group or a participant in a GST joint venture.

Supplier's name: Landcom

Supplier's ABN: 79 268 260 688

Supplier's GST branch number (if applicable):

Supplier's business address: Level 14, 60 Station Street Parramatta NSW 2150

Supplier's representative:

Supplier's email address: c/- blambert@landcom.nsw.gov.au

Supplier's contact phone number: 9841 8793

Supplier's proportion of *GSTRW payment*: 100%

If more than one supplier, provide the above details for each supplier.

Amount purchaser must pay – price multiplied by the *GSTRW rate* (residential withholding rate): $

Amount must be paid: ☒ AT COMPLETION ☐ at another time (specify):

Is any of the consideration not expressed as an amount in money? ☒ NO ☐ yes

If "yes", the GST inclusive market value of the non-monetary consideration: Not applicable

Other details (including those required by regulation or the ATO forms):

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List of Documents

General

- ☒ 1 property certificate for the land
- ☐ 2 plan of the land
- ☒ 3 unregistered plan of the land
- ☒ 4 plan of land to be subdivided
- ☒ 5 document to be lodged with a relevant plan
- ☒ 6 section 10.7(2) planning certificate under Environmental Planning and Assessment Act 1979
- ☒ 7 additional information included in that certificate under section 10.7(5)
- ☒ 8 sewerage infrastructure location diagram (service location print)
- ☒ 9 sewer lines location diagram (sewer service 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 *planning* agreement
- ☐ 12 section 88G certificate (positive covenant)
- ☐ 13 survey report
- ☐ 14 building information certificate or building certificate given under *legislation*
- ☐ 15 occupation certificate
- ☐ 16 lease (with every relevant memorandum or variation)
- ☐ 17 other document relevant to tenancies
- ☐ 18 licence benefiting the land
- ☐ 19 old system document
- ☐ 20 Crown purchase statement of account
- ☐ 21 building management statement
- ☒ 22 form of *requisition*s
- ☒ 23 *clearance certificate*
- ☒ 24 land tax certificate

Home Building Act 1989

- ☐ 25 insurance certificate
- ☐ 26 brochure of warning
- ☐ 27 evidence of alternative indemnity cover

Swimming Pools Act 1992

- ☐ 28 certificate of compliance
- ☐ 29 evidence of registration
- ☐ 30 relevant occupation certificate
- ☐ 31 certificate of non-compliance
- ☐ 32 detailed reasons of non-compliance

Strata or community title (clause 23 of the contract)

- ☐ 33 property certificate for strata common property
- ☐ 34 plan creating strata common property
- ☐ 35 strata by-laws
- ☐ 36 strata development contract or statement
- ☐ 37 strata management statement
- ☐ 38 strata renewal proposal
- ☐ 39 strata renewal plan
- ☐ 40 leasehold strata - lease of lot and common property
- ☐ 41 property certificate for neighbourhood property
- ☐ 42 plan creating neighbourhood property
- ☐ 43 neighbourhood development contract
- ☐ 44 neighbourhood management statement
- ☐ 45 property certificate for precinct property
- ☐ 46 plan creating precinct property
- ☐ 47 precinct development contract
- ☐ 48 precinct management statement
- ☐ 49 property certificate for community property
- ☐ 50 plan creating community property
- ☐ 51 community development contract
- ☐ 52 community management statement
- ☐ 53 document disclosing a change of by-laws
- ☐ 54 document disclosing a change in a development contract or management statement
- ☐ 55 document disclosing a change in boundaries
- ☐ 56 information certificate (strata)
- ☐ 57 information certificate (association)
- ☐ 58 document relevant to an exclusive supply network
- ☒ 59 disclosure statement – off the plan contract
- ☐ 60 other document relevant to off the plan contract

Other

- ☒ 61 design guidelines
- ☒ 62 panorama rebates brochure
- ☒ 63 sales plan

HOLDER OF STRATA OR COMMUNITY SCHEME RECORDS – Name, address, email address and telephone number
Not applicable

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Printed Conditions

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.

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.

WARNING—LOOSE-FILL ASBESTOS INSULATION
Before purchasing land that includes residential premises, within the meaning of the *Home Building Act 1989,* Part 8, Division 1A, built before 1985, a purchaser is strongly advised to consider the possibility that the premises may contain loose-fill asbestos insulation, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A. In particular, a purchaser should—

(a) search the Register required to be maintained under the *Home Building Act 1989*, Part 8, Division 1A, and

(b) ask the relevant local council whether it holds records showing that the residential premises contain loose-fill asbestos insulation.

For further information about loose-fill asbestos insulation, including areas in which residential premises have been identified as containing loose-fill asbestos insulation, contact NSW Fair Trading.

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Cooling off period (purchaser's rights)

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

2 **EXCEPT in the circumstances listed in paragraph 3, the purchaser may rescind the contract before 5pm on—**

- **(a) for an off the plan contract—the tenth business day after the day on which the contract was made, or**
- **(b) in any other case—the fifth business day after the day on which the contract was made.**

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 the Act, section 66W, 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 contract is made in consequence of the exercise of an option, other than an option that is void under the Act, section 66ZG.**

4 **A purchaser exercising the right to cool off by rescinding the contract forfeits 0.25% of the purchase price of the property to the vendor.**

5 **The vendor is entitled to recover the forfeited amount from an amount paid by the purchaser as a deposit under the contract. The purchaser is entitled to a refund of any balance.**

DISPUTES

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

AUCTIONS

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

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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:**

Australian Taxation Office	**Local Council**
County Council	**Local Land Services**
Department of Education	**NSW Fair Trading**
Department of Planning, Housing and Infrastructure	**NSW Public Works**
	Owner of adjoining land
Department of Primary Industries and Regional Development	**Privacy**
	Subsidence Advisory NSW
Electricity, gas and telecommunications	**Transport agencies**
Homes NSW	**Water, sewerage or drainage authority**

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 2010 or the Retail Leases Act 1994.**

3. **If any purchase money is owing to the Crown, it will become payable before obtaining consent, or if no consent is needed, 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. **Most purchasers will have to pay transfer duty (and, sometimes, if the purchaser is not an Australian citizen, surcharge purchaser duty) on this contract. If a payment is not made on time, interest and penalties may be incurred. More information is available from Revenue NSW.**

7. **If the purchaser agrees to the release of deposit, the purchaser's right to recover the deposit may stand behind the rights of others (for example the vendor's mortgagee).**

8. **The purchaser should arrange insurance as appropriate.**

9. **Some transactions involving personal property may be affected by the Personal Property Securities Act 2009.**

10. **A purchaser should be satisfied that finance will be available at the time of completing the purchase.**

11. **The purchaser may have to comply with a foreign resident capital gains withholding payment obligation (even if the vendor is not a foreign resident). If so, this will affect the amount available to the vendor on completion.**

12. **Purchasers of some residential properties may have to withhold part of the purchase price to be credited towards the GST liability of the vendor. If so, this will also affect the amount available to the vendor. More information is available from the Australian Taxation Office.**

13 **From 1 July 2026, estate agents, solicitors, licensed conveyancers and other professions who provide a designated service will have regulatory obligations under the Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) regime. These new obligations include customer due diligence and reporting to AUSTRAC. More details are available from AUSTRAC.**

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The vendor sells and the purchaser buys the *property* for the price under these provisions instead of Schedule 3 Conveyancing Act 1919, subject to any *legislation* that cannot be excluded.

1 Definitions (a term in italics is a defined term)

1.1 In this contract, these terms (in any form) mean –

adjustment date	the earlier of the giving of possession to the purchaser or completion;
adjustment figures	details of the adjustments to be made to the price under clause 14;
authorised Subscriber	a *Subscriber* (not being a *party's solicitor*) named in a notice *served* by a *party* as being authorised for the purposes of clause 20.6.8;
bank	the Reserve Bank of Australia or an authorised deposit-taking institution which is a bank, a building society or a credit union;
business day	any day except a bank or public holiday throughout NSW or a Saturday or Sunday;
cheque	a cheque that is not postdated or stale;
clearance certificate	a certificate within the meaning of s14-220 of Schedule 1 to the *TA Act,* that covers one or more days falling within the period from and including the contract date to completion;
completion time	the time of day at which completion is to occur;
deposit-bond	a deposit bond or guarantee with each of the following approved by the vendor – ● the issuer; ● the expiry date (if any); and ● the amount;
depositholder	vendor's agent (or if no vendor's agent is named in this contract, the vendor's *solicitor,* or if no vendor's *solicitor* is named in this contract, the buyer's agent);
discharging mortgagee	any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a *Digitally Signed* discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the *property* to be transferred to the purchaser;
document of title	document relevant to the title or the passing of title;
ECNL	the Electronic Conveyancing National Law (NSW);
electronic document	a dealing as defined in the Real Property Act 1900 which may be created and *Digitally Signed* in an *Electronic Workspace*;
electronic transaction	a *Conveyancing Transaction* to be conducted for the *parties* by their legal representatives as *Subscribers* using an *ELN* and in accordance with the *ECNL* and the *participation rules*;
electronic transfer	a transfer of land under the Real Property Act 1900 for the *property* to be prepared and *Digitally Signed* in the *Electronic Workspace* established for the purposes of the *parties' Conveyancing Transaction*;
FRCGW percentage	the percentage mentioned in s14-200(3)(a) of Schedule 1 to the *TA Act* (15% as at 1 January 2025);
FRCGW remittance	a remittance which the purchaser must make under s14-200 of Schedule 1 to the *TA Act*, being the lesser of the *FRCGW percentage* of the price (inclusive of GST, if any) and the amount specified in a *variation served* by a *party*;
GST Act	A New Tax System (Goods and Services Tax) Act 1999;
GST rate	the rate mentioned in s4 of A New Tax System (Goods and Services Tax Imposition - General) Act 1999 (10% as at 1 July 2000);
GSTRW payment	a payment which the purchaser must make under s14-250 of Schedule 1 to the *TA Act* (the price multiplied by the *GSTRW rate*);
GSTRW rate	the rate determined under ss14-250(6), (8) or (9) of Schedule 1 to the *TA Act* (as at 1 July 2018, usually 7% of the price if the margin scheme applies, 1/11th if not);
incoming mortgagee	any mortgagee who is to provide finance to the purchaser on the security of the *property* and to enable the purchaser to pay the whole or part of the price*;*
legislation	an Act or a by-law, ordinance, regulation or rule made under an Act;
manual transaction	a *Conveyancing Transaction* in which a dealing forming part of the *Lodgment Case* at or following completion cannot be *Digitally Signed*;
normally	subject to any other provision of this contract;
participation rules	the participation rules as determined by the *ECNL;*
party	each of the vendor and the purchaser;
property	the land, the improvements, all fixtures and the inclusions, but not the exclusions;
planning agreement	a valid voluntary agreement within the meaning of s7.4 of the Environmental Planning and Assessment Act 1979 entered into in relation to the *property;*
populate	to complete data fields in the *Electronic Workspace*;

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requisition	an objection, question or requisition (but the term does not include a claim);
rescind	rescind this contract from the beginning;
serve	serve in writing on the other *party*;
settlement cheque	an unendorsed *cheque* made payable to the person to be paid and – ● issued by a *bank* and drawn on itself; or ● if authorised in writing by the vendor or the vendor's *solicitor*, some other *cheque*;
solicitor	in relation to a *party*, the *party's* solicitor or licensed conveyancer named in this contract or in a notice *served* by the *party*;
TA Act	Taxation Administration Act 1953;
terminate	terminate this contract for breach;
title data	the details of the title to the *property* made available to the *Electronic Workspace* by the *Land Registry*;
variation	a variation made under s14-235 of Schedule 1 to the *TA Act*;
within	in relation to a period, at any time before or during the period; and
work order	a valid direction, notice or order that requires work to be done or money to be spent on or in relation to the *property* or any adjoining footpath or road (but the term does not include a notice under s22E of the Swimming Pools Act 1992 or clause 20 of the Swimming Pools Regulation 2018).

1.2 Words and phrases used in this contract (italicised and in Title Case, such as *Conveyancing Transaction*, *Digitally Sign*, *Electronic Workspace*, *ELN*, *ELNO*, *Land Registry*, *Lodgment Case* and *Subscriber*) have the meanings given in the *participation rules*.

2 Deposit and other payments before completion

2.1 The purchaser must pay the deposit to the *depositholder* as stakeholder.
2.2 *Normally*, the purchaser must pay the deposit on the making of this contract, and this time is essential.
2.3 If this contract requires the purchaser to pay any of the deposit by a later time, that time is also essential.
2.4 The purchaser can pay any of the deposit by –
2.4.1 giving cash (up to $2,000) to the *depositholder*;
2.4.2 unconditionally giving a *cheque* to the *depositholder* or to the vendor, vendor's agent or vendor's *solicitor* for sending to the *depositholder*; or
2.4.3 electronic funds transfer to the *depositholder's* nominated account and, if requested by the vendor or the *depositholder*, providing evidence of that transfer.
2.5 The vendor can *terminate* if –
2.5.1 any of the deposit is not paid on time;
2.5.2 a *cheque* for any of the deposit is not honoured on presentation; or
2.5.3 a payment under clause 2.4.3 is not received in the *depositholder's* nominated account by 5.00 pm on the third *business day* after the time for payment.
This right to *terminate* is lost as soon as the deposit is paid in full.
2.6 If the vendor accepts a *deposit-bond* for the deposit, clauses 2.1 to 2.5 do not apply.
2.7 If the vendor accepts a *deposit-bond* for part of the deposit, clauses 2.1 to 2.5 apply only to the balance.
2.8 If any of the deposit or of the balance of the price is paid before completion to the vendor or as the vendor directs, it is a charge on the land in favour of the purchaser until *termination* by the vendor or completion, subject to any existing right.
2.9 If each *party* tells the *depositholder* that the deposit is to be invested, the *depositholder* is to invest the deposit (at the risk of the *party* who becomes entitled to it) with a *bank*, in an interest-bearing account in NSW, payable at call, with interest to be reinvested, and pay the interest to the *parties* equally, after deduction of all proper government taxes and financial institution charges and other charges.

3 Deposit-bond

3.1 This clause applies only if the vendor accepts a *deposit-bond* for the deposit (or part of it).
3.2 The purchaser must provide the *deposit-bond* to the vendor's *solicitor* (or if no solicitor the *depositholder*) at or before the making of this contract and this time is essential.
3.3 If the *deposit-bond* has an expiry date and completion does not occur by the date which is 14 days before the expiry date, the purchaser must *serve* a replacement *deposit-bond* at least 7 days before the expiry date. The time for service is essential.
3.4 The vendor must approve a replacement *deposit-bond* if –
3.4.1 it is from the same issuer and for the same amount as the earlier *deposit-bond;* and
3.4.2 it has an expiry date at least three months after its date of issue.
3.5 A breach of clauses 3.2 or 3.3 entitles the vendor to *terminate*. The right to *terminate* is lost as soon as –
3.5.1 the purchaser *serves* a replacement *deposit-bond*; or
3.5.2 the deposit is paid in full under clause 2.
3.6 Clauses 3.3 and 3.4 can operate more than once.

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3.7 If the purchaser *serves* a replacement *deposit-bond*, the vendor must *serve* the earlier *deposit-bond*.
3.8 The amount of any *deposit-bond* does not form part of the price for the purposes of clause 16.5.
3.9 The vendor must give the purchaser any original *deposit-bond* –
3.9.1 on completion; or
3.9.2 if this contract is *rescinded*.
3.10 If this contract is *terminated* by the vendor –
3.10.1 *normally*, the vendor can immediately demand payment from the issuer of the *deposit-bond*; or
3.10.2 if the purchaser *serves* prior to *termination* a notice disputing the vendor's right to *terminate*, the vendor must forward any original *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.
3.11 If this contract is *terminated* by the purchaser –
3.11.1 *normally*, the vendor must give the purchaser any original *deposit-bond*; or
3.11.2 if the vendor *serves* prior to *termination* a notice disputing the purchaser's right to *terminate*, the vendor must forward any original *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.

4 Electronic transaction

4.1 This *Conveyancing Transaction* is to be conducted as an *electronic transaction* unless –
4.1.1 the contract says this transaction is a *manual transaction*, giving the reason, or
4.1.2 a *party serves* a notice stating why the transaction is a *manual transaction*, in which case the *parties* do not have to complete earlier than 14 days after *service* of the notice, and clause 21.3 does not apply to this provision,
and in both cases clause 30 applies.
4.2 If, because of clause 4.1.2, this *Conveyancing Transaction* is to be conducted as a *manual transaction* –
4.2.1 each *party* must –
- bear equally any disbursements or fees; and
- otherwise bear that *party's* own costs;

incurred because this *Conveyancing Transaction* was to be conducted as an *electronic transaction*; and
4.2.2 if a *party* has paid all of a disbursement or fee which, by reason of this clause, is to be borne equally by the *parties*, that amount must be adjusted under clause 14.
4.3 The *parties* must conduct the *electronic transaction* –
4.3.1 in accordance with the *participation rules* and the *ECNL*; and
4.3.2 using the nominated *ELN*, unless the *parties* otherwise agree. This clause 4.3.2 does not prevent a *party* using an *ELN* which can interoperate with the nominated *ELN*.
4.4 A *party* must pay the fees and charges payable by that *party* to the *ELNO* and the *Land Registry*.
4.5 *Normally,* the vendor must *within* 7 days of the contract date create and *populate* an *Electronic Workspace* with *title data* and the date for completion*,* and invite the purchaser to the *Electronic Workspace*.
4.6 If the vendor has not created an *Electronic Workspace* in accordance with clause 4.5, the purchaser may create and *populate* an *Electronic Workspace* and, if it does so, the purchaser must invite the vendor to the *Electronic Workspace.*
4.7 The *parties* must, as applicable to their role in the *Conveyancing Transaction* and the steps taken under clauses 4.5 or 4.6 –
4.7.1 promptly join the *Electronic Workspace* after receipt of an invitation;
4.7.2 create and *populate* an *electronic transfer*;
4.7.3 invite any *discharging mortgagee* or *incoming mortgagee* to join the *Electronic Workspace*; and
4.7.4 *populate* the *Electronic Workspace* with a nominated *completion time*.
4.8 If the transferee in the *electronic transfer* is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for that transfer.
4.9 The vendor can require the purchaser to include a covenant or easement in the *electronic transfer* only if this contract contains the wording of the proposed covenant or easement, and a description of the land burdened and benefited.
4.10 If the purchaser must make a *GSTRW payment* or an *FRCGW remittance*, the purchaser must *populate* the *Electronic Workspace* with the payment details for the *GSTRW payment* or *FRCGW remittance* payable to the Deputy Commissioner of Taxation at least 2 *business days* before the date for completion.
4.11 Before completion, the *parties* must ensure that –
4.11.1 all *electronic documents* which a *party* must *Digitally Sign* to complete the *electronic transaction* are *populated* and *Digitally Signed*;
4.11.2 all certifications required by the *ECNL* are properly given; and
4.11.3 they do everything else in the *Electronic Workspace* which that *party* must do to enable the *electronic transaction* to proceed to completion.
4.12 If the computer systems of any of the *Land Registry*, the *ELNO,* Revenue NSW or the Reserve Bank of Australia are inoperative for any reason at the *completion time* agreed by the *parties*, a failure to complete this contract for that reason is not a default under this contract on the part of either *party*.

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4.13 If the computer systems of the *Land Registry* are inoperative for any reason at the *completion time* agreed by the *parties,* and the *parties* choose that financial settlement is to occur despite this, then on financial settlement occurring –

4.13.1 all *electronic documents Digitally Signed* by the vendor and any discharge of mortgage, withdrawal of caveat or other *electronic document* forming part of the *Lodgment Case* for the *electronic transaction* are taken to have been unconditionally and irrevocably delivered to the purchaser or the purchaser's mortgagee at the time of financial settlement together with the right to deal with the land; and

4.13.2 the vendor is taken to have no legal or equitable interest in the *property*.

4.14 If the *parties* do not agree about the delivery before completion of one or more documents or things that cannot be delivered through the *Electronic Workspace*, the *party* required to deliver the documents or things –

4.14.1 holds them on completion in escrow for the benefit of; and

4.14.2 must immediately after completion deliver the documents or things to, or as directed by;

the *party* entitled to them.

5 Requisitions

5.1 If a form of *requisitions* is attached to this contract, the purchaser is taken to have made those *requisitions*.

5.2 If the purchaser is or becomes entitled to make any other *requisition*, the purchaser can make it only by *serving* it –

5.2.1 if it arises out of this contract or it is a general question about the *property* or title - *within* 21 days after the contract date;

5.2.2 if it arises out of anything *served* by the vendor - *within* 21 days after the later of the contract date and that *service*; and

5.2.3 in any other case - *within* a reasonable time.

6 Error or misdescription

6.1 *Normally*, the purchaser can (but only before completion) claim compensation for an error or misdescription in this contract (as to the *property*, the title or anything else and whether substantial or not).

6.2 This clause applies even if the purchaser did not take notice of or rely on anything in this contract containing or giving rise to the error or misdescription.

6.3 However, this clause does not apply to the extent the purchaser knows the true position.

7 Claims by purchaser

Normally, the purchaser can make a claim (including a claim under clause 6) before completion only by *serving* it with a statement of the amount claimed, and if the purchaser makes one or more claims before completion –

7.1 the vendor can *rescind* if in the case of claims that are not claims for delay –

7.1.1 the total amount claimed exceeds 5% of the price;

7.1.2 the vendor *serves* notice of intention to *rescind*; and

7.1.3 the purchaser does not *serve* notice waiving the claims *within* 14 days after that *service*; and

7.2 if the vendor does not *rescind*, the *parties* must complete and if this contract is completed –

7.2.1 the lesser of the total amount claimed and 10% of the price must be paid out of the price to and held by the *depositholder* until the claims are finalised or lapse;

7.2.2 the amount held is to be invested in accordance with clause 2.9;

7.2.3 the claims must be finalised by an arbitrator appointed by the *parties* or, if an appointment is not made *within* 1 month of completion, by an arbitrator appointed by the President of the Law Society at the request of a *party* (in the latter case the *parties* are bound by the terms of the Conveyancing Arbitration Rules approved by the Law Society as at the date of the appointment);

7.2.4 the purchaser is not entitled, in respect of the claims, to more than the total amount claimed and the costs of the purchaser;

7.2.5 net interest on the amount held must be paid to the *parties* in the same proportion as the amount held is paid; and

7.2.6 if the *parties* do not appoint an arbitrator and neither *party* requests the President to appoint an arbitrator *within* 3 months after completion, the claims lapse and the amount belongs to the vendor.

8 Vendor's rights and obligations

8.1 The vendor can *rescind* if –

8.1.1 the vendor is, on reasonable grounds, unable or unwilling to comply with a *requisition*;

8.1.2 the vendor *serves* a notice of intention to *rescind* that specifies the *requisition* and those grounds; and

8.1.3 the purchaser does not *serve* a notice waiving the *requisition within* 14 days after that *service*.

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8.2 If the vendor does not comply with this contract (or a notice under or relating to it) in an essential respect, the purchaser can *terminate* by *serving* a notice. After the *termination* –
- 8.2.1 the purchaser can recover the deposit and any other money paid by the purchaser under this contract;
- 8.2.2 the purchaser can sue the vendor to recover damages for breach of contract; and
- 8.2.3 if the purchaser has been in possession a *party* can claim for a reasonable adjustment.

9 Purchaser's default

If the purchaser does not comply with this contract (or a notice under or relating to it) in an essential respect, the vendor can *terminate* by *serving* a notice. After the *termination* the vendor can –

9.1 keep or recover the deposit (to a maximum of 10% of the price);

9.2 hold any other money paid by the purchaser under this contract as security for anything recoverable under this clause –
- 9.2.1 for 12 months after the *termination*; or
- 9.2.2 if the vendor commences proceedings under this clause *within* 12 months, until those proceedings are concluded; and

9.3 sue the purchaser either –
- 9.3.1 where the vendor has resold the *property* under a contract made *within* 12 months after the *termination*, to recover –
  - the deficiency on resale (with credit for any of the deposit kept or recovered and after allowance for any capital gains tax or goods and services tax payable on anything recovered under this clause); and
  - the reasonable costs and expenses arising out of the purchaser's non-compliance with this contract or the notice and of resale and any attempted resale; or
- 9.3.2 to recover damages for breach of contract.

10 Restrictions on rights of purchaser

10.1 The purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
- 10.1.1 the ownership or location of any fence as defined in the Dividing Fences Act 1991;
- 10.1.2 a service for the *property* being a joint service or passing through another property, or any service for another property passing through the *property* ('service' includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television or water service);
- 10.1.3 a wall being or not being a party wall in any sense of that term or the *property* being affected by an easement for support or not having the benefit of an easement for support;
- 10.1.4 any change in the *property* due to fair wear and tear before completion;
- 10.1.5 a promise, representation or statement about this contract, the *property* or the title, not set out or referred to in this contract;
- 10.1.6 a condition, exception, reservation or restriction in a Crown grant;
- 10.1.7 the existence of any authority or licence to explore or prospect for gas, minerals or petroleum;
- 10.1.8 any easement or restriction on use the substance of either of which is disclosed in this contract or any non-compliance with the easement or restriction on use; or
- 10.1.9 anything the substance of which is disclosed in this contract (except a caveat, charge, mortgage, priority notice or writ).

10.2 The purchaser cannot *rescind* or *terminate* only because of a defect in title to or quality of the inclusions.

10.3 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* or require the vendor to change the nature of the title disclosed in this contract (for example, to remove a caution evidencing qualified title, or to lodge a plan of survey as regards limited title).

11 Compliance with work orders

11.1 *Normally*, the vendor must by completion comply with a *work order* made on or before the contract date and if this contract is completed the purchaser must comply with any other *work order*.

11.2 If the purchaser complies with a *work order*, and this contract is *rescinded* or *terminated*, the vendor must pay the expense of compliance to the purchaser.

12 Certificates and inspections

The vendor must do whatever is reasonably necessary to enable the purchaser, subject to the rights of any tenant –

12.1 to have the *property* inspected to obtain any certificate or report reasonably required;

12.2 to apply (if necessary in the name of the vendor) for –
- 12.2.1 any certificate that can be given in respect of the *property* under *legislation*; or
- 12.2.2 a copy of any approval, certificate, consent, direction, notice or order in respect of the *property* given under *legislation*, even if given after the contract date; and

12.3 to make 1 inspection of the *property* in the 3 days before a time appointed for completion.

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13 Goods and services tax (GST)

13.1 Terms used in this clause which are not defined elsewhere in this contract and have a defined meaning in the *GST Act* have the same meaning in this clause.

13.2 *Normally*, if a *party* must pay the price or any other amount to the other *party* under this contract, GST is not to be added to the price or amount.

13.3 If under this contract a *party* must make an adjustment or payment for an expense of another party or pay an expense payable by or to a third party (for example, under clauses 14 or 20.7), the *party* must adjust or pay on completion any GST added to or included in the expense, but –

13.3.1 the amount of the expense must be reduced to the extent the party receiving the adjustment or payment (or the representative member of a GST group of which that party is a member) is entitled to an input tax credit for the expense; and

13.3.2 if the adjustment or payment under this contract is consideration for a taxable supply, an amount for GST must be added at the *GST rate*.

13.4 If this contract says this sale is the supply of a going concern –

13.4.1 the *parties* agree the supply of the *property* is a supply of a going concern;

13.4.2 the vendor must, between the contract date and completion, carry on the enterprise conducted on the land in a proper and business-like way;

13.4.3 if the purchaser is not registered by the date for completion, the *parties* must complete and the purchaser must pay on completion, in addition to the price, an amount being the price multiplied by the *GST rate* ("the retention sum"). The retention sum is to be held by the *depositholder* and dealt with as follows –

- if *within* 3 months of completion the purchaser *serves* a letter from the Australian Taxation Office stating the purchaser is registered with a date of effect of registration on or before completion, the *depositholder* is to pay the retention sum to the purchaser; but
- if the purchaser does not *serve* that letter *within* 3 months of completion, the *depositholder* is to pay the retention sum to the vendor; and

13.4.4 if the vendor, despite clause 13.4.1, *serves* a letter from the Australian Taxation Office stating the vendor has to pay GST on the supply, the purchaser must pay to the vendor on demand the amount of GST assessed.

13.5 *Normally*, the vendor promises the margin scheme will not apply to the supply of the *property*.

13.6 If this contract says the margin scheme is to apply in making the taxable supply, the *parties* agree that the margin scheme is to apply to the sale of the *property*.

13.7 If this contract says the sale is not a taxable supply –

13.7.1 the purchaser promises that the *property* will not be used and represents that the purchaser does not intend the *property* (or any part of the *property*) to be used in a way that could make the sale a taxable supply to any extent; and

13.7.2 the purchaser must pay the vendor on completion in addition to the price an amount calculated by multiplying the price by the *GST rate* if this sale is a taxable supply to any extent because of –

- a breach of clause 13.7.1; or
- something else known to the purchaser but not the vendor.

13.8 If this contract says this sale is a taxable supply in full and does not say the margin scheme applies to the *property*, the vendor must pay the purchaser on completion an amount of one-eleventh of the price if –

13.8.1 this sale is not a taxable supply in full; or

13.8.2 the margin scheme applies to the *property* (or any part of the *property*).

13.9 If this contract says this sale is a taxable supply to an extent –

13.9.1 clause 13.7.1 does not apply to any part of the *property* which is identified as being a taxable supply; and

13.9.2 the payments mentioned in clauses 13.7 and 13.8 are to be recalculated by multiplying the relevant payment by the proportion of the price which represents the value of that part of the *property* to which the clause applies (the proportion to be expressed as a number between 0 and 1). Any evidence of value must be obtained at the expense of the vendor.

13.10 *Normally*, on completion the vendor must give the recipient of the supply a tax invoice for any taxable supply by the vendor by or under this contract.

13.11 The vendor does not have to give the purchaser a tax invoice if the margin scheme applies to a taxable supply.

13.12 If the vendor is liable for GST on rents or profits due to issuing an invoice or receiving consideration before completion, any adjustment of those amounts must exclude an amount equal to the vendor's GST liability.

13.13 If the vendor *serves* details of a *GSTRW payment* which the purchaser must make, the purchaser does not have to complete earlier than 5 *business days* after that *service* and clause 21.3 does not apply to this provision.

13.14 If the purchaser must make a *GSTRW payment* the purchaser must, at least 2 *business days* before the date for completion, *serve* evidence of submission of a *GSTRW payment* notification form to the Australian Taxation Office by the purchaser or, if a direction under either clause 4.8 or clause 30.4 has been given, by the transferee named in the transfer the subject of that direction.

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14 Adjustments

14.1 *Normally*, the vendor is entitled to the rents and profits and will be liable for all rates, water, sewerage and drainage service and usage charges, land tax, levies and all other periodic outgoings up to and including the *adjustment date* after which the purchaser will be entitled and liable.

14.2 The *parties* must make any necessary adjustment on completion, and –

14.2.1 the purchaser must provide the vendor with *adjustment figures* at least 2 *business days* before the date for completion; and

14.2.2 the vendor must confirm the *adjustment figures* at least 1 *business day* before the date for completion.

14.3 If an amount that is adjustable under this contract has been reduced under *legislation*, the *parties* must on completion adjust the reduced amount.

14.4 The *parties* must not adjust surcharge land tax (as defined in the Land Tax Act 1956) but must adjust any other land tax for the year current at the *adjustment date* –

14.4.1 only if land tax has been paid or is payable for the year (whether by the vendor or by a predecessor in title) and this contract says that land tax is adjustable;

14.4.2 by adjusting the amount that would have been payable if at the start of the year –

- the person who owned the land owned no other land;
- the land was not subject to a special trust or owned by a non-concessional company; and
- if the land (or part of it) had no separate taxable value, by calculating its separate taxable value on a proportional area basis.

14.5 The *parties* must not adjust any first home buyer choice property tax.

14.6 If any other amount that is adjustable under this contract relates partly to the land and partly to other land, the *parties* must adjust it on a proportional area basis.

14.7 If on completion the last bill for a water, sewerage or drainage usage charge is for a period ending before the *adjustment date*, the vendor is liable for an amount calculated by dividing the bill by the number of days in the period then multiplying by the number of unbilled days up to and including the *adjustment date*.

14.8 The vendor is liable for any amount recoverable for work started on or before the contract date on the *property* or any adjoining footpath or road.

15 Date for completion

The *parties* must complete by the date for completion and, if they do not, a *party* can *serve* a notice to complete if that *party* is otherwise entitled to do so.

16 Completion

● Vendor

16.1 *Normally*, on completion the vendor must cause the legal title to the *property* (being the estate disclosed in this contract) to pass to the purchaser free of any charge, mortgage or other interest, subject to any necessary registration.

16.2 The legal title to the *property* does not pass before completion.

16.3 If the vendor gives the purchaser a document (other than the transfer) that needs to be lodged for registration, the vendor must pay the lodgment fee to the purchaser.

16.4 If a *party serves* a land tax certificate showing a charge on any of the land, by completion the vendor must do all things and pay all money required so that the charge is no longer effective against the land.

● Purchaser

16.5 On completion the purchaser must pay to the vendor –

16.5.1 the price less any –

- deposit paid;
- *FRCGW remittance* payable;
- *GSTRW payment*; and
- amount payable by the vendor to the purchaser under this contract; and

16.5.2 any other amount payable by the purchaser under this contract.

16.6 If any of the deposit is not covered by a *deposit-bond*, at least 1 *business day* before the date for completion the purchaser must give the vendor an order signed by the purchaser authorising the *depositholder* to account to the vendor for the deposit, to be held by the vendor in escrow until completion.

16.7 On completion the deposit belongs to the vendor.

17 Possession

17.1 *Normally*, the vendor must give the purchaser vacant possession of the *property* on completion.

17.2 The vendor does not have to give vacant possession if –

17.2.1 this contract says that the sale is subject to existing tenancies; and

17.2.2 the contract discloses the provisions of the tenancy (for example, by attaching a copy of the lease and any relevant memorandum or variation).

17.3 *Normally*, the purchaser can claim compensation (before or after completion) or *rescind* if any of the land is affected by a protected tenancy (a tenancy affected by Schedule 2, Part 7 of the Residential Tenancies Act 2010).

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18 Possession before completion

18.1 This clause applies only if the vendor gives the purchaser possession of the *property* before completion.

18.2 The purchaser must not before completion –

18.2.1 let or part with possession of any of the *property*;

18.2.2 make any change or structural alteration or addition to the *property;* or

18.2.3 contravene any agreement between the *parties* or any direction, document, *legislation*, notice or order affecting the *property*.

18.3 The purchaser must until completion –

18.3.1 keep the *property* in good condition and repair having regard to its condition at the giving of possession; and

18.3.2 allow the vendor or the vendor's authorised representative to enter and inspect it at all reasonable times.

18.4 The risk as to damage to the *property* passes to the purchaser immediately after the purchaser enters into possession.

18.5 If the purchaser does not comply with this clause, then without affecting any other right of the vendor –

18.5.1 the vendor can before completion, without notice, remedy the non-compliance; and

18.5.2 if the vendor pays the expense of doing this, the purchaser must pay it to the vendor with interest at the rate prescribed under s101 Civil Procedure Act 2005.

18.6 If this contract is *rescinded* or *terminated* the purchaser must immediately vacate the *property*.

18.7 If the *parties* or their *solicitors* on their behalf do not agree in writing to a fee or rent, none is payable.

19 Rescission of contract

19.1 If this contract expressly gives a *party* a right to *rescind*, the *party* can exercise the right –

19.1.1 only by *serving* a notice before completion; and

19.1.2 in spite of any making of a claim or *requisition*, any attempt to satisfy a claim or *requisition*, any arbitration, litigation, mediation or negotiation or any giving or taking of possession.

19.2 *Normally*, if a *party* exercises a right to *rescind* expressly given by this contract or any *legislation* –

19.2.1 the deposit and any other money paid by the purchaser under this contract must be refunded;

19.2.2 a *party* can claim for a reasonable adjustment if the purchaser has been in possession;

19.2.3 a *party* can claim for damages, costs or expenses arising out of a breach of this contract; and

19.2.4 a *party* will not otherwise be liable to pay the other *party* any damages, costs or expenses.

20 Miscellaneous

20.1 The *parties* acknowledge that anything stated in this contract to be attached was attached to this contract by the vendor before the purchaser signed it and is part of this contract.

20.2 Anything attached to this contract is part of this contract.

20.3 An area, bearing or dimension in this contract is only approximate.

20.4 If a *party* consists of 2 or more persons, this contract benefits and binds them separately and together.

20.5 A *party's solicitor* can receive any amount payable to the *party* under this contract or direct in writing that it is to be paid to another person.

20.6 A document under or relating to this contract is –

20.6.1 signed by a *party* if it is signed by the *party* or the *party's solicitor* (apart from a direction under clause 4.8 or clause 30.4);

20.6.2 *served* if it is *served* by the *party* or the *party's solicitor*;

20.6.3 *served* if it is *served* on the *party's solicitor*, even if the *party* has died or any of them has died;

20.6.4 *served* if it is *served* in any manner provided in s170 of the Conveyancing Act 1919;

20.6.5 *served* if it is sent by email or fax to the *party's solicitor*, unless in either case it is not received;

20.6.6 *served* on a person if it (or a copy of it) comes into the possession of the person;

20.6.7 *served* at the earliest time it is *served*, if it is *served* more than once; and

20.6.8 *served* if it is provided to or by the *party's solicitor* or an *authorised Subscriber* by means of an *Electronic Workspace* created under clause 4. However, this does not apply to a notice making an obligation essential, or a notice of *rescission* or *termination*.

20.7 An obligation to pay an expense of another *party* of doing something is an obligation to pay –

20.7.1 if the *party* does the thing personally - the reasonable cost of getting someone else to do it; or

20.7.2 if the *party* pays someone else to do the thing - the amount paid, to the extent it is reasonable.

20.8 Rights under clauses 4, 11, 13, 14, 17, 24, 30 and 31 continue after completion, whether or not other rights continue.

20.9 The vendor does not promise, represent or state that the purchaser has any cooling off rights.

20.10 The vendor does not promise, represent or state that any attached survey report is accurate or current.

20.11 A reference to any *legislation* (including any percentage or rate specified in *legislation*) is also a reference to any corresponding later *legislation*.

20.12 Each *party* must do whatever is necessary after completion to carry out the *party's* obligations under this contract.

20.13 Neither taking possession nor *serving* a transfer of itself implies acceptance of the *property* or the title.

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20.14 The details and information provided in this contract (for example, on pages 1 - 4) are, to the extent of each *party's* knowledge, true, and are part of this contract.
20.15 Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked.
20.16 Each *party* consents to –
20.16.1 any *party* signing this contract electronically; and
20.16.2 the making of this contract by the exchange of counterparts delivered by email, or by such other electronic means as may be agreed by the *parties*.
20.17 Each *party* agrees that electronic signing by a *party* identifies that *party* and indicates that *party's* intention to be bound by this contract.

21 Time limits in these provisions
21.1 If the time for something to be done or to happen is not stated in these provisions, it is a reasonable time.
21.2 If there are conflicting times for something to be done or to happen, the latest of those times applies.
21.3 The time for one thing to be done or to happen does not extend the time for another thing to be done or to happen.
21.4 If the time for something to be done or to happen is the 29th, 30th or 31st day of a month, and the day does not exist, the time is instead the last day of the month.
21.5 If the time for something to be done or to happen is a day that is not a *business day*, the time is extended to the next *business day*, except in the case of clauses 2 and 3.2.
21.6 *Normally*, the time by which something must be done is fixed but not essential.

22 Foreign Acquisitions and Takeovers Act 1975
22.1 The purchaser promises that the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer under the Foreign Acquisitions and Takeovers Act 1975.
22.2 This promise is essential and a breach of it entitles the vendor to *terminate*.

23 Strata or community title
● Definitions and modifications
23.1 This clause applies only if the land (or part of it) is a lot in a strata, neighbourhood, precinct or community scheme (or on completion is to be a lot in a scheme of that kind).
23.2 In this contract –
23.2.1 'change', in relation to a scheme, means –
- a registered or registrable change from by-laws set out in this contract;
- a change from a development contract or management statement set out in this contract; or
- a change in the boundaries of common property;

23.2.2 'common property' includes association property for the scheme or any higher scheme;
23.2.3 'contribution' includes an amount payable under a by-law;
23.2.4 'information certificate' includes a certificate under s184 Strata Schemes Management Act 2015 and s174 Community Land Management Act 2021;
23.2.5 'interest notice' includes a strata interest notice under s22 Strata Schemes Management Act 2015 and an association interest notice under s20 Community Land Management Act 2021;
23.2.6 'normal expenses', in relation to an owners corporation for a scheme, means normal operating expenses usually payable from the administrative fund of an owners corporation for a scheme of the same kind;
23.2.7 'owners corporation' means the owners corporation or the association for the scheme or any higher scheme;
23.2.8 'the *property*' includes any interest in common property for the scheme associated with the lot; and
23.2.9 'special expenses', in relation to an owners corporation, means its actual, contingent or expected expenses, except to the extent they are –
- normal expenses;
- due to fair wear and tear;
- disclosed in this contract; or
- covered by moneys held in the capital works fund.

23.3 Clauses 11, 14.8 and 18.4 do not apply to an obligation of the owners corporation, or to property insurable by it.
23.4 Clauses 14.4.2 and 14.6 apply but on a unit entitlement basis instead of an area basis.
● Adjustments and liability for expenses
23.5 The *parties* must adjust under clause 14.1 –
23.5.1 a regular periodic contribution;
23.5.2 a contribution which is not a regular periodic contribution but is disclosed in this contract; and
23.5.3 on a unit entitlement basis, any amount paid by the vendor for a normal expense of the owners corporation to the extent the owners corporation has not paid the amount to the vendor.

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23.6 If a contribution is not a regular periodic contribution and is not disclosed in this contract –
23.6.1 the vendor is liable for it if it was determined on or before the contract date, even if it is payable by instalments; and
23.6.2 the purchaser is liable for all contributions determined after the contract date.
23.7 The vendor must pay or allow to the purchaser on completion the amount of any unpaid contributions for which the vendor is liable under clause 23.6.1.
23.8 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
23.8.1 an existing or future actual, contingent or expected expense of the owners corporation;
23.8.2 a proportional unit entitlement of the lot or a relevant lot or former lot, apart from a claim under clause 6; or
23.8.3 a past or future change in the scheme or a higher scheme.
23.9 However, the purchaser can *rescind* if –
23.9.1 the special expenses of the owners corporation at the later of the contract date and the creation of the owners corporation when calculated on a unit entitlement basis (and, if more than one lot or a higher scheme is involved, added together), less any contribution paid by the vendor, are more than 1% of the price;
23.9.2 in the case of the lot or a relevant lot or former lot in a higher scheme, a proportional unit entitlement for the lot is disclosed in this contract but the lot has a different proportional unit entitlement at the contract date or at any time before completion;
23.9.3 a change before the contract date or before completion in the scheme or a higher scheme materially prejudices the purchaser and is not disclosed in this contract; or
23.9.4 a resolution is passed by the owners corporation before the contract date or before completion to give to the owners in the scheme for their consideration a strata renewal plan that has not lapsed at the contract date and there is not attached to this contract a strata renewal proposal or the strata renewal plan.

● Notices, certificates and inspections

23.10 Before completion, the purchaser must *serve* a copy of an interest notice addressed to the owners corporation and signed by the purchaser.
23.11 After completion, the purchaser must insert the date of completion in the interest notice and send it to the owners corporation.
23.12 The vendor can complete and send the interest notice as agent for the purchaser.
23.13 The vendor must *serve* at least 7 days before the date for completion, an information certificate for the lot, the scheme or any higher scheme which relates to a period in which the date for completion falls.
23.14 The purchaser does not have to complete earlier than 7 days after *service* of the information certificate and clause 21.3 does not apply to this provision. On completion the purchaser must pay the vendor the prescribed fee for the information certificate.
23.15 The vendor authorises the purchaser to apply for the purchaser's own information certificate.
23.16 The vendor authorises the purchaser to apply for and make an inspection of any record or other document in the custody or control of the owners corporation or relating to the scheme or any higher scheme.

● Meetings of the owners corporation

23.17 If a general meeting of the owners corporation is convened before completion –
23.17.1 if the vendor receives notice of it, the vendor must immediately notify the purchaser of it; and
23.17.2 after the expiry of any cooling off period, the purchaser can require the vendor to appoint the purchaser (or the purchaser's nominee) to exercise any voting rights of the vendor in respect of the lot at the meeting.

24 Tenancies

24.1 If a tenant has not made a payment for a period preceding or current at the *adjustment date* –
24.1.1 for the purposes of clause 14.2, the amount is to be treated as if it were paid; and
24.1.2 the purchaser assigns the debt to the vendor on completion and will if required give a further assignment at the vendor's expense.
24.2 If a tenant has paid in advance of the *adjustment date* any periodic payment in addition to rent, it must be adjusted as if it were rent for the period to which it relates.
24.3 If the *property* is to be subject to a tenancy on completion or is subject to a tenancy on completion –
24.3.1 the vendor authorises the purchaser to have any accounting records relating to the tenancy inspected and audited and to have any other document relating to the tenancy inspected;
24.3.2 the vendor must *serve* any information about the tenancy reasonably requested by the purchaser before or after completion; and
24.3.3 *normally*, the purchaser can claim compensation (before or after completion) if –
- a disclosure statement required by the Retail Leases Act 1994 was not given when required;
- such a statement contained information that was materially false or misleading;
- a provision of the lease is not enforceable because of a non-disclosure in such a statement; or
- the lease was entered into in contravention of the Retail Leases Act 1994.

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24.4 If the *property* is subject to a tenancy on completion –
- 24.4.1 the vendor must allow or transfer –
  - any remaining bond money or any other security against the tenant's default (to the extent the security is transferable);
  - any money in a fund established under the lease for a purpose and compensation for any money in the fund or interest earnt by the fund that has been applied for any other purpose; and
  - any money paid by the tenant for a purpose that has not been applied for that purpose and compensation for any of the money that has been applied for any other purpose;
- 24.4.2 if the security is not transferable, each *party* must do whatever is reasonably necessary to cause a replacement security to issue for the benefit of the purchaser and the vendor must hold the original security on trust for the benefit of the purchaser until the replacement security issues;
- 24.4.3 the vendor must give to the purchaser –
  - at least 2 *business days* before the date for completion, a proper notice of the transfer (an attornment notice) addressed to the tenant, to be held by the purchaser in escrow until completion;
  - any certificate given under the Retail Leases Act 1994 in relation to the tenancy;
  - a copy of any disclosure statement given under the Retail Leases Act 1994;
  - a copy of any document served on the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion; and
  - any document served by the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion;
- 24.4.4 the vendor must comply with any obligation to the tenant under the lease, to the extent it is to be complied with by completion; and
- 24.4.5 the purchaser must comply with any obligation to the tenant under the lease, to the extent that the obligation is disclosed in this contract and is to be complied with after completion.

25 Qualified title, limited title and old system title

25.1 This clause applies only if the land (or part of it) –
- 25.1.1 is under qualified, limited or old system title; or
- 25.1.2 on completion is to be under one of those titles.

25.2 The vendor must *serve* a proper abstract of title *within* 7 days after the contract date.

25.3 If an abstract of title or part of an abstract of title is attached to this contract or has been lent by the vendor to the purchaser before the contract date, the abstract or part is *served* on the contract date.

25.4 An abstract of title can be or include a list of documents, events and facts arranged (apart from a will or codicil) in date order, if the list in respect of each document –
- 25.4.1 shows its date, general nature, names of parties and any registration number; and
- 25.4.2 has attached a legible photocopy of it or of an official or registration copy of it.

25.5 An abstract of title –
- 25.5.1 must start with a good root of title (if the good root of title must be at least 30 years old, this means 30 years old at the contract date);
- 25.5.2 in the case of a leasehold interest, must include an abstract of the lease and any higher lease;
- 25.5.3 *normally*, need not include a Crown grant; and
- 25.5.4 need not include anything evidenced by the Register kept under the Real Property Act 1900.

25.6 In the case of land under old system title –
- 25.6.1 in this contract 'transfer' means conveyance;
- 25.6.2 the purchaser does not have to *serve* the transfer until after the vendor has *served* a proper abstract of title; and
- 25.6.3 each vendor must give proper covenants for title as regards that vendor's interest.

25.7 In the case of land under limited title but not under qualified title –
- 25.7.1 *normally*, the abstract of title need not include any document which does not show the location, area or dimensions of the land (for example, by including a metes and bounds description or a plan of the land);
- 25.7.2 clause 25.7.1 does not apply to a document which is the good root of title; and
- 25.7.3 the vendor does not have to provide an abstract if this contract contains a delimitation plan (whether in registrable form or not).

25.8 On completion the vendor must give the purchaser any *document of title* that relates only to the *property*.

25.9 If on completion the vendor has possession or control of a *document of title* that relates also to other property, the vendor must produce it as and where necessary.

25.10 The vendor must give a proper covenant to produce where relevant.

25.11 The vendor does not have to produce or covenant to produce a document that is not in the possession of the vendor or a mortgagee.

25.12 If the vendor is unable to produce an original document in the chain of title, the purchaser will accept a photocopy from the *Land Registry* of the registration copy of that document.

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26 Crown purchase money

26.1 This clause applies only if purchase money is payable to the Crown, whether or not due for payment.
26.2 The vendor is liable for the money, except to the extent this contract says the purchaser is liable for it.
26.3 To the extent the vendor is liable for it, the vendor is liable for any interest until completion.
26.4 To the extent the purchaser is liable for it, the *parties* must adjust any interest under clause 14.

27 Consent to transfer

27.1 This clause applies only if the land (or part of it) cannot be transferred without consent under *legislation* or a *planning agreement*.
27.2 The purchaser must properly complete and then *serve* the purchaser's part of an application for consent to transfer of the land (or part of it) *within* 7 days after the contract date.
27.3 The vendor must apply for consent *within* 7 days after *service* of the purchaser's part.
27.4 If consent is refused, either *party* can *rescind*.
27.5 If consent is given subject to one or more conditions that will substantially disadvantage a *party*, then that *party* can *rescind within* 7 days after receipt by or *service* upon the *party* of written notice of the conditions.
27.6 If consent is not given or refused –
27.6.1 *within* 42 days after the purchaser *serves* the purchaser's part of the application, the purchaser can *rescind*; or
27.6.2 *within* 30 days after the application is made, either *party* can *rescind*.
27.7 Each period in clause 27.6 becomes 90 days if the land (or part of it) is –
27.7.1 under a *planning agreement*; or
27.7.2 in the Western Division.
27.8 If the land (or part of it) is described as a lot in an unregistered plan, each time in clause 27.6 becomes the later of the time and 35 days after creation of a separate folio for the lot.
27.9 The date for completion becomes the later of the date for completion and 14 days after *service* of the notice granting consent to transfer.

28 Unregistered plan

28.1 This clause applies only if some of the land is described as a lot in an unregistered plan.
28.2 The vendor must do whatever is reasonably necessary to have the plan registered *within* 6 months after the contract date, with or without any minor alteration to the plan or any document to be lodged with the plan validly required or made under *legislation*.
28.3 If the plan is not registered *within* that time and in that manner –
28.3.1 the purchaser can *rescind*; and
28.3.2 the vendor can *rescind*, but only if the vendor has complied with clause 28.2 and with any *legislation* governing the rescission.
28.4 Either *party* can *serve* notice of the registration of the plan and every relevant lot and plan number.
28.5 The date for completion becomes the later of the date for completion and 21 days after *service* of the notice.
28.6 Clauses 28.2 and 28.3 apply to another plan that is to be registered before the plan is registered.

29 Conditional contract

29.1 This clause applies only if a provision says this contract or completion is conditional on an event, but does not apply to an event to which clause 28 applies.
29.2 If the time for the event to happen is not stated, the time is 42 days after the contract date.
29.3 If this contract says the provision is for the benefit of a *party*, then it benefits only that *party*.
29.4 If anything is necessary to make the event happen, each *party* must do whatever is reasonably necessary to cause the event to happen.
29.5 A *party* can *rescind* under this clause only if the *party* has substantially complied with clause 29.4.
29.6 If the event involves an approval and the approval is given subject to a condition that will substantially disadvantage a *party* who has the benefit of the provision, the *party* can *rescind within* 7 days after either *party serves* notice of the condition.
29.7 If the *parties* can lawfully complete without the event happening –
29.7.1 if the event does not happen *within* the time for it to happen, a *party* who has the benefit of the provision can *rescind within* 7 days after the end of that time;
29.7.2 if the event involves an approval and an application for the approval is refused, a *party* who has the benefit of the provision can *rescind within* 7 days after either *party serves* notice of the refusal; and
29.7.3 the date for completion becomes the later of the date for completion and 21 days after the earliest of –
- either *party serving* notice of the event happening;
- every *party* who has the benefit of the provision *serving* notice waiving the provision; or
- the end of the time for the event to happen.

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29.8 If the *parties* cannot lawfully complete without the event happening –
- 29.8.1 if the event does not happen *within* the time for it to happen, either *party* can *rescind*;
- 29.8.2 if the event involves an approval and an application for the approval is refused, either *party* can *rescind*;
- 29.8.3 the date for completion becomes the later of the date for completion and 21 days after either *party* *serves* notice of the event happening.

29.9 A *party* cannot *rescind* under clauses 29.7 or 29.8 after the event happens.

30 Manual transaction

30.1 This clause applies if this transaction is to be conducted as a *manual transaction*.

● Transfer

30.2 *Normally*, the purchaser must *serve* the transfer at least 7 days before the date for completion.

30.3 If any information needed for the transfer is not disclosed in this contract, the vendor must *serve* it.

30.4 If the purchaser *serves* a transfer and the transferee is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for that transfer.

30.5 The vendor can require the purchaser to include a covenant or easement in the transfer only if this contract contains the wording of the proposed covenant or easement, and a description of the land burdened and benefited.

● Place for completion

30.6 *Normally*, the *parties* must complete at the completion address, which is –
- 30.6.1 if a special completion address is stated in this contract - that address; or
- 30.6.2 if none is stated, but a first mortgagee is disclosed in this contract and the mortgagee would usually discharge the mortgage at a particular place - that place; or
- 30.6.3 in any other case - the vendor's *solicitor's* address stated in this contract.

30.7 The vendor by reasonable notice can require completion at another place, if it is in NSW, but the vendor must pay the purchaser's additional expenses, including any agency or mortgagee fee.

30.8 If the purchaser requests completion at a place that is not the completion address, and the vendor agrees, the purchaser must pay the vendor's additional expenses, including any agency or mortgagee fee.

● Payments on completion

30.9 On completion the purchaser must pay to the vendor the amounts referred to in clauses 16.5.1 and 16.5.2, by cash (up to $2,000) or *settlement cheque*.

30.10 *Normally*, the vendor can direct the purchaser to produce a *settlement cheque* on completion to pay an amount adjustable under this contract and if so –
- 30.10.1 the amount is to be treated as if it were paid; and
- 30.10.2 the *cheque* must be forwarded to the payee immediately after completion (by the purchaser if the *cheque* relates only to the *property* or by the vendor in any other case).

30.11 If the vendor requires more than 5 *settlement cheques*, the vendor must pay $10 for each extra *cheque*.

30.12 If the purchaser must make a *GSTRW payment* the purchaser must –
- 30.12.1 produce on completion a *settlement cheque* for the *GSTRW payment* payable to the Deputy Commissioner of Taxation;
- 30.12.2 forward the *settlement cheque* to the payee immediately after completion; and
- 30.12.3 *serve* evidence of receipt of payment of the *GSTRW payment* and a copy of the settlement date confirmation form submitted to the Australian Taxation Office.

30.13 If the purchaser must pay an *FRCGW remittance*, the purchaser must –
- 30.13.1 produce on completion a *settlement cheque* for the *FRCGW remittance* payable to the Deputy Commissioner of Taxation;
- 30.13.2 forward the *settlement cheque* to the payee immediately after completion; and
- 30.13.3 *serve* evidence of receipt of payment of the *FRCGW remittance*.

31 Foreign Resident Capital Gains Withholding

31.1 This clause applies only if –
- 31.1.1 the sale is not an excluded transaction within the meaning of s14-215 of Schedule 1 to the *TA Act*; and
- 31.1.2 a *clearance certificate* in respect of every vendor is not attached to this contract.

31.2 If the vendor *serves* any *clearance certificate* or *variation*, the purchaser does not have to complete earlier than 5 *business days* after that *service* and clause 21.3 does not apply to this provision.

31.3 The purchaser must at least 2 *business days* before the date for completion, *serve* evidence of submission of a purchaser payment notification to the Australian Taxation Office by the purchaser or, if a direction under either clause 4.8 or clause 30.4 has been given, by the transferee named in the transfer the subject of that direction.

31.4 The vendor cannot refuse to complete if the purchaser complies with clause 31.3 and, as applicable, clauses 4.10 or 30.13.

31.5 If the vendor *serves* in respect of every vendor either a *clearance certificate* or a *variation* to 0.00 percent, clauses 31.3 and 31.4 do not apply.

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32 Residential off the plan contract

32.1 This clause applies if this contract is an off the plan contract within the meaning of Division 10 of Part 4 of the Conveyancing Act 1919 (the Division).

32.2 No provision of this contract has the effect of excluding, modifying or restricting the operation of the Division.

32.3 If the purchaser makes a claim for compensation under the terms prescribed by sections 4 to 6 of Schedule 3 to the Conveyancing (Sale of Land) Regulation 2022 –

32.3.1 the purchaser cannot make a claim under this contract about the same subject matter, including a claim under clauses 6 or 7; and

32.3.2 the claim for compensation is not a claim under this contract.

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Special Conditions

33 Definitions and interpretations

33.1 Contract Type

(a) The contract type on page 1 of this contract states whether this contract is an Off the Plan Contract or a Registered Land Contract.

(b) If the contract type on page 1 of this contract does not state the contract type and:

(i) the property is in whole or in part comprised of a lot or lots that have not been created at the contract date, then this contract is an Off the Plan Contract; or

(ii) the property is wholly a lot or lots that have been created at the contract date, then this contract is a Registered Land Contract.

(c) The reference to creation of a lot in clause 33.1(b) is a reference to the creation of a lot as contemplated in the definition of 'off the plan contract' in section 66ZL of the *Conveyancing Act 1919* (NSW).

33.2 Application of Clauses to Contract Type

(a) If this contract is an Off the Plan Contract, the provisions identified by the subheading *For Off the Plan Contract* apply to this contract and the provisions identified by the subheading *For Registered Land Contract* do not apply to this contract.

(b) If this contract is a Registered Land Contract, the provisions identified by the subheading *For Registered Land Contract* apply to this contract and the provisions identified by the subheading *For Off the Plan Contract* do not apply to this contract.

(c) Provisions which are not identified by the subheading *For Off the Plan Contract* or *For Registered Land Contract* apply to this contract irrespective of whether this contract is a Registered Land Contract or an Off the Plan Contract.

33.3 Definitions

In this contract:

Authorised Representative means:

(a) a director, secretary or an officer whose title contains the word 'manager';

(b) a person performing the functions of any of those people;

(c) a party's solicitor or licensed conveyancer; or

(d) any other person appointed to act as an authorised representative for the purpose of this contract.

Approved Building Plans means the purchaser's *Building Plans,* prepared by the purchaser in accordance with the Design Guidelines and approved by the vendor under clause 9 of Schedule 2.

Authority means:

(a) any government in any jurisdiction, whether federal, state, territorial or local;

(b) any provider of public utility services, whether statutory or not (including Land Registry Services (NSW)); and

(c) any other person, authority, instrumentality or body having jurisdiction, rights, powers, duties or responsibilities over the property or any part of it.

Building Plans means development application standard building plans for construction of a dwelling on the property prepared in accordance with the Design Guidelines, including:

(a) site plans to scale showing siting of the dwelling;

(b) front and side elevations of the dwelling;

(c) structural, civil and stormwater details;

(d) driveway and fencing location and landscape details; and

(e) internal floor plans of the dwelling.

Complying Development Code means any of the complying development codes available under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Contamination means the presence in, on or under the land of a substance including hazardous materials such as asbestos, at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the Environment.

Corporations Act means the *Corporations Act 2001* (Cth).

Council means the Council specified in Item 2 of the Key Details.

Design Guidelines means the design guidelines titled Panorama, North Wilton Residential Design Guidelines for the Development attached in Annexure B (if any) and available on the vendor's website as may be amended, supplemented and replaced by the vendor from time to time.

Developer Contract Plan means the diagram of the proposed sewer and water services attached in Annexure B.

Development means the development specified in Item 1 of the Key Details, of which the property forms part.

Development Activities means:

(a) any form of building or construction work or work ancillary to or associated with the Development, including the installation of Services (which may or may not be disclosed in this contract);

(b) placing on any part of the Development anything in connection with construction and development works including temporary structures, signs, building materials, fences, cranes and other equipment;

(c) any form of demolition work, excavation work or landscaping work relating to the Development;

(d) any other forms of work which the vendor considers necessary or desirable;

(e) selling and leasing activities in connection with the Development;

(f) the subdivision or boundary adjustment of land forming part of the Development; and

(g) the dedication of land forming part of the Development.

Development Consent means the Notice to Application of Determination of Application Integrated Development Consent DA/2022/1279/3.

Development Control Plan has the meaning given to that term in Division 3.6 of the *Environmental Planning and Assessment Act 1979*.

Environment means components of the earth, including:

(a) land, air and water;

(b) any layer of the atmosphere;

(c) any organic or inorganic matter and any living organism; and

(d) human-made or modified structures and areas,

and includes interacting natural ecosystems that include components referred to in paragraphs (a)–(c).

Environmental Law means any current or future legislation or any directive, authority, policy, environmental plan, permit or licence issued by an Authority relating to Contamination, use of land or protection of the Environment and includes without limitation:

(a) Environmental Planning & Assessment Act 1979 (NSW);

(b) Contaminated Land Management Act 1997 (NSW);

(c) Protection of the Environment Operations Act 1997 (NSW); and

(d) State Environmental Planning Policy Remediation of Land (SEPP 55).

Force Majeure Event means any:

(a) war, pandemic, epidemic, directives of an Authority, act of foreign enemies, invasion, rebellion, revolution, insurrection, commotion, malicious damage, sabotage, military or usurped power, act of terrorism, act of public enemy or natural catastrophe such as earthquake, hurricane, typhoon, lightning, flood or fire; or

(b) any other event that is:

(i) beyond the reasonable control of the vendor;

(ii) could not reasonably have been anticipated or avoided by the vendor at the contract date; and

(iii) having arisen could not have been avoided, remedied or overcome by the vendor.

GST has the meaning given to that term in the GST Act.

Guarantor means the person or persons (if any) identified on the cover page of this contract.

Insolvent means that a person:

(a) is (or states that it is) an insolvent under administration or insolvent (each as defined in the Corporations Act); or

(b) has a controller appointed, is in liquidation, in provisional liquidation, under administration or wound up or has had a receiver appointed to any part of its property; or

(c) is subject to any arrangement, assignment, moratorium or composition, protected from creditors under any statute or dissolved (in each case, other than to carry out a reconstruction or amalgamation while solvent on terms approved by the vendor); or

(d) an application or order has been made (and, in the case of an application, it is not stayed, withdrawn or dismissed within 30 days), resolution passed, proposal put forward, or any other action taken, in each case in connection with that person, which is preparatory to or could result in any of (a), (b) or (c) above; or

(e) is taken (under section 459(F)(1) of the Corporations Act) to have failed to comply with a statutory demand; or

(f) is the subject of an event described in section 459(C)(2)(b) or section 585 of the Corporations Act (or it makes a statement from which the vendor reasonably deduces it is so subject); or

(g) is otherwise unable to pay its debts when they fall due; or

(h) something having a substantially similar effect to (a) to (g) happens in connection with that person under the law of any jurisdiction.

Interest Rate means the Commonwealth Bank of Australia Corporate Overdraft Reference Rate, as at the date for completion, plus 2%.

Key Details means the table of key details in Schedule 1.

Personal Information means information or an opinion (including information or an opinion, forming part of a database and whether or not recorded in a material form) collected, held, used or disclosed in connection with this contract, about an individual whose identity is apparent, or can reasonably be ascertained, from the information or opinion.

Privacy Legislation means the Privacy and Personal Information Protection Act 1998 (NSW) and the Health Records and Information Privacy Act 2002 (NSW) or if applicable to the vendor, the Privacy Act 1988 (Cth).

Privacy Policy means the vendor's privacy policy available on its website.

Sales Plan means the sales plan attached to this contract in Annexure B and available on the vendor's website.

Services means the services specified in Item 3 of the Key Details.

Site Conditions means physical conditions on, above, below or around the property or its surroundings, including natural and artificial conditions, geotechnical and subsurface conditions, any latent or patent defect, Contamination or the existence of any hazardous substances or things in, on, under, above, emanating and/or migrating to and from the property and the location and capacity of Services, whether or not they could reasonably have been anticipated at the contract date or at any other time.

Water Authority means the authority with jurisdiction over sewerage supply in the locality that includes the property.

33.4 Additional Definitions

For Off the Plan Contract

If this is an Off the Plan Contract under clause 33.1, the following additional definitions apply in this contract:

Additional Restriction means an easement, restriction on use, covenant, dedication of land, agreement, lease, license, right, privilege or arrangement relating to part or all of the land comprised in the development which is required by an Authority.

Disclosure Statement means the disclosure statement attached to this contract in Annexure B.

Division 10 means Division 10 of Part 4 of the *Conveyancing Act 1919* (NSW).

Draft Encumbrances means the draft encumbrances for the Plan of Subdivision and any proposed restrictions on the title (including proposed restrictions on the use of property or positive covenants intended to be created pursuant to Section 88B and Section 88D of the *Conveyancing Act 1919* (NSW)) or any other affectations or Additional Restrictions set out in the instrument attached in Annexure B.

Material Particular has the meaning given to that term in Division 10 and clause 24 of the *Conveyancing (Sale of Land) Regulation 2022* (NSW).

Plan of Subdivision means the unregistered Plan of Subdivision and Draft Encumbrances attached in Annexure B (as amended from time to time) which upon registration will create the property.

Purchaser Rights means the right of the purchaser to rescind under Division 10 or make a claim for compensation under clause 4 of Schedule 3 to the *Conveyancing (Sale of Land) Regulation 2022* (NSW).

Registration Notice means a notice served by the vendor which provides a copy of:

(a) the registered Plan of Subdivision; and

(b) any other document that was registered with the plan.

Registration Sunset Date means the date specified in Item 5 of the Key Details.

33.5 Interpretation

In this contract:

(a) a reference to a clause, schedule, annexure or party is a reference to a clause of, and a schedule, annexure or party to, this contract and references to this contract include any schedules or annexures;

(b) a reference to a party to this contract or any other document or agreement includes the party's executors, administrators, successors, permitted substitutes and permitted assigns;

(c) if a word or phrase is defined, its other grammatical forms have a corresponding meaning;

(d) a reference to a document or agreement (including a reference to this contract) is to that document or agreement as amended, supplemented, varied or replaced;

(e) a reference to this contract includes the agreement recorded by this contract;

(f) a reference to legislation or to a provision of legislation (including subordinate legislation) is to that legislation as amended, re-enacted or replaced, and includes any subordinate legislation issued under it;

(g) a reference to a body or authority includes a reference, if that body or authority ceases to exist, to the body or authority which has substantially the same functions and objects as the first body or authority;

(h) if any day on or by which a person must do something under this contract is not a Business day, then the person must do it on or by the next business day;

(i) if a period of time dates from a given day or the day of an act or event, it is to be calculated exclusive of that day;

(j) time of day refers to the local time then applicable in Sydney, New South Wales; and

(k) except as provided for by clause 33.2, headings are for convenience only and do not affect interpretation;

(l) a reference to a person includes a corporation, trust, partnership, unincorporated body, government and local Authority or agency, or other entity whether or not it comprises a separate legal entity;

(m) a reference to 'month' means calendar month;

(n) the singular includes the plural and vice versa;

(o) where the word "including" or "includes" is used it means "including but not limited to" or "including without limitation";

(p) the 'vendor may' do something means that the vendor may, but is not obliged, to do the thing or take the action contemplated in the relevant clause;

(q) an agreement, representation or warranty in favour of two or more persons is for the benefit of them jointly and each of them individually;

(r) an agreement, representation or warranty given by two or more persons binds them jointly and each of them individually; and

(s) the terms defined in clause 1 and in clause 33.1 are defined terms whether or not these terms are in italics.

34 Amendments to the Printed Conditions

34.1 Inconsistencies

If there is any inconsistency between these special conditions and clauses 1 to 32, these special conditions override those clauses to the extent of that inconsistency.

34.2 Amendments to printed conditions

The printed conditions of the contract are amended as follows:

Printed condition	Amendment
Clause 1 - definition of *deposit-bond*	Insert, as a new bullet point before the first bullet point, the words "the form;".
Clause 1 - definition of *depositholder*	*For Off the Plan Contract* Delete the definition of depositholder and replace that definition with: "depositholder: Thomson Geer". *For Registered Land Contract* Delete the definition of depositholder and replace that definition with: "depositholder: Landcom".
Clause 2.9	Delete.

Printed condition	Amendment
Clause 3.2	Delete the words "the vendor's *solicitor* (or if no *solicitor* the *depositholder*)" and insert the words "Landcom";
Clause 3.3	*For Off the Plan Contract* Delete and replace with the following clause: "If the deposit-bond has an expiry date: 3.3.1 the expiry date must be at least 18 months after the Registration Sunset Date; and 3.3.2 if completion does not occur by the date which is 60 days before the expiry date, the purchaser must serve a replacement deposit-bond at least 42 days before the expiry date. The time for service is essential." *For Registered Land Contract* Delete and replace with the following clause: "If the deposit-bond has an expiry date: 3.3.1 the expiry date must be at least 2 months after the date for completion; and 3.3.2 if completion does not occur by the date which is 21 days before the expiry date, the purchaser must serve a replacement deposit-bond at least 14 days before the expiry date. The time for service is essential."
Clause 3.4.2	*For Off the Plan Contract* Delete the words "three months after its date of issue" and insert the words "the later of eighteen months after its date of issue and the date that is eighteen months after the Registration Sunset Date" *For Registered Land Contract* No amendment.
Clause 3.5	Insert the words "and/or call on the *deposit-bond*" after the word "*terminate*".
Clause 3.12	Insert a new clause as follows: "If the provider of the *deposit-bond* is Insolvent or ceases to carry on business in Australia, then the purchaser must provide a replacement *deposit-bond* or an unendorsed *cheque* in favour of the vendor for the amount specified in the *deposit-bond* within 5 *business days* of the purchaser becoming aware of that event."
Clause 4.8	Delete and replace with the following clause: "4.8 The purchaser acknowledges that the vendor may, in its absolute discretion, accept a request to transfer the property to any other person other than the purchaser if the following provisions are satisfied: (a) the purchaser provides a written request to the vendor to accept an *electronic transfer* in the name of an additional transferee or other named transferee who is a related person to the purchaser and the purchaser

Printed condition	Amendment
	provides sufficient photo identification evidence proving this; (b) the additional transferee or other named transferee has not reserved another lot in a Landcom project; (c) the purchaser provides a genuine reason for the change in transferee including details of genuine hardship or change in circumstance to the satisfaction of the vendor; (d) the purchaser provide a statutory declaration/s directing the vendor to accept the *electronic transfer* and declaring: (i) that the additional transferee or other named transferee is a 'related person' as defined by the *Duties Act 1997* (NSW); and (ii) that the purchaser consents to the *electronic transfer* to the additional transferee or other named transferee; and (iii) that they understand the consequences of the decision and have made an informed decision; (e) the solicitor or conveyancer for the purchaser confirms in writing that he or she has explained the consequences of the decision to the purchaser and the solicitor or conveyancer is satisfied that the purchaser understand the consequences if the request is granted; and (f) any other reasonable condition that the vendor requires, and the purchaser may not make any requisition or claim or delay completion or rescind or terminate this contract due to anything referred to in this clause 4.8."
Clause 4.10	Delete the words "2 *business days*" and replace with "5 *business days*"
Clause 5.2	Delete and replace with the following clause: "5.2 Despite clause 5.1, the purchaser is not entitled to make any other *requisitions* and waives any right to do so."
Clause 7.1.1	Substitute '2.5%' in place of '5%'.
Clause 7.2.2	Delete.
Clause 7.2.5	Delete.
Clause 12.3	Amend by adding: 'provided that a visual inspection of the *property* through a non-solid fence is an 'inspection' for the purposes of this clause 12.3'.
Clause 13	Delete. Refer to clauses 60 and 61.
Clause 14.2	Insert the words "in accordance with clause 40" at the end of the clause.

Printed condition	Amendment
Clause 14.2.1	Delete the words "2 business days" and replace with "5 business days."
Clause 14.4	Delete.
Clause 16.4	After the words 'serves' in the first line insert the words 'at least 7 days before the date for completion'.
Clause 20.16	Delete. Refer to clause 74.
Clause 20.17	Delete. Refer to clause 74.
Clauses 23 to 29	Delete.
Clause 30.2	Delete the words "7 days" and replace with "14 days".
Clause 30.4	Delete and replace with the following clause: "30.4 The purchaser acknowledges that the vendor may, in its absolute discretion, accept a request to transfer the property to any other person other than the purchaser unless the following provisions are satisfied: (a) the purchaser provides a written request to the vendor to accept a transfer in the name of an additional transferee or other named transferee who is a related person to the purchaser and the purchaser provides sufficient photo identification evidence proving this; (b) the additional transferee or transferee has not reserved another lot in a Landcom project; (c) the purchaser provides a genuine reason for the change in transferee including details of genuine hardship or change in circumstance to the satisfaction of the vendor; (d) the purchaser provide a statutory declaration/s directing the vendor to accept the transfer and declaring: (i) that the additional transferee or other named transferee is a 'related person' as defined by the *Duties Act 1997* (NSW); and (ii) that the purchaser consents to the transfer to the additional transferee or other named transferee; and (iii) that they understand the consequences of the decision and have made an informed decision; (e) the solicitor or conveyancer for the purchaser confirms in writing that he or she has explained the consequences of the decision to the purchaser and the solicitor or conveyancer is satisfied that the purchaser understand the consequences if the request is granted; and (f) any other reasonable condition that the vendor requires,

Printed condition	Amendment
	and the purchaser may not make any requisition or claim or delay completion or rescind or terminate this contract due to anything referred to in this clause 30.4."
Clause 30.11	Delete.
Clause 30.12	Delete. Refer to clause 63.

35 Completion

35.1 Date for completion

For Off the Plan Contract

Subject to clauses 35.2, 35.3 and 44.2, the date for completion is the latest of:

(a) the day which is 30 days after the vendor serves the Registration Notice on the purchaser;

(b) if the vendor serves a notice of change under Division 10 on the purchaser before completion, the day which is 21 days after that notice is served; and

(c) the day which is 30 days after the contract date.

For Registered Land

Subject to clauses 35.2 and 35.3, the date for completion is the day which is 42 days after the contract date.

35.2 Blackout period for completion

Despite clause 35.1, if the date for completion falls within the inclusive period:

(a) starting on 23 December; and

(b) ending on 31 January,

then, the date for completion is the next business day after 31 January.

35.3 Extension of date for completion

(a) Despite clauses 35.1, 35.2 and 44.4 but subject to clause 35.3(c), if the vendor is unable, or anticipates that it will be unable, to complete on the date for completion because of a Force Majeure Event, the vendor may, at any time prior to the date for completion, give notice to the purchaser extending the date for completion by a reasonable period (or periods) determined by the vendor.

(b) The purchaser may not make any requisition or claim or delay completion or rescind or terminate this contract due to the vendor exercising its rights under clause 35.3(a).

(c) The vendor may only extend the date for completion under clause 35.3(a) for a period (or periods) not exceeding 24 months in total.

36 Notices to complete

36.1 Failure to complete by the date for completion

Where for any reason this contract is not completed by the date for completion, then at any time after the date for completion the party not in default may serve on the party in default a notice to complete which makes time of the essence for this contract.

36.2 Notice period

Any notice to complete must nominate a date by which this contract must be completed, which date must be at least fourteen (14) days after the date of service of the notice to complete (calculated exclusive of the date of service but inclusive of the nominated date). This period of fourteen (14) days is reasonable to allow for completion.

36.3 Withdrawal or service of further notice

The party serving a notice to complete may:

(a) at any time withdraw the notice to complete; and

(b) at its election, issue a further notice to complete.

37 Interest

37.1 Interest for late completion

Without prejudice to the rights, powers and remedies otherwise available to the vendor and despite any other provision of this contract, if for any reason not attributable solely to the vendor, the purchaser does not pay the balance of the price to the vendor by the date for completion determined in accordance with this contract, the purchaser on completion must pay to the vendor as liquidated damages and in addition to all other money payable under this contract, an amount calculated at the Interest Rate on a daily basis on the balance of the price and any other monies payable from the date for completion until the date of actual completion. The vendor is not obliged to complete this contract unless the purchaser pays the liquidated damages on completion.

37.2 Delay caused by vendor

The purchaser is not required to pay interest for any period where the purchaser is ready, willing and able to complete but completion does not take place because the vendor cannot complete.

37.3 Essential term

The purchaser's obligations under this clause are essential terms of this contract.

38 Requisitions

The purchaser agrees that:

(a) for the purposes of clause 5.1, the requisitions are in the form annexed to this contract in Schedule 3; and

(b) the vendor's replies to those requisitions are as annexed to this contract in Schedule 3.

39 Withdrawal of caveat

39.1 Vendor to provide

Subject to clause 39.2, if a caveat is recorded on the folio of the register for the property, the vendor must on or before completion either (at the vendor's election):

(a) cause the caveat to be withdrawn so far as it relates to the property; or

(b) provide the purchaser with a withdrawal of the caveat so far as it relates to the property in the prescribed form and allow to the purchaser on completion the lodgement fees.

39.2 Caveats lodged by purchaser

However, if the caveat was lodged by or on behalf of the purchaser (or by a person claiming through the purchaser) despite clause 56, then the purchaser must complete this contract despite the caveat.

40 Adjustments

40.1 Council rates

If, at completion, a separate assessment for Council rates in respect of the property for the year current at completion has not been issued, no regard is to be had to the actual separate assessment if and when it issues and:

(a) the vendor must pay or procure the payment of the actual separate assessment if and when it issues; and

(b) on completion the purchaser must adjust the amount referred to in Item 4(a) of the Key Details in accordance with clause 14.

40.2 Water and sewerage rates

If, at completion, a separate assessment for water and sewerage rates in respect of the property for the quarter current at completion has not been issued, no regard is to be had to the actual separate assessment if and when it issues and:

(a) the vendor must pay or procure the payment of the actual separate assessment if and when it issues; and

(b) on completion the purchaser must adjust the amount referred to in Item 4(b) of the Key Details in accordance with clause 14.

40.3 Land tax adjustment

If this contract requires a land tax adjustment:

(a) the land tax is to be adjusted, on a single holding basis, for the year current at completion; and

(b) if no assessment has been issued for the year current at completion:

(i) on completion, the purchaser must adjust the amount referred to in Item 4 (c) of the Key Details in accordance with clause 14; and

(ii) no regard is to be had to any actual assessment for any land which includes the property or for the property which is issued for the year current at completion; and

(iii) the vendor must pay or procure the payment of any actual assessment for any land which includes the property or for the property which is issued for the year current at completion.

40.4 Obligations of the vendor for rates

If adjustment is made in accordance with this clause, the vendor will pay any assessment of Council rates and/or water and sewerage rates which relates to the period in which such rates were adjusted as paid, provided however that the purchaser shall not be entitled to require the vendor to pay the outstanding amount under the assessment before completion.

40.5 Obligations of the vendor for land tax

On or before completion the vendor must pay or procure the payment of any assessment for land tax issued before completion for any land which includes the property or for the property, either in full or to the extent necessary to free the property from any charge for payment of land tax.

41 Schedules and Annexures

41.1 Schedules

The schedules to this contract form part of this contract.

41.2 Annexed documents

The documents listed in Annexure B are attached to this contract.

41.3 Documents attached to this contract

(a) To the extent permissible by any governing laws, and subject to clause 41.3 (b), the vendor does not warrant the accuracy or completeness of any documents attached to this contract and, subject to the Purchaser Rights (if applicable), the purchaser may not make any requisition or claim or delay completion or rescind or terminate this contract due to any matter referred to in them.

(b) The vendor warrants that, to be best of the vendor's knowledge, the following documents were prepared with due care, skill and diligence:

(i) Design Guidelines;

(ii) Panorama Rebate Brochures; and

(iii) Sales Plan.

42 Termination and rescission

42.1 Insolvency and bankruptcy

If before completion the purchaser, being a company, becomes Insolvent the vendor may terminate this contract.

42.2 Death of a party or a party becoming mentally ill

If before completion the purchaser, being a natural person (or if the purchaser consists of two or more persons, any of those persons):

(a) dies; or

(b) in the reasonable opinion of the vendor, becomes incapable of managing their affairs or giving valid instructions in relation to this contract (whether by reason of mental incapacity or otherwise).

the vendor may rescind this contract.

43 Assignment by purchaser

43.1 Assignment

The purchaser must not:

(a) advertise or offer to sell the property; or

(b) assign, novate, or otherwise dispose of its interest in this contract,

to any other person before completion unless it obtains the vendor's prior written consent.

43.2 Vendor consent

The vendor may:

(a) withhold or grant consent in its absolute discretion; and

(b) impose conditions on the grant of consent (the requirement for a deed of accession, for example) as it reasonably requires.

43.3 Information to be provided

When seeking the vendor's consent under clause 43.1, the purchaser must provide the following information to the vendor:

(a) the identity of the party to which the purchaser proposes to assign, novate, or otherwise dispose of its interest;

(b) the details of any proposed guarantor;

(c) details of the financial capacity of the party to which the purchaser proposes to assign, novate, or otherwise dispose of its interest, and of any proposed guarantor; and

(d) any other information which the vendor reasonably requires.

43.4 Marketing materials

The purchaser must not use any of the vendor's marketing material:

(a) for selling or leasing the property; or

(b) in seeking to assign, novate, or otherwise dispose of its interest in this contract.

43.5 Essential term

The purchaser's obligations under this clause 43 are essential.

44 Plan of Subdivision

44.1 Application

For Off the Plan Contract

This clause 44 applies.

For Registered Land

This clause 44 does not apply.

44.2 Completion conditional

Completion of this contract is conditional on the Plan of Subdivision being registered.

44.3 Reasonable endeavours

The vendor must use reasonable endeavours to procure the registration of the Plan of Subdivision on or before the Registration Sunset Date.

44.4 If registration is delayed

(a) This clause 44.4 applies subject to clause 44.5.

(b) If the vendor is unable, or anticipates that it will be unable, to procure the registration of the Plan of Subdivision on or before the Registration Sunset Date because of delays by Authorities in giving an approval or registration of the Plan of Subdivision, the vendor may extend the Registration Sunset Date by giving written notice to the purchaser of the extension by a reasonable period determined by the vendor.

(c) If the vendor is unable, or anticipates that it will be unable, to procure the registration of the Plan of Subdivision on or before the Registration Sunset Date because of a Force Majeure Event, the vendor may extend the Registration Sunset Date by giving written notice to the purchaser of the extension by a reasonable period determined by the vendor.

(d) The purchaser may not make any requisition or claim or delay completion or rescind or terminate this contract due to the vendor exercising its rights under this clause 44.4.

44.5 Restriction

(a) The vendor may only extend the Registration Sunset Date under clause 44.5(b) for a period (or periods) not exceeding 12 months in total.

(b) The vendor may only extend the Registration Sunset Date under clause 44.5(c) for a period (or periods) not exceeding 24 months in total.

(c) To the extent the causes for an extension of the Registration Sunset Date operate concurrently, the extensions of the Registration Sunset Date under clause 44.4 will run concurrently. Any extensions of the Registration Sunset Date under clause 44.4 will not limit the vendor's rights under clause 35.3.

44.6 Registration notice

The vendor must serve a Registration Notice on the purchaser promptly following registration of the Plan of Subdivision.

44.7 Plan of subdivision not registered

If the Plan of Subdivision is not registered by the Registration Sunset Date:

(a) the vendor may rescind this contract by serving notice at any time after the Registration Sunset Date but before the Plan of Subdivision is registered, subject to the vendor complying with section 66ZS of the *Conveyancing Act 1919* (NSW); and

(b) subject to the provisions of section 66ZP of the *Conveyancing Act 1919* (NSW), the purchaser may rescind this contract by written notice to the vendor within 10 business days after the Registration Sunset Date but before the Plan of Subdivision is registered, and in this respect time is essential.

44.8 Timing of registration and additional costs

The purchaser represents and warrants that:

(a) it has not relied on any representation made by or on behalf of the vendor in relation to the anticipated date of registration of the Plan of Subdivision; and

(b) the purchaser is solely responsible for any additional costs it incurs due to any delay of registration of the Plan of Subdivision, including any additional costs incurred under a building contract in relation to the property,

and subject to clause 44.7, the purchaser may not make any requisition or claim or delay completion or rescind or terminate this contract due to any matter referred to in, or arising from, this clause.

45 Changes to the Plan of Subdivision

45.1 Application

For Off the Plan Contract

This clause 45 applies.

For Registered Land

This clause 45 does not apply.

45.2 Draft plan

The vendor discloses and the purchaser acknowledges that:

(a) the Plan of Subdivision is subject to final survey;

(b) the number, size or configuration of lots or the boundaries of the lots in the registered Plan of Subdivision (including the property) may vary from the number, size or configuration or boundaries shown in the Plan of Subdivision;

(c) the lot numbers shown on the Plan of Subdivision may change;

(d) the vendor may be required to make amendments to the Plan of Subdivision and the Draft Encumbrances to comply with the requirements of Council or other Authorities;

(e) not all of the Additional Restrictions may have been entered into, granted, finalised or imposed as at the contract date; and

(f) Additional Restrictions may be granted, finalised or imposed by registration of the Plan of Subdivision or otherwise.

45.3 Changes to area of property

The purchaser agrees that the purchaser would not be materially prejudiced by a reduction in the area of the property of up to 2.5%.

45.4 Changes to a Material Particular

(a) Subject to clause 45.4(c), the purchaser cannot make a claim or requisition or delay completion or rescind or terminate in respect of any changes to the Plan of Subdivision.

(b) The vendor can at any time serve a notice (and where applicable within the time frame set out in Division 10) advising of any changes listed in clause 45.2 or 45.3 if the vendor becomes aware that the Disclosure Statement:

(i) was inaccurate in relation to a Material Particular at the time the contract was signed; or

(ii) has become inaccurate in relation to a Material Particular after the contract was signed.

(c) The provisions of this clause 45 do not affect the Purchaser Rights nor the obligation of the vendor to serve a notice of change under Division 10 and are to be read subject to the provisions of the *Conveyancing (Sale of Land) Regulation 2022* (NSW) and Division 10 as applicable.

46 Sewer and water mains

46.1 Diagram from Water Authority

For Off the Plan Contract

The vendor discloses that:

(a) a sewer connection is or will be available for the property; and

(b) the position of the sewer on the property at completion may not be correctly shown in the sewer reference sheet provided from the Water Authority or attached to this contract or may change before completion as the existing sewer mains may be diverted, altered, upgraded or relocated and connection points may differ.

For Registered Land

(a) The purchaser is directed to the diagram from the Water Authority indicating the location of the sewer main in relation to the property which is attached to this contract.

(b) If no diagram from the Water Authority indicating the location of the sewer main in relation to the property is attached to this contract, the purchaser acknowledges that a diagram from the Water Authority indicating the location of the sewer main in relation to the property is not available in the ordinary course of administration in terms of Schedule 1 of the *Conveyancing (Sale of Land) Regulation 2022* (NSW).

46.2 Location of sewer and water services

The Developer Contract Plan shows the approximate location of the proposed sewer and water mains within the subdivision of which the property forms part.

46.3 Purchaser to make own enquiries

The purchaser:

(a) must make its own enquiries and verify the final location of the sewer and water mains; and

(b) subject to the Purchaser Rights (if applicable), may not make any requisition or claim or delay completion or rescind or terminate due to the final location of the sewer and water mains.

47 Services

47.1 Acknowledgement

The purchaser acknowledges that:

(a) whilst the vendor will use reasonable efforts to procure the provision of the Services near to the boundary of the property in accordance with the requirements of the relevant Authorities, there may be occasions where Services may not be near to the boundary of the Property; and

(b) Services may be provided near to the boundary of the property either before or after completion.

(c) recycled water services will not be available at the property until the appropriate infrastructure is delivered by the relevant Authority either before or after completion;

(d) as at the date of this contract the estimated program for delivery of the appropriate infrastructure for recycled water by the relevant Authority is late 2027, which is both outside of the vendor's control and subject to change; and

(e) the vendor does not warrant or represent that the appropriate infrastructure for recycled water will be delivered by Sydney Water in late 2027.

47.2 Purchaser responsible for connecting Services

The purchaser:

(a) is responsible for connecting all Services from the actual connection point available to the purchaser for connection to the property at its own cost; and

(b) may not make any requisition or claim or delay completion or rescind or terminate due to any matter referred to in, or arising from, this clause.

48 Retaining walls

48.1 Disclosure by vendor

The vendor discloses that the property may include a retaining wall or retaining walls or landscape wall or landscape walls or similar structure.

48.2 Purchaser relies on own enquiries

The purchaser must make and rely on its own enquiries with respect to any retaining wall or landscape walls or similar structure and its footings on the property.

48.3 Purchaser not to make requisition or claim or delay completion

The purchaser may not make any requisition or claim whatsoever or delay completion or rescind or terminate this contract due to the existence or non-existence of any retaining wall or landscape wall or similar structure, including but not limited to the position, specification and footing of any such structure.

49 Fencing

49.1 Fencing condition

The purchaser accepts any fencing on or around the property in its condition at completion.

49.2 No warranty by vendor

The vendor does not warrant that any boundary fences on the property align with, or are erected on, the boundary lines of the property, or that there is no encroachment onto the property.

49.3 No cost contribution by vendor

The purchaser must not require the vendor to contribute to the cost of any dividing fence between the property and any adjoining land owned by the vendor.

49.4 Purchaser not to make requisition or claim or delay completion

The purchaser may not make any requisition or claim whatsoever or delay completion or rescind or terminate this contract due to any matter referred to in this clause.

50 Road Verge Construction

50.1 Construction by vendor

The purchaser acknowledges that:

(a) the vendor may procure the construction of the footpath, street trees, street tree irrigation infrastructure and road verge turfing adjacent to the property in accordance with Authority requirements; and

(b) footpaths, street trees, street tree irrigation infrastructure and road verge turfing are the property of Council; and

(c) subject to clause 10.1(f) of Schedule 2, the vendor is not responsible for reinstating damage caused by third parties after completion.

50.2 Purchaser obligations

The purchaser:

(a) must not remove or damage any footpaths, street trees, street tree irrigation infrastructure and road verge turfing, including during construction of a dwelling on the property; and

(b) must immediately reinstate any damage to the footpath, street trees, street tree irrigation infrastructure or road verge turfing caused by the purchaser or its builders or contractors, sub-contractors, consultants, agents, invitees or others.

50.3 Purchaser liable for damage

The purchaser indemnifies the vendor against any liability incurred by the vendor arising from a default by the purchaser under clause 50.2.

51 Development-specific disclosures

51.1 Vendor disclosures

The vendor discloses and the purchaser acknowledges:

(a) the matters set out in Schedule 2 and Annexure B; and

(b) that the vendor has the rights set out in Schedule 2.

51.2 Purchaser not to make claim or requisition

Subject to the Purchaser Rights (if applicable), the purchaser may not make any requisition or claim or delay completion or rescind or terminate due to any matter referred to in or arising from the matters disclosed in Schedule 2 and Annexure B.

51.3 Rights of vendor

The vendor discloses and the purchaser acknowledges that:

(a) the Development may be developed and subdivided in stages;

(b) the vendor intends to carry out Development Activities;

(c) the vendor may carry out Development Activities after completion; and

(d) the vendor may employ or permit contractors, agents or other persons to carry out the Development Activities.

51.4 Obligations of vendor

If the vendor carries out Development Activities after completion, it must use all reasonable endeavours to minimise inconvenience to the purchaser arising from those Development Activities.

51.5 Purchaser not to make claim

Subject to the vendor complying with clause 51.4, the purchaser may not make any requisition or claim or delay completion or rescind or terminate this contract due to any matter arising from the carrying out of the Development Activities.

52 Signage

52.1 Vendor's right to erect signage

The vendor may place on the property advertising signage. The signage will remain at all times the property of the vendor.

52.2 Removal

The vendor will remove its signage from the property within 14 days after completion.

52.3 Purchaser not to damage

The purchaser must not:

(a) damage, obstruct or interfere with the signage installed by or on behalf of the vendor; or

(b) remove the signage installed by or on behalf of the vendor from the property or require the vendor to remove the signage until after the expiry of 14 days after completion.

52.4 Purchaser not to make requisition or claim or delay completion

The purchaser may not make any requisition or claim whatsoever or delay completion or rescind or terminate this contract due to the vendor's signage.

53 Purchaser's representations and warranties

53.1 Warranties and representations

The purchaser represents and warrants that:

(a) it was not induced to enter into this contract by, and did not rely on, any representations or warranties made by or on behalf of the vendor in relation to the property except those representations and warranties expressly set out in this contract;

(b) it has not relied on any information, representation, letter, documentation or arrangement or other conduct as adding to or amending this contract and that this contract constitutes the only agreement between the vendor and the purchaser;

(c) no promise with respect to the obtaining of a loan of money to defray some or all of the cost of the price has been made by on or behalf of the vendor;

(d) in entering into this contract the purchaser has relied entirely on enquiries relating to the property made by or on the purchaser's behalf;

(e) neither the vendor nor any person on behalf of the vendor has made any warranty or representation as to whether residents of the property are entitled to enrol at any particular school, and the purchaser acknowledges that it relies on its own enquiries (telephone: 131 536; www.schools.nsw.edu.au) as to the catchment boundaries for NSW Department of Education schools;

(f) the purchaser has obtained appropriate independent advice in relation to this contract and has satisfied itself in respect of:

(i) the purchaser's obligations and rights under this contract;

(ii) the encumbrances affecting the property;

(iii) the purposes for which the property may be lawfully used;

(iv) the Site Conditions including the costs or expenses of or incidental to any investigation, proposal or remediation of Contamination;

(v) the compliance or non-compliance of the property with Environmental Laws including any claim, order, declaration, notice or proposal made under an Environmental Law;

(vi) the planning restrictions on or in respect of the property and the use to which the property may be put and the development potential of the property and as to any approvals granted or required by any relevant Authority in relation to the use and development of the property;

(vii) the development approvals affecting the property generally;

(viii) the purchaser's entitlement (if any) to claim income tax deductions for depreciation of any depreciating assets included in the sale, or in connection with the costs of construction carried out on the property;

(ix) the value of the property from its own independent valuations and reports; and

(x) the present and future economic feasibility and economic return of the property.

53.2 Purchaser acceptance of property

Unless otherwise provided in this contract, the purchaser accepts:

(a) the state of repair or condition of the property;

(b) the state of repair or condition of any service to and on the property;

(c) the presence of any sewer, manhole or vent on the property; and

(d) any Site Conditions in relation to the property.

53.3 Purchaser not to make requisition or claim or delay completion

The purchaser may not make any requisition or claim whatsoever or delay completion or rescind or terminate this contract due to any matter referred to in this clause 53.

53.4 Warranties given by trustee

Where the purchaser enters into this contract as the trustee of a trust (**Trust**), the purchaser:

(a) represents and warrants both in its personal capacity and in its capacity as trustee, that the purchaser has the power to enter into and perform its rights and obligations under this contract;

(b) warrants to the vendor that:

(i) the Trust is validly created and is in existence;

(ii) the purchaser will disclose fully to the vendor the terms of the Trust on request;

(iii) the purchaser possesses unqualified power under the Trust to enter into this contract;

(iv) any consent, approval or resolution necessary to enable the purchaser to enter and discharge the purchaser's obligations under this contract has been obtained or passed;

(v) the purchaser holds the purchaser's interest under this contract:

in the proper exercise of the Purchaser's powers under the Trust; and

for the benefit of the beneficiaries or objects of the Trust;

(c) must ensure that between the contract date and completion there does not occur without the vendor's consent (that consent not to be unreasonably withheld) any of the following events:

(i) amendment or revocation of the Trust;

(ii) removal or retirement of the trustee of the Trust;

(iii) appointment of a new or additional trustee of the Trust;

(iv) use of the Trust assets for a beneficiary's or an object's own purposes, unless pursuant to the terms of the Trust;

(v) distribution, resettlement or transfer of the Trust assets;

(vi) anything that might result in the trustee's entitlement to its indemnity from the Trust assets or the beneficiaries being diminished;

(vii) acceleration of the vesting date or termination of the Trust; or

(viii) the purchaser as trustee:

(A) incurring a debt;

(B) lending money;

(C) giving a guarantee or indemnity;

(D) encumbering a Trust asset;

(E) mixing Trust assets;

(F) comprising a claim in relation to any Trust asset;

(G) parting with possession of a Trust asset;

(H) delegating any of the purchaser's trustee's powers; or

(I) increasing the purchaser's trustee remuneration,

(J) other than in the proper exercise of the purchaser's duties under the Trust.

53.5 Purchaser's acknowledgment

The purchaser acknowledges that the vendor has entered into this contract on the basis that the representations and warranties contained in this clause are true and not misleading.

54 Interim condition of property

54.1 Obligation

From completion of this contract until the commencement of building works for a residence on the property the purchaser must:

(a) keep the property in a clean and tidy condition;

(b) not deposit any rubbish or debris or permit any rubbish or debris to be placed on the property;

(c) not park or store any motor vehicle, caravan or trailer on the property;

(d) not build any shed or garage on the property unless constructed at the same time as the residence; and

(e) not reside or camp out on the property in any improvement or temporary accommodation other than in the constructed residential dwelling.

55 Warranty as to agent

55.1 Purchaser's warranty

The purchaser warrants that it was not introduced to the property by any person other than the vendor's agent (if any) referred to on the front page of this contract.

55.2 Reliance on purchaser's warranty

The purchaser acknowledges that in entering into this contract the vendor has relied on the warranty given by the purchaser in this clause.

55.3 Purchaser's indemnity

The purchaser indemnifies the vendor against liability, loss or cost arising from a breach of the warranty in this clause, including any claims for commission from any agent other than the vendor's agent, and all actions, proceedings and expenses arising out of any such claim.

55.4 Non merger

The provisions of this clause will continue in force and effect following completion.

56 No caveat

56.1 Caveat by purchaser

For Off the Plan Contract

The purchaser (or a person claiming through a purchaser) must not lodge a caveat:

(a) on the title to any part of the Development; or

(b) on the title to the property until after it receives the Registration Notice.

For Registered Land

The purchaser (or a person claiming through a purchaser) must not lodge a caveat on the title to any part of the Development other than the property.

56.2 Vendor appointed attorney

The purchaser for valuable consideration irrevocably appoints the vendor and each person nominated by the vendor, as the purchaser's attorney to withdraw any caveat lodged on the title to any part of the Development or on the title to the property in contravention of clause 56.1.

56.3 Caveator consent

If the purchaser lodges a caveat on the title to the Development (or any part of it) or on the title to the property in contravention of clause 56.1, then by entering into this contract, the purchaser is taken to have provided the caveator consent to the lodging of any plans, instruments or other dealings affecting the Development (or any part of it).

57 Disclosure of information

Without limiting any other provision of this contract, the purchaser agrees and acknowledges that:

(a) this contract (or any other document or information provided in accordance with the contract) may be published (or otherwise disclosed) by the vendor in accordance with the *Government Information (Public Access) Act 2009* (NSW); and

(b) nothing under this contract will limit or otherwise affect the discharge of the vendor's obligations under the *Government Information (Public Access) Act 2009* (NSW).

58 Personal information

58.1 Your rights

(a) The vendor will manage your Personal Information in accordance with the Privacy Legislation and Privacy Policy.

(b) You need not give the vendor any of the personal information it requests. However, all information requested from you is essential for the vendor to enter into a contract for the sale of the *property*.

(c) You may request access at any time to personal information held by the vendor about you and ask the vendor to correct it if you believe it is incorrect or out of date.

58.2 Collection of Personal Information by vendor

The purchaser acknowledges that the vendor is collecting your Personal Information in connection with the vendor's activities, including in connection with:

(a) the preparation, execution, management or completion of this contract;

(b) the purchase, development and sale of land in the Development;

(c) internal reporting or reporting to an Authority; and

(d) use by any advisor engaged in respect to the property or the Development.

58.3 Disclosure

The purchaser acknowledges that its Personal Information may be disclosed by the vendor:

(a) if required or authorised by law; or

(b) to any one or more of the following:

(i) any advisor engaged in respect to the property or the Development;

(ii) any person in connection with a proposed sale of any part of the Development containing the property;

(iii) any agent engaged by the vendor and notified to the purchaser;

(iv) any contractor or Authority engaged and involved in the construction, finishing or management of the property or the Development;

any of which may be located outside Australia; or

(c) if the purchaser otherwise consents in writing.

59 Guarantee and indemnity

59.1 Application of this clause

If the purchaser:

(a) is a company, then the names and addresses of the directors of the company;

(b) is a company trustee of a trust, then the names and addresses of the directors of the company or the adult beneficiaries of the trust;

(c) is an individual trustee of a trust, then the purchaser in its personal capacity and, if required by the vendor, the principal beneficiaries of the trust and their respective addresses,

(collectively known as a **Guarantor**) then these details are to be included on the cover page of this contract and this contract shall not have any force and effect until all the Guarantors have also executed this contract.

59.2 Guarantor's obligations

(a) In consideration of the vendor agreeing at the request of the Guarantor to sell the property to the purchaser, the Guarantor guarantees the performance of the purchaser under this contract and indemnifies the vendor as described in this clause 59.

(b) The Guarantor unconditionally and irrevocably guarantees to the vendor that the purchaser will duly perform its obligations under this contract.

(c) The Guarantor agrees to unconditionally and irrevocably indemnify the vendor against all damages, costs, expenses and losses of any kind (including legal fees on a full indemnity basis) which the vendor may suffer as a result of any breach by the purchaser of the contract.

(d) The Guarantor agrees that the Guarantor's obligations under this clause 59 are continuing, regardless of any:

(i) termination of this contract by the vendor as a result of any default by the purchaser;

(ii) insolvency, bankruptcy, death, incompetency or winding up of the purchaser or of any Guarantor;

(iii) assignment of this contract by the vendor or the purchaser;

(iv) grant of time or other concession to the purchaser by the vendor;

(v) compromise, waiver or variation of any of the rights of the vendor against the purchaser under this contract;

(vi) delay by the Vendor in exercising its rights or if the vendor does not sue the purchaser;

(vii) other matters which, but for this clause, might have released the Guarantor from the Guarantor's obligations to the vendor.

(e) The Guarantor promises the vendor that the Guarantor has read this contract and has taken whatever legal advice the Guarantor considered necessary.

(f) The vendor may assign its rights under this clause 59 without affecting or discharging the Guarantor's liability as surety.

(g) This guarantee and indemnity is a continuing security and is not affected by any payment.

(h) The vendor does not have to sue the purchaser or enforce any rights against any person before claiming under this clause 59.

(i) The obligations under this clause 59 bind each Guarantor individually and all of them jointly.

59.3 Transfer by vendor

The purchaser, and the Guarantor by signing this contract, acknowledge that if the vendor transfers or assigns its interest in this contract, the vendor also assigns or transfers the benefit of the Guarantor's obligations and indemnities under this contract to the transferee or assignee.

60 Goods and Services Tax (Taxable Supply in full)

60.1 Additional Definitions

In clauses 60 and 61:

(a) **Supplier** means the entity making a Supply; and

(b) any terms capitalised but not already defined in clause 33.1 or in this clause 60 have the same meaning given to those terms in the GST Act.

60.2 Application of this clause

This clause 60 only applies if the tax information on page 2 of this contract states that the sale is a taxable supply in full.

60.3 Taxable supply

The sale of the property is a fully taxable supply and the purchase price stated on the front page of the contract is inclusive of GST.

60.4 Other supplies

Unless expressly identified as including GST, the consideration for any Supply under or in connection with this contract (other than the supply of the property) does not include GST.

60.5 GST Amount

The parties agree that:

(a) if GST is payable on a Supply made under or in connection with this contract (other than the Supply of the property), the party providing the consideration for that Supply must pay as additional consideration an amount equal to the amount of GST payable on that Supply (GST Amount); and

(b) subject to the receipt of a Tax Invoice the GST Amount is payable at the same time that the other consideration for the supply is provided.

60.6 Reimbursement and similar payments

Any indemnity or reimbursement required to be made under this contract that is calculated by reference to a cost, expense or other amount paid or incurred will be limited to the total cost, expense or amount less the amount of any input tax credit to which an entity is entitled for the acquisition to which the cost, expense or amount relates.

60.7 Essential term

(a) It is an essential term of this contract that the GST Amount and any amount payable by the purchaser under clause 60.3 are paid on or before completion and the purchaser is not entitled to require the vendor to complete unless these amounts are paid.

(b) The vendor's right to payment of the GST Amount is subject to a valid tax invoice being delivered to the purchaser on completion.

61 Goods and Services Tax (Margin Scheme)

61.1 Application of this clause

This clause 61 only applies if the tax information on page 2 of this contract states that:

(a) the sale is a taxable supply in full; and

(b) the margin scheme will be used in making the taxable supply.

61.2 Margin scheme applies

The Supplier and the Recipient agree that:

(a) the Margin Scheme applies to the Supply;

(b) the Recipient cannot claim an Input Tax Credit for the GST on the Supply; and

(c) the Supplier will not give the Recipient a Tax Invoice for the Supply.

61.3 Margin Scheme not applicable

If the Margin Scheme does not apply to a Supply made under or in connection with this contract and the Supply is a Taxable Supply, the Supplier must:

(a) within 10 Business days of becoming aware that the Margin Scheme does not apply, notify the Recipient of the Taxable Supply; and

(b) upon the Recipient's request, give the Recipient a Tax Invoice for the Supply.

62 GST on adjustments

If the tax information on page 2 of this contract states that the sale is a taxable supply in full, then:

(a) all adjustments under this contract form part of the consideration for the supply of the property and are therefore taxable supplies liable for GST (refer to Goods and Services Tax Determination 2006/3); and

(b) on completion the purchaser must pay, in addition to the adjustments under clause 14, GST calculated at 10% (or such other applicable GST rate from time to time) on those adjustments.

63 Goods and Services Tax Residential Withholding Payment

63.1 Additional Definitions

In this clause 63:

ATO means the Australian Taxation Office and includes a reference to the Commissioner of Taxation and Deputy Commissioner of Taxation, and vice versa, as required.

Bank Cheque means an unendorsed cheque made payable to the Commissioner of Taxation that is:

(a) issued by the Reserve Bank of Australia or an authorised deposit-taking institution which is a bank, a building society or a credit union; or

(b) if authorised in writing by the vendor or the vendor's representative or agent, some other bank cheque.

Form 1 means "Form 1: GST property settlement withholding notification" provided on the ATO website, or any such equivalent form as notified by the ATO.

Form 2 means "Form 2: GST property settlement date confirmation" provided on the ATO website, or any such equivalent form as notified by the ATO.

Vendor Notification means the notification set out on page 2 of this contract under the heading "GSTRW payment (GST residential withholding payment) – further details" or any updated notification given under clause 63.2.

Withheld GST means the amount the purchaser is required to withhold and to pay to the ATO in accordance with section 14-250 of Schedule 1 to the TA Act in relation to the sale made under or in with this contract.

63.2 Vendor Notification

The Vendor Notification is the written notice to the purchaser as required in accordance with section 14-255 of Schedule 1 to the TA Act. The vendor may give the purchaser an updated Vendor Notification at any time.

63.3 Purchaser Notification

No later than 15 days prior to completion, the purchaser must lodge a Form 1 with the ATO in accordance with subsection 16-150(2) of Schedule 1 to the TA Act. If the Vendor Notification is provided to the purchaser less than 15 days prior to completion, the

purchaser must lodge the Form 1 with the ATO within 1 business day after receiving the Vendor Notification.

63.4 Confirmation of lodgement of Purchaser Notification

The purchaser must provide written evidence of lodgement of the Form 1 to the vendor within 1 business day after the Form 1 is lodged with the ATO, including providing to the vendor:

(a) a copy of the Form 1; and

(b) a copy of any receipt together with any payment reference number and lodgement reference number received by the purchaser in response to the Form 1.

63.5 Further notification to ATO

If and to the extent that, in addition to the Form 1, the purchaser is required to notify the ATO of completion or any other transaction details:

(a) the purchaser must complete and electronically submit such notification (including the Form 2) to the ATO at least 2 business days prior to completion, or such other earlier time as required by the ATO; and

(b) on the same date that the purchaser submits a notification to the ATO under clause 63.5(a), the purchaser must provide the vendor with evidence of having submitted that notification, including receipt from the ATO.

63.6 Vendor requirements

The vendor can by written notice require the purchaser to complete and electronically submit any notification required to be submitted to the ATO by the purchaser, using facilities provided by the vendor and at a time designated by the vendor. Where the vendor exercises this discretion, then clauses 63.3, 63.4 or 63.5 (as applicable) do not apply.

63.7 Withheld GST

Unless otherwise directed by the vendor in the Vendor Notification, the purchaser must make payment on completion to the Commissioner of Taxation for the amount of the Withheld GST, subject to clause 63.8, via the ELN (as defined on page 2).

63.8 Paper completion

If the parties do not complete electronically for any reason:

(a) the purchaser must provide the vendor (or the vendor's nominee) with a Bank Cheque on or before completion that is payable to the Commissioner of Taxation for the amount of the Withheld GST;

(b) the vendor undertakes to send that Bank Cheque to the ATO as soon as is reasonably practicable after completion; and

(c) the vendor will provide the purchaser with a receipt for that Bank Cheque.

63.9 Purchaser default

If the purchaser does not comply with any of its obligations under this clause 63, the vendor can delay completion until such time as the vendor is satisfied that the purchaser has complied or will comply with its obligations under this clause and the purchaser must pay to the vendor interest in accordance with clause 37.1.

63.10 Purchaser indemnity

The purchaser will indemnify the vendor for all costs, interest and penalties incurred by the vendor following a failure of the purchaser to comply with any of its obligations under this clause 63.

63.11 Satisfaction of purchaser's payment obligation

Subject to the purchaser complying with its obligations under this clause 63, the parties agree that the purchaser's payment of the Withheld GST in accordance with this clause will satisfy the purchaser's obligation to pay a portion of the consideration under this contract that is equal to that amount. If and to the extent that the purchaser does not comply with this clause 63, the vendor retains the right to payment of the full consideration payable under this contract.

64 Monies paid under another agreement

The purchaser acknowledges that any monies paid in favour of the vendor under another agreement which gave rise to this contract may be credited towards the price at completion in accordance with the terms of that other agreement and that if this contract is terminated or rescinded the vendor is entitled to retain those monies.

65 Foreign investment approval

65.1 Definitions

In this clause 65:

Act means the Foreign Acquisitions and Takeovers Act 1975 (Cth), the Foreign Acquisitions and Takeovers Regulations 2015 (Cth) and Australia's Foreign Investment Policy as published on the Foreign Investment Review Board website (www.firb.gov.au) from time to time.

Loss means all losses (including loss of profit, loss of expected savings, opportunity costs, loss of business (including loss or reduction of goodwill) and damage to reputation), claims, liabilities, damages, costs, charges and expenses (including tax) of any nature.

65.2 FIRB Warranty

(a) The purchaser warrants that it is not a 'foreign government investor' as that term is defined in the Act.

(b) The purchaser indemnifies the vendor against any Loss suffered or incurred by the vendor in connection with or arising from a breach of the warranty in clause 65.2(a)

66 No merger

66.1 Continuing provisions

The following provisions of this contract will continue in force and effect following completion:

(a) clauses 47, 48, 49, 50, 51, 53 and 54;

(b) any of clauses 59, 60, 61 and 63 should any of those clauses apply to this contract; and

(c) any schedules dealing with rebates, approved building plans and first home buyers; and

(d) any other provisions in this contract intended to continue or capable of continuing in force and effect following completion.

66.2 Warranties

The warranties in this contract (except those implied by law) do not merge on completion or in the transfer of the property.

67 Entire agreement

This contract contains or refers to the whole of the parties' agreement in relation to the sale and the purchase of the property. Except where required by law no further representations, warranties or undertakings are deemed to be implied in this contract or to arise between the parties by way of collateral or other agreement, or by reason of any representation, warranty or undertaking given or made by any party to the other on or before the making of this contract.

68 Stamp duty

68.1 Purchaser responsible for stamp duty

The purchaser must pay stamp duty (including any penalties or interest) on this contract and on any documents that are executed under or in connection with this contract.

68.2 Indemnity

The purchaser indemnifies the vendor for any liability incurred because of the default, delay or omission to pay the stamp duty or the failure to make proper disclosure to the revenue Authorities regarding stamp duty.

69 Exercise of rights

69.1 Vendor's discretion

The vendor may exercise a right, power or remedy:

(a) at its absolute discretion; and

(b) separately or concurrently with another right, power or remedy.

69.2 No limit on further exercise

A single or partial exercise of a right, power or remedy by the vendor does not prevent a further exercise of that or of any other right, power or remedy.

69.3 No limit on later exercise

If the vendor fails to exercise, or delays exercising, a right, power or remedy, the vendor may exercise it later.

69.4 By representative

The vendor will deemed to have exercised a right, power or remedy if it is exercised by an authorised person of the vendor.

70 Governing law and jurisdiction

70.1 Governing law

This contract is governed by the laws of New South Wales.

70.2 Jurisdiction

Each party submits to the jurisdiction of the courts of New South Wales in relation to all matters arising under this contract.

71 Indemnities

71.1 Indemnities continue

The indemnities in this contract are continuing obligations independent from the other obligations of the parties under this contract and continue after completion or termination.

71.2 Enforcement

An indemnified party need not incur expense or make a payment before enforcing a right of indemnity under this contract.

71.3 Payment on demand

The indemnifying party agrees to pay amounts due under any indemnity on demand from the indemnified party.

72 General

72.1 Severance

If any provision of this contract is or becomes invalid or not enforceable in accordance with its terms, all other provisions which are self-sustaining and capable of separate enforcement without regard to the invalid or unenforceable provision will be and continue to be valid and enforceable in accordance with their terms.

72.2 Variation

Any variation of this contract must be in writing and agreed in writing by the parties.

72.3 Further assurance

Each party must take all steps, execute all documents and do everything reasonably required by any other party to give effect to the transactions contemplated by this contract.

72.4 Power of attorney

Each person who executes this contract (or any document arising in relation to this contract) on behalf of a party under a power of attorney declares that he or she is not aware of any fact or circumstance that might affect his or her Authority to do so.

72.5 Waiver

Waiver of a breach or of any right of election arising from a breach of this contract must be in writing and signed by the party granting the waiver. A right of election arising from a breach of this contract is not waived by any failure to or delay in the exercise, or partial exercise, of that right of election or any other right.

73 Notices

73.1 Form of Notices

Any notice or communication required to be given under this contract (Notice) must be:

(a) in legible writing;

(b) signed by the party giving it (Sender) or by its Authorised Representative; or

(c) delivered by hand or email or sent by post (air mail if sent to an address in another country) to the relevant address set out on the front page of this contract;

73.2 Change of details

A party may change its address or email address for the purpose of notices by notifying the other party of that change in accordance with the provisions of clause 73.1.

73.3 Service of notices

Notices are taken to be given:

(a) in the case of delivery by hand, when delivered;

(b) in the case of delivery by post, on the third (seventh, if sent to an address in another country) day after the date of posting; and

(c) in the case of delivery by email, when sent, unless the sender is notified, by a system or person involved in the delivery of the email, that the email was not successfully sent.

73.4 Timing of notices by email

If a notice by email is given:

(a) on a day in which business is not generally carried on in the place in which the email is received; or

(b) after 5.00 pm (local time) on a day in which business is generally carried on in the place in which the email is received,

the notice will be taken to have been given at the commencement of business on the next day in which business is generally carried on in the place in which the email is received.

74 Electronic Execution and Delivery

(a) The purchaser acknowledges and agrees that this document (and any document entered into pursuant to this document) can be signed electronically and delivered by SignIt, DocuSign or another electronic means at Landcom's election and upon such delivery the electronic or facsimile signature will be deemed to have the same effect as if the original signature had been delivered to the other party.

(b) Each party agrees that electronic signing by a party identifies that party and indicates that party's intention to be bound by this contract.

75 Cooling Off Period

Despite section 66S(3)(a) of the *Conveyancing Act 1919*, the vendor agrees that the cooling off period for this contract will end on the twentieth business day after the day on which this contract was made.

Schedule 1 Key Details

Item Number	Matter	Details	
Item 1.	**Development**	Panorama at North Wilton	
Item 2.	**Council**	Wollondilly Shire Council	
Item 3.	**Services**	☒ Water ☒ Sewerage ☒ Electricity ☒ Telecommunications services and facilities ☒ Other: Recycled Water	
Item 4.	**Adjustments**	(a) Council rates	$2,000 for the current period of 12 months commencing on 1 July.
		(b) Water rates	Not applicable.
		(c) Land tax	Not applicable.
Item 5.	**Registration Sunset Date**	***For Off the Plan Contract*** 15 November 2027. ***For Registered Land Contract*** Not applicable	

Schedule 2 Development Specific Disclosures

1 Subdivision of the Development

1.1 Proposed subdivision pattern

For Off the Plan Contract

The vendor discloses that:

(a) the vendor intends to subdivide the land that forms the Development (including generally in accordance with the Plan of Subdivision);

(b) subject to the terms of this contract, the timing of commencement and completion of the subdivision will be determined by the vendor in its sole discretion; and

(c) the vendor intends to create a number of easements, restrictions on use or positive covenants generally in the form of the Draft Encumbrances.

For Registered Land Contract

The vendor discloses that:

(a) the vendor intends to subdivide the land that forms the Development; and

(b) subject to the terms of this contract, the timing of commencement and completion of the subdivision will be determined by the vendor in its sole discretion.

1.2 Subdivision pattern may change

For Off the Plan Contract

The vendor discloses that:

(a) the number or configuration of the lots in the Development may vary from what has been disclosed by the vendor; and

(b) the number or configuration of the lots in the registered Plan of Subdivision may vary from the number or configuration shown in the Plan of Subdivision.

For Registered Land Contract

The vendor discloses that the number or configuration of the lots in the Development may vary from what has been disclosed by the vendor.

1.3 Street address may not be allocated

The vendor discloses and the purchaser acknowledges that the street name and number for the property may have not been allocated or may change after the date of the contract.

1.4 Development land

The vendor may acquire additional land after the contract date to be included as a part of the Development.

1.5 Redundant Easements

The vendor may at the vendor's absolute discretion elect to extinguish any easements, restrictions on use or covenants shown on any certificate of title for any part of the land forming the Development in existence at the contract date which in the vendor's absolute opinion are redundant or become redundant or the vendor otherwise desires to remove from title before registration of the Plan of Subdivision.

2 Development approvals

2.1 Development Approvals

The vendor discloses that the vendor may (before or after completion), but is not obliged to:

(a) make an application to Council to vary the development approvals for the development under section 4.55 of the *Environmental Planning and Assessment Act 1979* (NSW); or

(b) make a further, subsequent or additional application to Council relating to part or the whole of the Development.

2.2 Effect of Development Approvals on documents

For Off the Plan Contract

The vendor may include provisions relating to any development approval and create ongoing obligations in connection with any development consent, in the Additional Restrictions.

For Registered Land Contract

Not used.

2.3 Other possible Council and authority requirements

For Off the Plan Contract

The vendor discloses that:

(a) easements, restrictions on use or positive covenants may be imposed or required by Council, service providers or authorities or to ensure the proper functioning of the Development;

(b) it may be necessary to make changes to the Development to meet the requirements of Council, service providers or authorities or to ensure the proper functioning of the Development; and

(c) it may be necessary to make changes to the draft documents attached to this contract to meet the requirements of Council, service providers or authorities or to ensure the proper functioning of the Development.

For Registered Land Contract

The vendor discloses that:

(a) easements, restrictions on use or positive covenants may be imposed or required by Council, service providers or authorities or to ensure the proper functioning of the Development; and

(b) it may be necessary to make changes to the Development to meet the requirements of Council, service providers or authorities or to ensure the proper functioning of the Development.

3 Selling and leasing activities

Both before and after completion and until the completion of Development Activities, the vendor and persons authorised by the vendor may:

(a) conduct selling and leasing activities in and around the Development (but not the property after completion);

(b) place in and around the Development (but not the property after completion) plant and equipment and signs in connection with those selling and leasing activities; and

(c) place in and around the Development (but not the property after completion) offices, plant and equipment and other facilities for sales people.

4 Roads and Services

4.1 Arrangements for the provision of services

The vendor discloses that:

(a) arrangements for the provision of Services to the Development may not be in place as at the contract date;

(b) it may be necessary for the vendor to enter into arrangements with Service providers which are not disclosed in this contract, including easements, leases, guarantees and security deposits.

4.2 Roads

The vendor discloses that it may at any time during the carrying out of the Development create or move ingress and egress points for the Development or lots within the Development.

4.3 No gas

The vendor discloses that no gas will be provided to the property or the Development.

4.4 Purchaser to make own enquiries

The purchaser must make and rely on their own enquiries with respect to any matter referred to in this clause 4 of this Schedule 2.

5 Name of Development

The vendor discloses that the vendor may change the name of the Development.

6 Storing and dumping material and waste

6.1 Purchaser not to dump material and waste

(a) The purchaser must not, and must ensure that any appointed Builder or its builders or contractors, sub-contractors, consultants, agents or invitees or others does not, store or dump any materials or waste on any land outside of the property.

(b) If the purchaser or any or its builders or contractors, sub-contractors, consultants, agents or invitees or others of the purchaser, does store or dump any materials or waste on any land outside of the property, the vendor may, at the purchaser's cost, remove the materials or waste. Any costs incurred by the vendor to remove the materials or waste will comprise a debt owed by the purchaser to the vendor.

6.2 Non merger

This clause 6 does not merge on completion.

7 Driveways and Vehicle Access

7.1 Construction of driveway and driveway crossing

The purchaser acknowledges and agrees that:

(a) prior to completion the vendor will construct a driveway crossing for and adjoining the property on the Council verge in accordance with the Development Consent and as indicatively shown on the:

(i) approved subdivision plans as set out in the Development Consent; and

(ii) vendor's Sales Plan;

(b) it must not construct or cause to be constructed a driveway on the property other than in line with the driveway crossing constructed by the vendor; and

(c) the vendor will have no obligation in relation to construction of any part of the driveway that is on the property.

7.2 Dwelling construction in accordance with Development Control Plan

The purchaser acknowledges and agrees that the purchaser may only construct a dwelling on the property which complies with the relevant Development Control Plan or Complying Development Code that applies to the property at the time.

8 Restrictions

8.1 Bush Fire Prone Land

The purchaser acknowledges and agrees that:

(a) the section 10.7 planning certificate annexed to this contract discloses that the property may be bush fire prone under the *Environmental Planning and Assessment Act 1979* (NSW); and

(b) the property may be affected by a restriction on title requiring compliance with *AS3959: Construction of Buildings in Bushfire Prone Areas 2009*.

8.2 Restrictions affecting the property

For Off the Plan Contract

The purchaser acknowledges and agrees to the terms of any related restriction on the use of land registered on the title to the property or included in the Draft Encumbrances.

For Registered Land Contract

The purchaser acknowledges and agrees to the terms of any related restriction on the use of land registered on the title to the property.

8.3 Purchaser to make own enquiries

The purchaser must make and rely on their own enquiries with respect to any matter referred to in this clause 8 of this Schedule 2.

9 Building Plan Approval

9.1 Approval of Building Plans

(a) The parties agree that the Design Guidelines:

(i) have been developed to manage the aesthetic aspects of the Development and to ensure any improvements to the property integrate with the overall masterplan for the Development; and

(ii) do not seek to govern any building elements (as defined in the Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020 (NSW)) of any improvements to the property.

(b) The purchaser acknowledges and agrees that the purchaser must:

(i) prepare Building Plans for the property strictly in accordance with the Design Guidelines; and

(ii) obtain the vendor's written approval to the Building Plans before:

(A) making any improvements whatsoever to the property; or

(B) lodging any development application or complying development certificate application with Council or a private certifier for development of the property,

(c) The vendor will not unreasonably withhold approval of the Building Plans provided the Building Plans are strictly in accordance with the Design Guidelines.

9.2 Purchaser's Acknowledgement

The purchaser acknowledges and agrees:

(a) the purchaser bears all design risk associated with the preparation and finalisation of the Building Plans and no approval by the vendor will relieve the purchaser of any responsibility whether under this deed or arising out of or in connection with the Home Building Act 1989 (NSW), the Design and Building Practitioners Act 2020 (NSW) and the Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020 (NSW) (or any Acts that are passed to amend or replace them), and any regulations issued in connection with such Acts;

(b) the vendor does not owe a duty to the purchaser in relation to the review or approval of the Building Plans;

(c) the vendor has not, for the purposes of the Residential Building Legislation:

(i) carried out any building work; or

(ii) contracted or arranged for, or facilitated or otherwise caused, (whether directly or indirectly) any building work to be carried out;

(d) approval of its Building Plans by the vendor does not in any way constitute approval of those building plans by Council or indicate that Council will, or is likely to, approve the building plans; and

(e) the purchaser must ensure its building plans satisfy Council's requirements as to the use and development of the property

9.3 No changes to Building Plan without approval

The purchaser warrants that it will not make, seek to make, or agree to, any changes or variations to the Approved Building Plans at any time without first obtaining the vendor's written approval.

10 Footpaths, road verges and landscaping

10.1 Purchaser's Acknowledgement

The purchaser acknowledges and agrees that:

(a) it has obtained a copy of the vendor's Sales Plan for the estate of which the property forms part;

(b) the vendor may install street trees (including street tree guards and root barriers), footpaths, driveway crossings and road verge turfing in locations indicatively shown in the Development Consent;

(c) the vendor may install street tree irrigation infrastructure as required by the Development Consent;

(d) the vendor may lodge a bond with Council to ensure that the street trees (including street tree guards and root barriers), footpaths, street tree irrigation infrastructure, driveway crossings and road verge turfing are not damaged or removed;

(e) the purchaser must not remove any street trees (including street tree guards and root barriers), footpaths, street tree infrastructure, driveway crossings and road verge turfing and must use its best endeavours to avoid damage to the street trees (including street tree guards and root barriers), footpaths, street tree irrigation infrastructure, driveway crossings and road verge turfing, including during construction of a dwelling and its associated works; and

(f) the street trees (including street tree guards and root barriers), footpaths, street tree irrigation infrastructure, driveway crossings and road verge turning are the property of Council whose consent is required for their removal or relocation;

(g) reinstatement of any street trees (including street tree guards and root barriers), footpaths, street tree irrigation infrastructure, driveway crossings and road verge turfing will be at the purchaser's cost; and

(h) the purchaser indemnifies the vendor against any liability incurred by the vendor arising from a default by the purchaser under this clause.

10.2 Maintenance

The purchaser must:

(a) maintain, repair and, when necessary, replace with the same type of fencing and materials, any fencing, gates or retaining walls erected by the vendor on the boundaries of the property; and

(b) comply with the annexed brochure in relation to landscaping and fencing of the front garden of the property.

11 On sale of the property

11.1 Purchaser's obligations

(a) If the purchaser proposes to sell the property before the construction of a dwelling and a driveway on the property, the purchaser must ensure that clauses on the terms of clause 6, clause 7, clause 9, clause 10 and clause 11 of this Schedule 2 are inserted in the contract for the sale of the property.

(b) The purchaser acknowledges and agrees that if it fails to comply with any of its obligations in:

(i) clause 6 of this Schedule 2

(ii) clause 7 of this Schedule 2;

(iii) clause 9 of this Schedule 2;

(iv) clause 10 of this Schedule 2, or

(v) clause 11 of this Schedule 2

the purchaser will be deemed to be in breach of this contract.

11.2 Covenant

The vendor may, at any time, register on title to the property a restriction or covenant for the benefit of the vendor or another prescribed authority nominated by the vendor, on terms substantially similar to clause 6, clause 7, clause 9, clause 10 or clause 11 to secure the purchaser's performance of the obligations under those clauses.

11.3 No requisition, claim or objection

The purchaser may not make any requisition, claim or objection, or rescind or terminate this contract, by reason of any matter disclosed by or connected with this clause.

12 Name of Suburb

12.1 Disclosure by vendor

The vendor discloses that, subject to Wollondilly Shire Council or any other Authority whose consent is required, the name of the suburb of the proposed subdivision may be changed from Wilton.

Schedule 3 Replies to Requisitions

#	Requisitions on Title	Replies
1	The vendor must pay all rates and taxes (including land tax) before completion.	These will be adjusted in accordance with the contract.
2	Vacant possession must be given on completion.	Noted.
3	At completion, the vendor should be registered as proprietor of an estate in fee simple free from all encumbrances.	Noted subject to the contract.
4	Is the vendor liable to pay land tax or is the *property* charged with land tax?	Yes
5	Survey should show that the whole of the *property* is available and that there are no encroachments by or on the *property*.	Noted subject to the contract.
6	Does the vendor have a survey report?	No.
7	Have the provisions of the *Local Government Act 1993* (NSW) and the *Environmental Planning and Assessment Act 1979* (NSW) been complied with?	Yes, as far as the vendor is aware.
8	Has the vendor entered into any agreement with or granted any indemnity to the Council or any other authority concerning any development on the *property*.	No, unless the vendor has entered into a *Planning agreement* (s 93F *Environmental Planning & Assessment Act 1979* (NSW)).
9	Who owns the boundary fences?	If any, these are presumably owned jointly with the owners of the adjoining properties.
10	Is the vendor aware of any rights, licences, easements, or restrictions as to use other than those disclosed in the contract?	No.
11	Is the vendor aware of any drain, sewer or storm water channel which runs through the land?	No, unless the sewer main serving the land does so.
12	Has the vendor any notice or knowledge that the *property* is affected by: (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*? (c) any work done or intended to be done on the *property* which may create a charge on the *property*? (d) any sum due to any local or public authority, other than for rates?	(a) to (e) No.

#	Requisitions on Title	Replies
	(e) any realignment or proposed realignment of any road adjoining the *property*?	
13	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 land?	No.
14	Searches, enquiries and inspection of title deeds must prove satisfactory.	Noted subject to the contract.
15	The purchaser reserves the right to make further *requisitions* prior to completion.	This purported right is not admitted.
16	Unless we are advised by you to the contrary prior to completion, it will be assumed that your replies remain unchanged as at completion.	Noted.

Schedule 4 Rebates

1 Design and Landscaping Rebate

1.1 Additional Definitions

In this clause 1 of this Schedule 4:

Design Guidelines means the design guidelines for the Development attached in Annexure B (if any).

Design and Landscape Rebate means the design and landscape rebate referred to in the Panorama Rebates Brochure.

Design and Landscape Rebate Amount means $5,000.00 (inclusive of GST).

Design and Landscape Rebate Requirements means the design and landscape rebate requirements referred to in the Panorama Rebates Brochure.

Panorama Rebates Brochure means the Panorama Rebates brochure for the Development attached in Annexure B.

Rebate Application Form means a written notice from the purchaser to the vendor that the purchaser has complied with the Design Guidelines and the Design and Landscape Rebate Requirements and that the purchaser requests payment of the Design and Landscape Rebate Amount.

1.2 Payment of rebate

The vendor will pay to the purchaser the Design and Landscape Rebate Amount, if the purchaser has within 24 months after completion satisfactorily completed the construction of a dwelling, fencing and landscaping on the property strictly in accordance with the Design Guidelines and Design and Landscape Rebate Requirements.

1.3 Time limit to apply for rebate

On completion of the works described above, the purchaser may (but strictly within 24 months after completion, which time is an essential condition of this offer) apply in writing to the vendor for payment of the Design and Landscape Rebate.

1.4 Inspection by vendor

The purchaser must grant the vendor access to the property at a reasonable time and on reasonable notice from the vendor to allow the vendor to inspect the purchaser's completed works.

1.5 Payment as soon as practicable

If the vendor is satisfied, acting reasonably, that the purchaser's works strictly comply with the Design Guidelines and Design and Landscape Rebate Requirements, the vendor will

pay the Design and Landscape Rebate Amount to the purchaser as soon as reasonably practicable after receiving the purchaser's Application.

2 Sustainability Rebate

2.1 Additional Definitions

In this clause 2 of this Schedule 4:

Panorama Rebates Brochure means the Panorama Rebates brochure for the Development attached in Annexure B.

Rebate Application Form means a rebate application form submitted by the purchaser to the vendor in accordance with the Panorama Rebates Brochure confirming to the vendor that the purchaser has complied with the Sustainability Rebate Requirements and that the purchaser requests payment of the Sustainability Rebate Amount.

Sustainability Rebate means the sustainability rebate referred to in the Panorama Rebates Brochure.

Sustainability Rebate Amount means a rebate in the sum of $10,000.00 (inclusive of GST).

Sustainability Rebate Requirements means the sustainability rebate requirements referred to in the Panorama Sales Brochure.

2.2 Payment of rebate

The vendor will pay to the purchaser the Sustainability Rebate Amount, if the purchaser has within 24 months after completion satisfactorily completed the construction of a dwelling strictly in accordance with the Sustainability Rebate Requirements.

2.3 Time limit to apply for rebate

On completion of the works described above, the purchaser may (but strictly within 24 months after completion, which time is an essential condition of this offer) apply in writing to the vendor for payment of the Sustainability Rebate.

2.4 Inspection by vendor

The purchaser must grant the vendor access to the property at a reasonable time and on reasonable notice from the vendor to allow the vendor to inspect the purchaser's completed works.

2.5 Payment as soon as practicable

If the vendor is satisfied, acting reasonably, that the works strictly comply with the Sustainability Rebate Requirements, the vendor will pay the Sustainability Rebate Amount to the purchaser as soon as reasonably practicable after receiving the purchaser's Application.

Annexure A Signing page

Relevant execution clauses will be inserted in due course.

Annexure B Disclosed Material

1 Disclosure Statement

For Off the Plan Contract

(a) Disclosure Statement (including Plan of Subdivision and Draft Encumbrances).

For Registered Land Contract

(a) Not applicable (and if a Disclosure Statement is attached, the purchaser acknowledges that it relates to matters prior to the creation of the property).

2 Other Mandatory disclosure documents

(a) Title search.

(b) Plans and Dealings.

(c) Planning Certificate under Section 10.7 of the *Environmental Planning and Assessment Act 1979* (NSW).

(d) Developer Contract Plan.

(e) Sewer diagram.

(f) Land Tax Certificate under section 47 of the *Land Tax Management Act 1956* (NSW).

(g) Foreign Resident Capital Gains Withholding Clearance certificate.

3 Development specific disclosure documents

(a) Design guidelines

(b) Panorama Rebates Brochure.

(c) Sales Plan.

Disclosure Statement – Off the Plan Contracts

This is the approved form for the purposes of s66ZM of the *Conveyancing Act 1919*.

VENDOR	**Landcom** ABN 79 268 260 688
PROPERTY	**Proposed Lot 2### Curlew Circuit,, Wilton, being proposed Lot** 2### in the unregistered plan of subdivision which is part of Lot 1005 in Deposited Plan 1316345

TITLE STRUCTURE	
Will the lot be a lot in a strata scheme?	☒ No ☐ Yes
Will the lot also be subject to a Strata Management Statement or Building Management Statement?	☒ No ☐ Yes
Will the lot form part of a community, precinct or neighbourhood scheme?	☒ No ☐ Yes **If Yes, please specify scheme type:**

DETAILS					
Completion	Refer to clause 35			**Refer to clause(s):**	Clause 35
Is there a sunset date?	☐ No ☒ Yes	**Can this date be extended?**	☐ No ☒ Yes	**Refer to clause(s):**	Clause 44.
Does the purchaser pay anything more if they do not complete on time?	☐ No ☒ Yes	Provide details, including relevant clause(s) of contract:	Interest is payable in accordance with clause 37.		
Has development approval been obtained?	☐ No ☒ Yes	Development Approval No:	DA/2022/1279/3.		
Has a principal certifying authority been appointed?	☐ No ☒ Yes	Provide details:	Wollondilly Shire Council.		
Can the vendor cancel the contract if an event preventing or enabling the development does or does not occur?	☐ No ☒ Yes	Provide details, including relevant clause(s) of contract:	The vendor may rescind this contract under clause 44 if the Plan of Subdivision is not registered by the Registration Sunset Date (subject to the vendor complying with section 66ZS of the *Conveyancing Act 1919* (NSW).		

ATTACHMENTS *(s66ZM(2) of the Conveyancing Act 1919)*

The following prescribed documents are included in this disclosure statement *(select all that apply)*.

- ☒ draft plan
- ☒ s88B instrument proposed to be lodged with draft plan
- ☐ proposed schedule of finishes
- ☐ draft strata by-laws
- ☐ draft strata development contract
- ☐ draft community/precinct/neighbourhood/ management statement
- ☐ draft community/precinct/neighbourhood/ development contract
- ☐ draft strata management statement
- ☐ draft building management statement

MGA SCIMS

DAISYVALE CRESCENT

SSM 208898 FD

CLEMONT STREET

HARVEST WAY

SSM 221553 FD

Pt.1201 DP 1289197

CATTLE LANE

APPERLY LANE

ROSELYN LANE

DP 1289197

SHORTHORN STREET

CORRIEDALE STREET

CORRIEDALE

1007 DP 1316345

1006 DP 1316345

1004 DP 1311594

GIP FD 90°00'~1.0 (DP 1280088)

322°39'35" 50.045

61°03'05" ~38.48

241°03'05" ~ 94.36

55°43'10"~56.395

69°51'35"~67.63

99°54'20"~135.45

277°57'45" ~ 125.895

119° 03' 05" 43.605

143°58'30" 28.805

176°25'15" 33.95

11°24'10" ~ 107.07

40"

135.18

50'

96°50'40" ~26.37

75.06

186°

Pt.2124 (1.495ha)

TOTAL AREA 2.139ha

CURLEW CCT.

36°44'55" ~30.405

36°44'55" ~30.405

SEE SHEET 2

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

CURLEW CIRCUIT

BELL FROG LN

FLYING FOX LANE

POTOROO LANE

DRAGONFLY STREET

ECHIDNA LANE

LORIKEET CIRCUIT

GOANNA LANE

SANDPIPER LN

HONEYEATER LANE

GLIDER LANE

CURLEW CIRCUIT

Pt.2124

2001 2002 2017 2018 2003 2016 2004 2015 2005 2014 2006 2013 2007 2012 2008 2009 2010 2011

2019 2020 2035 2036 2021 2034 2022 2033 2023 2032 2024 2031 2025 2030 2026 2027 2028 2029

2037 2038 2052 2053 2039 2054 2040 2051 2041 2050 2042 2049 2043 2048 2044 2045 2046 2047

2057 2058 2059 2056 2060 2055 2061 2062

2094 2093 2092 2091 2090 2095 2096 2097 2098 2099 2100 2101

2089 2088 2073 2072 2087 2074 2086 2075 2085 2076 2084 2077 2083 2078 2082 2081 2080 2079

2071 2070 2069 2063 2068 2064 2067 2065 2066

2123 2122 2112 2121 2113 2120 2114 2119 2118 2117 2116 2115

2111 2102 2110 2103 2109 2104 2108 2107 2106 2105

2125 2.451 ha

1115 1116 1117

1289197 1289197 1289197

SCHEDULE OF ARCS

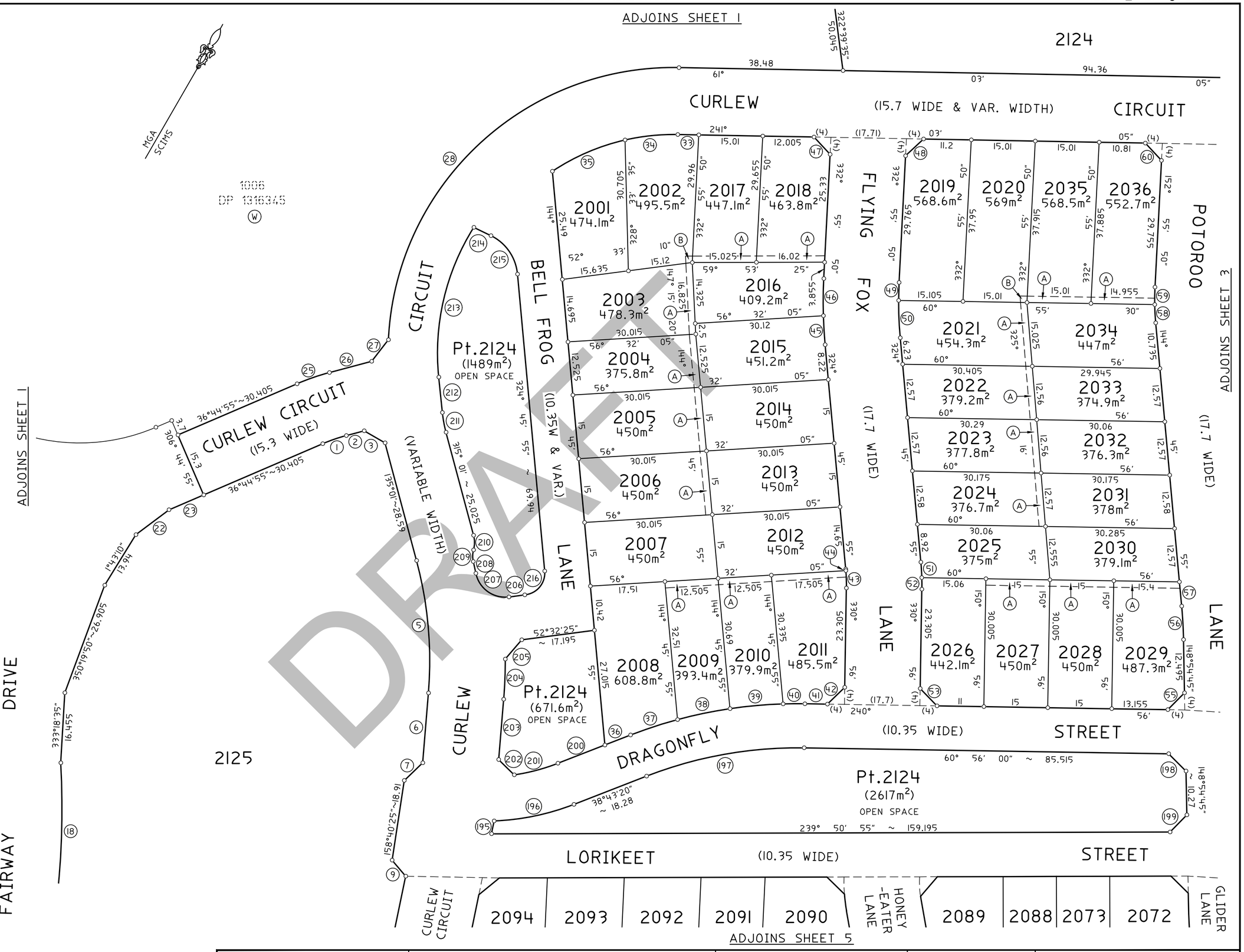
No.	BEARING	DIST	ARC	RADIUS
1	40°52'55"	5.85	5.855	40.55
5	144°52'05"	31.19	31.34	91.15
18	337°53'50"	74.97	75.435	196.2
25	40°52'55"	8.055	8.065	55.85
28	16°51'55"	93.395	103.34	67
34	234°05'55"	12.42	12.45	51.305
35	216°43'25"	18.565	18.67	51.305
37	41°48'20"	11.605	11.61	107.85
38	48°14'	12.58	12.585	107.85
39	54°53'55"	12.5	12.505	107.85
40	59°34'40"	5.105	5.105	107.85
43	328°05'30"	4.08	4.08	41.15
44	325°00'30"	0.345	0.345	41.15
45	326°33'30"	6.81	6.81	108.85
46	330°38'25"	8.7	8.7	108.85
49	331°36'20"	4.215	4.215	91.15
50	327°31'25"	8.77	8.775	91.15
51	326°32'10"	3.635	3.635	58.85
52	329°37'15"	2.7	2.7	58.85
56	146°50'20"	7.86	7.865	108.67
58	146°51'25"	4.295	4.295	58.85
59	150°56'20"	4.09	4.09	58.85
196	48°17'20"	19.115	19.2	57.5
197	49°49'40"	37.56	37.795	97.5
201	45°10'35"	10.6	10.62	47.15
204	152°14'10"	9.43	9.43	108.85
207	275°33'45"	9.55	10.51	7.0
208	317°48'20"	2.825	2.825	104
209	331°18'15"	2.715	2.74	5.5
210	330°17'55"	3.425	3.465	6.5
211	319°36'05"	4.715	4.72	29.5
213	343°11'05"	36.07	11.445	11.15
215	105°21'40"	10.95	9.43	108.85

SCHEDULE OF LINES

No.	BEARING	DIST.
2	45°01'	4.34
3	90°01'	5.655
6	154°43'05"	16.42
7	196°06'05"	6
9	109°34'20"	4.915
22	23°02'55"	9.705
23	36°44'55"	8.855
26	45°01'	10.25
27	7°59'45"	6.385
33	241°03'05"	4.945
36	38°43'20"	6.445
41	60°56'	5.295
42	15°56'	5.655
47	286°59'25"	5.565
48	16°59'25"	5.75
53	285°56'	5.655
55	194°55'25"	5.555
57	144°45'55"	5.71
60	106°59'25"	5.565
195	341°39'40"	3.075
198	104°55'25"	5.755
199	194°22'50"	5.61
200	38°43'20"	11.835
202	104°24'00"	5.105
203	334°43'05"	14.215
205	10°37'20"	5.95
206	52°32'25"	3.755
212	324°11'05"	8.355
214	85°57'20"	4.465
216	189°49'05"	7.29

Ⓐ ~ EASEMENT TO DRAIN WATER 1.5 WIDE

Ⓑ ~ EASEMENT TO DRAIN WATER VARIABLE WIDTH



DRAFT

SURVEYOR	PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345	LGA: WOLLONDILLY	REGISTERED	DP 1316346
Name: WARREN RAYMOND SAUNDERS		Locality: WILTON	DRAFT	
Date: 10/03/2026		Reduction Ratio: 1: 600		
Reference: 322017.23A.DP VER.'F'	Version 2 dated 16 March 2026 (Sales Release 15)	Lengths are in metres.		

MGA SCIMS

SCHEDULE OF ARCS

No.	BEARING	DIST	ARC	RADIUS
56	146°50'20"	7.86	7.865	108.67
58	146°51'25"	4.295	4.295	58.85
59	150°56'20"	4.09	4.09	58.85
61	79°30'25"	66.48	67.645	105
63	93°10'	14.93	14.95	89.3
64	81°45'	20.595	20.64	89.3
65	68°54'55"	19.325	19.365	89.3
67	332°07'10"	1.165	1.165	41.15
68	328°02'15"	4.695	4.7	41.15
70	326°50'20"	9.145	9.145	126.37
73	157°00'45"	3.47	3.47	48.85
74	164°23'10"	9.09	9.1	48.85
75	178°50'35"	15.485	15.55	48.85
80	351°28'10"	17.685	17.935	31.15
83	261°39'15"	7.305	7.305	87.85
84	272°43'10"	26.525	26.625	87.85
87	149°59'25"	38.765	42.36	29.3
88	103°16'	5.42	5.425	29.3
89	144°40'55"	65.52	73.39	45
90	110°01'40"	7.07	7.855	5
91	103°22'45"	3.725	4.015	3
92	328°22'45"	0.695	0.695	3
96	20°01'40"	4.245	4.71	3
97	20°01'40"	7.07	7.855	5
180	241°25'15"	4	4	89.3
181	257°58'	4	4	87.85
219	83°12'55"	48.38	49.2	77.5
220	261°59'55"	38.205	38.945	57.5
221	243°48'40"	6.265	6.265	147.5

SCHEDULE OF LINES

No.	BEARING	DIST.
55	194°55'25"	5.555
57	144°45'55"	5.71
60	106°59'25"	5.565
62	97°57'45"	4.8
66	17°10'25"	5.73
69	324°45'55"	3.15
71	286°58'10"	5.95
72	200°00'10"	5.655
76	187°57'45"	7.87
77	142°57'45"	5.655
78	52°57'45"	5.655
79	7°57'45"	7.87
81	334°58'35"	5.845
82	296°28'25"	6.26
85	236°24'20"	5.655
86	191°24'30"	2.575
93	335°01'40"	2.75
94	335°01'40"	1.37
95	335°01'40"	2.75
198	104°55'25"	5.755
199	194°22'50"	5.61
217	286°58'10"	5.95
218	16°58'10"	5.345

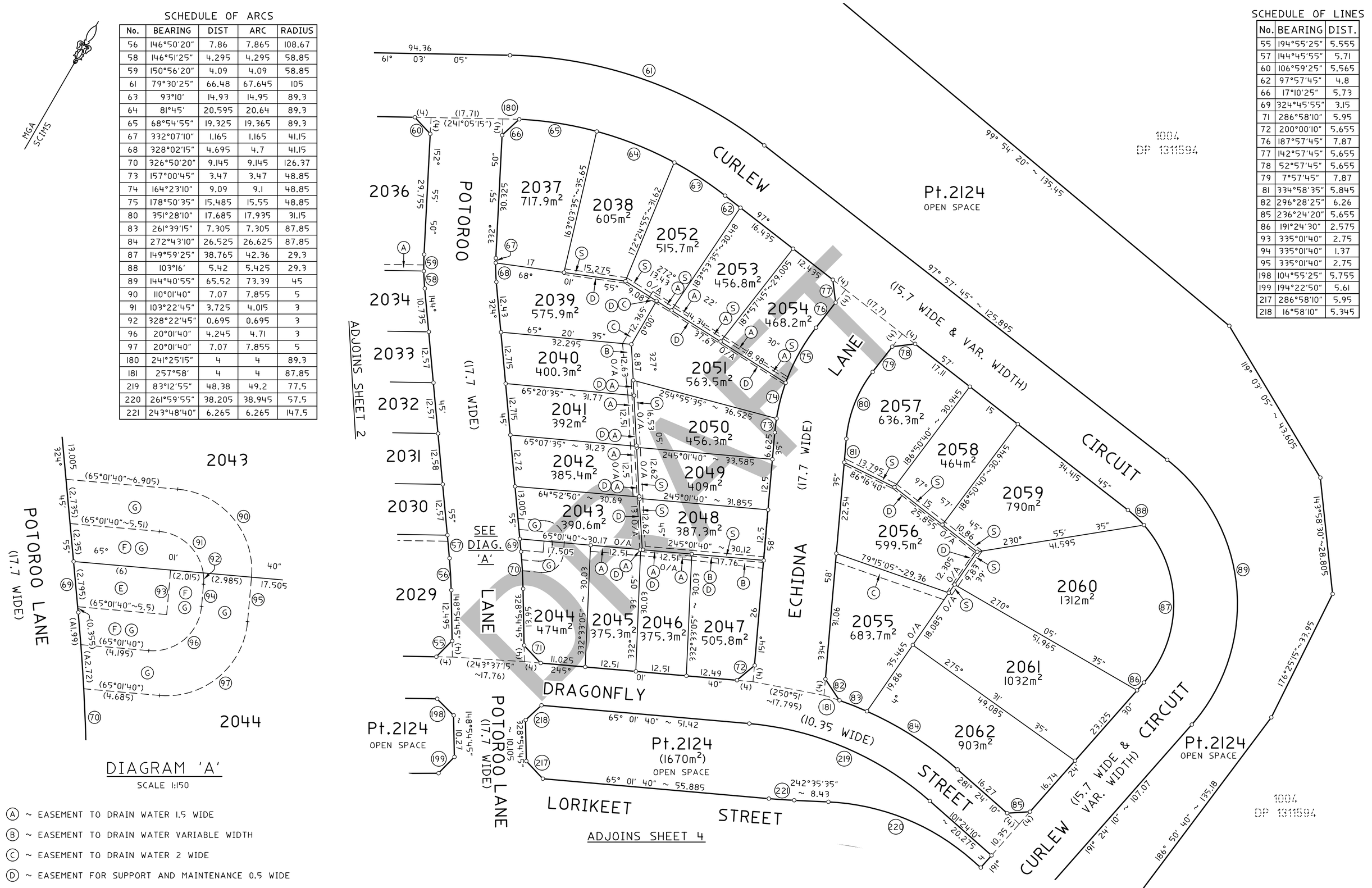


DIAGRAM 'A'

SCALE 1:150

- (A) ~ EASEMENT TO DRAIN WATER 1.5 WIDE
- (B) ~ EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (C) ~ EASEMENT TO DRAIN WATER 2 WIDE
- (D) ~ EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE
- (E) ~ EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (F) ~ RESTRICTION ON THE USE OF LAND
- (G) ~ RESTRICTION ON THE USE OF LAND
- (S) ~ EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE

DRAFT

SURVEYOR Name: WARREN RAYMOND SAUNDERS Date: 10/03/2026 Reference: 322017.23A.DP VER.'F'	PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345 Version 2 dated 16 March 2026 (Sales Release 15)	LGA: WOLLONDILLY Locality: WILTON Reduction Ratio: 1: 600 Lengths are in metres.	REGISTERED DRAFT	DP 1316346

Ⓐ ~ EASEMENT TO DRAIN WATER 1.5 WIDE
Ⓑ ~ EASEMENT TO DRAIN WATER VARIABLE WIDTH
Ⓒ ~ EASEMENT TO DRAIN WATER 2 WIDE
Ⓓ ~ EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE
Ⓔ ~ EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
Ⓕ ~ RESTRICTION ON THE USE OF LAND
Ⓖ ~ RESTRICTION ON THE USE OF LAND
Ⓢ ~ EASEMENT FOR ACCESS MAINTENANCE AND REPAIRS 0.9 WIDE

ADJOINS SHEET 3

DRAGONFLY
FLYING-FOX LN (17.7)
POTOROO LANE
ECHIDNA LANE
STREET (10.35 WIDE)
LORIKEET
HONEYEATER LANE (17.7 WIDE)
GLIDER LANE (17.7 WIDE)
GOANNA LN (17.7 WIDE)
CURLEW CIRCUIT (15.7 WIDE & VAR. WIDTH)
CURLEW CIRCUIT (VARIABLE WIDTH)
CURLEW (14.85 WIDE & VAR. WIDTH)
CURLEW (40 WIDE & VARIABLE)
HUME
MOTORWAY

2011 2026 2027 2028 2029 2044 2045 2046 2047 2055 2061 2062 2089 2090 2088 2073 2072 2071 2070 2069 2063 2064 2065 2068 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2066 2067 2101 2102 2103 2104 2105

Pt.2124 OPEN SPACE (1670m²)
Pt.2124 OPEN SPACE ~ 135.18
1004 DP 1311594

SEE DIAG. 'B'

ADJOINS SHEET 5

DIAGRAM 'B'

SCALE 1:150

SCHEDULE OF ARCS

No.	BEARING	DIST	ARC	RADIUS
54	241°01'	0.895	0.895	307.85
83	261°39'15"	7.305	7.305	87.85
84	272°43'10"	26.525	26.625	87.85
98	18°52'55"	15.62	15.665	60
99	24°48'45"	2.395	2.395	44.3
100	17°20'	9.155	9.17	44.3
102	261°17'45"	30.235	30.78	47.15
104	63°48'40"	6.705	6.705	157.85
108	144°47'10"	5.925	5.93	41.15
110	128°30'35"	17.32	17.45	41.15
114	120°53'	9.28	9.29	58.85
115	129°27'30"	8.315	8.32	58.85
116	137°05'	7.34	7.345	58.85
118	144°47'10"	8.47	8.475	58.85
122	140°29'35"	0.34	0.34	21.15
123	139°48'05"	0.335	0.335	41.15
124	132°38'30"	9.925	9.95	41.15
126	37°08'15"	39.265	39.5	105
127	284°50'55"	7.07	7.855	5
128	284°50'55"	4.245	4.71	3
132	336°29'50"	0.695	0.695	3
133	21°29'50"	3.725	4.015	3
134	14°50'55"	7.07	7.855	5
135	45°25'25"	7.835	7.84	90.15
137	130°01'25"	8.845	8.855	58.85
138	137°11'	5.855	5.855	58.85
164	142°59'05"	4	4.005	38.85
181	257°58'	4	4	87.85
182	102°25'40"	4	4	47.15
183	41°39'45"	4	4	90.15
190	34°45'25"	17.7	17.73	90.15
191	27°51'00"	4	4	90.15
192	26°28'15"	0.345	0.345	90.15
219	83°12'55"	48.38	49.2	77.5
220	261°59'55"	38.205	38.945	57.5
221	243°48'40"	6.265	6.265	147.5

SCHEDULE OF LINES

No.	BEARING	DIST.
41	240°56'	5.295
42	15°56'	5.655
53	285°56'	5.655
55	195°11'35"	5.53
71	286°58'10"	5.95
72	200°00'10"	5.655
82	116°28'25"	6.26
85	56°24'20"	5.655
101	146°55'25"	5.705
103	62°35'35"	8.43
105	65°01'40"	2.85
106	16°58'10"	5.345
107	328°54'45"	3.455
109	320°39'30"	0.565
111	296°21'40"	1.475
112	251°21'40"	5.655
113	161°21'40"	5.655
117	140°39'30"	5.17
119	148°54'45"	4.855
120	104°22'50"	5.705
121	190°24'	6.08
125	76°47'05"	5.255
129	149°50'55"	2.75
130	149°50'55"	1.37
131	149°50'55"	2.75
136	173°41'05"	5.355
139	275°02'	5.655
163	185°02'	5.655
165	104°21'20"	5.705
198	104°55'25"	5.755
199	194°22'50"	5.61
217	286°58'10"	5.95
218	16°58'10"	5.345

DRAFT

SURVEYOR	PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345		REGISTERED	
Name: WARREN RAYMOND SAUNDERS Date: 10/03/2026 Reference: 322017.23A.DP VER.'F'	Version 2 dated 16 March 2026 (Sales Release 15)	LGA: WOLLONDILLY Locality: WILTON Reduction Ratio: 1: 600 Lengths are in metres.	DRAFT	DP 1316346

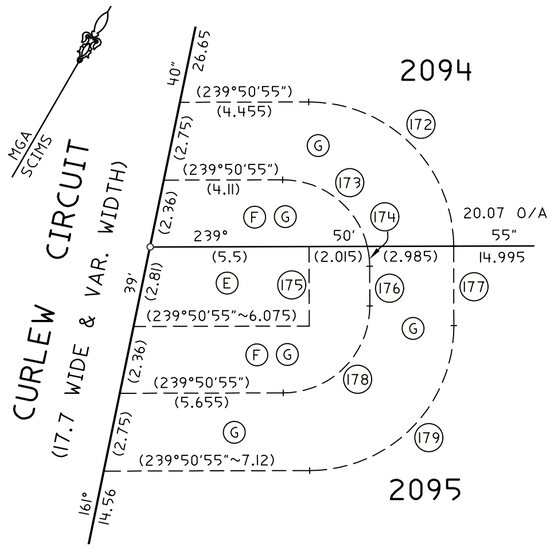


DIAGRAM 'C'

SCALE 1:150

ADJOINS SHEET 2



SCHEDULE OF LINES

No.	BEARING	DIST.
9	109°34'20"	4.915
13	182°54'55"	5.655
121	190°24'	6.08
125	76°47'05"	5.255
136	173°41'05"	5.355
139	275°02'	5.655
140	50°02'	0.925
142	190°30'35"	6.065
145	317°54'55"	5.95
146	272°54'55"	5.655
148	137°54'55"	5.95
149	182°54'55"	5.655
150	272°54'55"	5.655
153	348°53'15"	3.675
154	33°32'55"	5.69
155	78°12'30"	1.515
159	239°48'40"	9.315
162	230°02'	0.925
163	185°02'	5.655
165	104°21'20"	5.705
166	20°45'15"	6.21
168	121°47'35"	5.795
169	258°12'30"	1.49
171	239°48'40"	2.755
175	149°50'55"	2.75
176	149°50'55"	1.37
177	149°50'55"	2.75
186	50°02'00"	4
187	230°02'00"	4

SCHEDULE OF ARCS

No.	BEARING	DIST	ARC	RADIUS
10	345°16'30"	17.79	17.805	141.15
11	153°24'05"	39.435	39.92	73.85
122	140°29'35"	0.34	0.34	21.15
123	139°48'05"	0.335	0.335	41.15
124	132°38'30"	9.925	9.95	41.15
126	37°08'15"	39.265	39.5	105
135	45°25'25"	7.835	7.84	90.15
137	130°01'25"	8.845	8.855	58.85
138	137°11'	5.855	5.855	58.85
141	54°55'20"	10.03	10.045	58.85
143	140°30'35"	1.005	1.005	41.15
144	138°51'45"	1.36	1.35	41.15
147	138°51'45"	1.945	1.945	58.85
151	144°09'50"	12.225	12.245	56.15
152	159°39'	18.025	18.105	56.15
156	75°24'55"	5.735	5.735	58.85
157	66°29'	12.585	12.61	58.85
158	60°04'40"	0.55	0.55	58.85
160	142°06'20"	4.71	4.715	58.85
161	54°55'20"	7.015	7.02	41.15
164	142°59'05"	4	4.005	38.85
167	343°09'35"	8.31	8.31	158.85
170	69°00'35"	13.155	13.215	41.15
172	284°50'55"	7.07	7.855	5
173	278°12'	3.725	4.015	3
174	323°12'	0.695	0.695	3
178	14°50'55"	4.245	4.71	3
179	14°50'55"	7.07	7.855	5
183	41°39'45"	4	4	90.15
184	146°20'50"	4	4	58.85
185	324°25'30"	4.62	4.62	41.15
188	327°13'35"	4.625	4.635	21.15
189	148°53'10"	4	4	38.85
190	34°45'25"	17.7	17.73	90.15
191	27°51'00"	4	4	90.15
192	26°28'15"	0.345	0.345	90.15

DRAFT

SURVEYOR Name: WARREN RAYMOND SAUNDERS Date: 10/03/2026 Reference: 322017.23A.DP VER.'F'	PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345 Version 2 dated 16 March 2026 (Sales Release 15)	LGA: WOLLONDILLY Locality: WILTON Reduction Ratio: 1: 600 Lengths are in metres.	REGISTERED DRAFT	DP 1316346

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan **DRAFT**

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Full name and address of the owners of the land

Landcom
ABN 79 268 260 688
14/60 Station Street East
PARRAMATTA NSW 2150

Part 1 (Creation)

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
1	Easement to Drain Water 1.5 wide (A)	Lot 2003	Lots 2004 to 2007 incl.
		Lot 2004	Lots 2005 to 2007 incl.
		Lot 2005	Lots 2006 & 2007
		Lot 2006	Lot 2007
		Lot 2009	Lot 2008
		Lot 2010	Lots 2008 & 2009
		Lot 2011	Lots 2008 to 2010 incl.
		Lot 2017	Lots 2002 to 2007 incl.
		Lot 2018	Lots 2002 to 2007 incl. & 2017
		Lot 2021	Lots 2022 to 2025 incl.
		Lot 2022	Lots 2023 to 2025 incl.
		Lot 2023	Lots 2024 & 2025
		Lot 2024	Lot 2025
		Lot 2027	Lot 2026
		Lot 2028	Lots 2026 & 2027
		Lot 2029	Lots 2026 to 2028 incl.
		Lot 2035	Lots 2020 to 2025 incl.
		Lot 2036	Lots 2020 to 2025 incl. & 2035
		Lot 2041	Lots 2042 & 2043
		Lot 2042	Lot 2043
		Lot 2045	Lot 2044
		Lot 2046	Lots 2044 & 2045
		Lot 2052	Lots 2039 to 2043 incl.
		Lot 2053	Lots 2039 to 2043 incl. & 2052

PLAN FORM 6 (2024) **WARNING: Creasing or folding will lead to rejection**

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered:

Title System: TORRENS

Office Use Only

PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345

LGA: WOLLONDILLY

Locality: WILTON

Parish: WILTON

County: CAMDEN

Survey Certificate

I, WARREN RAYMOND SAUNDERS

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify the following:

*(a) the land shown in this plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2024*,

~~*(b) part of the land shown in this plan, being …… and connections was surveyed in accordance with the *Surveying and Spatial Information Regulation 2024*, and the part of the land not surveyed was compiled in accordance with the regulation, section 26(3),~~

~~*(c) the land shown in this plan was compiled~~

(d) the survey is accurate and complete.

Datum Line: 'X' – 'Y'

Type: *Urban/*~~Rural~~

~~*Tolerance required under the SSIR 2024, s.26(3): ……~~

Signature: W R Saunders Dated: 02/04/26

Address: SUITE 5.02 LVL 5 "LPC HOUSE" No.3 FORDHAM WAY, ORAN PARK NSW 2571

*Name of Firm: PREMISE AUSTRALIA PTY LTD

Surveyor Identification No: SU000186

*Strike out or omit if irrelevant

~~Crown Lands NSW/Western Lands Office Approval~~

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

~~Signature: ……~~

~~Date: ……~~

~~File Number: ……~~

~~Office: ……~~

Subdivision Certificate

I, ……

*Authorised Person/*General Manager/*~~Registered Certifier~~, certify that the provisions of s.6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: ……

Registration number: ……

Consent Authority: WOLLONDILLY SHIRE COUNCIL

Date of endorsement: ……

Subdivision Certificate number: ……

File number: ……

*Strike through if inapplicable.

Plans used in the preparation of survey/~~compilation.~~

DP 1316345

DP 1293737

DP 1289197

DP 1280088

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

SEE SHEET 2 FOR DEDICATIONS

Surveyor's Reference: 322017.02A.DP

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

PLAN FORM 6A (2024) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 10 sheet(s)

Office Use Only

Registered:

Office Use Only

PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345

Subdivision Certificate number: .....

Date of Endorsement: .....

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

- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

IT IS INTENDED TO DEDICATE CURLEW CIRCUIT (15.3, 15.7, 14.85 & 17.7 WIDE & VARIABLE WIDTH), BELL FROG LANE (17.7 WIDE), FLYING FOX LANE (17.7 WIDE), POTOROO LANE (17.7 WIDE), ECHIDNA LANE (17.7 WIDE), DRAGONFLY STREET (10.35 WIDE), LORIKEET STREET (10.35 WIDE), GLIDER LANE (17.7 WIDE), HONEYEATER LANE (17.7 WIDE), GOANNA LANE (17.7 WIDE) AND SANDPIPER LANE (17.7 WIDE) TO THE PUBLIC AS PUBLIC ROAD.

IT IS INTENDED TO DEDICATE LOT 2124 AS OPEN SPACE

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

1. EASEMENT TO DRAIN WATER 1.5 WIDE (A)
2. EASEMENT TO DRAIN WATER VARIABLE WIDTH (B)
3. EASEMENT TO DRAIN WATER 2 WIDE (C)
4. EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE (D)
5. EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE (S)
6. EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (E)
7. RESTRICTION ON THE USE OF LAND (F)
8. RESTRICTION ON THE USE OF LAND (G)
9. RESTRICTION ON THE USE OF LAND
10. RESTRICTION ON THE USE OF LAND
11. RESTRICTION ON THE USE OF LAND
12. RESTRICTION ON THE USE OF LAND
13. RESTRICTION ON THE USE OF LAND
14. RESTRICTION ON THE USE OF LAND
15. POSITIVE COVENANT
16. POSITIVE COVENANT
17. POSITIVE COVENANT
18. RESTRICTION ON THE USE OF LAND

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.02A.DP

PLAN FORM 6A (2024) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 10 sheet(s)

Office Use Only

Registered:

Office Use Only

PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345

Subdivision Certificate number: .....

Date of Endorsement: .....

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

- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SCHEDULE OF ADDRESSES

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
2001	18	CURLEW	CIRCUIT	WILTON
2002	20	CURLEW	CIRCUIT	WILTON
2003	3	BELL FROG	LANE	WILTON
2004	5	BELL FROG	LANE	WILTON
2005	7	BELL FROG	LANE	WILTON
2006	9	BELL FROG	LANE	WILTON
2007	11	BELL FROG	LANE	WILTON
2008	1	DRAGONFLY	STREET	WILTON
2009	3	DRAGONFLY	STREET	WILTON
2010	5	DRAGONFLY	STREET	WILTON
2011	7	DRAGONFLY	STREET	WILTON
2012	12	FLYING FOX	LANE	WILTON
2013	10	FLYING FOX	LANE	WILTON
2014	8	FLYING FOX	LANE	WILTON
2015	6	FLYING FOX	LANE	WILTON
2016	4	FLYING FOX	LANE	WILTON
2017	22	CURLEW	CIRCUIT	WILTON
2018	24	CURLEW	CIRCUIT	WILTON
2019	26	CURLEW	CIRCUIT	WILTON
2020	28	CURLEW	CIRCUIT	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.02A.DP

PLAN FORM 6A (2024) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 4 of 10 sheet(s)

Office Use Only

Registered:

Office Use Only

PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345

Subdivision Certificate number: .....

Date of Endorsement: .....

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

- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
2021	3	FLYING FOX	LANE	WILTON
2022	5	FLYING FOX	LANE	WILTON
2023	7	FLYING FOX	LANE	WILTON
2024	9	FLYING FOX	LANE	WILTON
2025	11	FLYING FOX	LANE	WILTON
2026	9	DRAGON FLY	STREET	WILTON
2027	11	DRAGON FLY	STREET	WILTON
2028	13	DRAGON FLY	STREET	WILTON
2029	15	DRAGON FLY	STREET	WILTON
2030	12	POTOROO	LANE	WILTON
2031	10	POTOROO	LANE	WILTON
2032	8	POTOROO	LANE	WILTON
2033	6	POTOROO	LANE	WILTON
2034	4	POTOROO	LANE	WILTON
2035	30	CURLEW	CIRCUIT	WILTON
2036	32	CURLEW	CIRCUIT	WILTON
2037	34	CURLEW	CIRCUIT	WILTON
2038	36	CURLEW	CIRCUIT	WILTON
2039	3	POTOROO	LANE	WILTON
2040	5	POTOROO	LANE	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.02A.DP

PLAN FORM 6A (2024) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 5 of 10 sheet(s)

Office Use Only

Registered:

Office Use Only

PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345

Subdivision Certificate number: .....

Date of Endorsement: .....

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

- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
2041	7	POTOROO	LANE	WILTON
2042	9	POTOROO	LANE	WILTON
2043	11	POTOROO	LANE	WILTON
2044	17	DRAGONFLY	STREET	WILTON
2045	19	DRAGONFLY	STREET	WILTON
2046	21	DRAGONFLY	STREET	WILTON
2047	23	DRAGONFLY	STREET	WILTON
2048	10	ECHIDNA	LANE	WILTON
2049	8	ECHIDNA	LANE	WILTON
2050	6	ECHIDNA	LANE	WILTON
2051	4	ECHIDNA	LANE	WILTON
2052	38	CURLEW	CIRCUIT	WILTON
2053	40	CURLEW	CIRCUIT	WILTON
2054	42	CURLEW	CIRCUIT	WILTON
2055	5	ECHIDNA	LANE	WILTON
2056	3	ECHIDNA	LANE	WILTON
2057	44	CURLEW	CIRCUIT	WILTON
2058	46	CURLEW	CIRCUIT	WILTON
2059	48	CURLEW	CIRCUIT	WILTON
2060	50	CURLEW	CIRCUIT	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.02A.DP

PLAN FORM 6A (2024) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 6 of 10 sheet(s)

Office Use Only

Registered:

Office Use Only

PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345

Subdivision Certificate number: .....

Date of Endorsement: .....

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

- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
2061	54	CURLEW	CIRCUIT	WILTON
2062	58	CURLEW	CIRCUIT	WILTON
2063	60	CURLEW	CIRCUIT	WILTON
2064	62	CURLEW	CIRCUIT	WILTON
2065	64	CURLEW	CIRCUIT	WILTON
2066	2	GLIDER	LANE	WILTON
2067	4	GLIDER	LANE	WILTON
2068	6	GLIDER	LANE	WILTON
2069	3	LORIKEET	STREET	WILTON
2070	5	LORIKEET	STREET	WILTON
2071	7	LORIKEET	STREET	WILTON
2072	9	LORIKEET	STREET	WILTON
2073	11	LORIKEET	STREET	WILTON
2074	9	GLIDER	LANE	WILTON
2075	7	GLIDER	LANE	WILTON
2076	5	GLIDER	LANE	WILTON
2077	3	GLIDER	LANE	WILTON
2078	68	CURLEW	CIRCUIT	WILTON
2079	70	CURLEW	CIRCUIT	WILTON
2080	72	CURLEW	CIRCUIT	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.02A.DP

PLAN FORM 6A (2024) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 7 of 10 sheet(s)

Office Use Only

Registered:

Office Use Only

PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345

Subdivision Certificate number: .....

Date of Endorsement: .....

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

- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
2081	74	CURLEW	CIRCUIT	WILTON
2082	76	CURLEW	CIRCUIT	WILTON
2083	4	HONEYEATER	LANE	WILTON
2084	6	HONEYEATER	LANE	WILTON
2085	8	HONEYEATER	LANE	WILTON
2086	10	HONEYEATER	LANE	WILTON
2087	12	HONEYEATER	LANE	WILTON
2088	13	LORIKEET	STREET	WILTON
2089	15	LORIKEET	STREET	WILTON
2090	17	LORIKEET	STREET	WILTON
2091	19	LORIKEET	STREET	WILTON
2092	21	LORIKEET	STREET	WILTON
2093	23	LORIKEET	STREET	WILTON
2094	25	LORIKEET	STREET	WILTON
2095	1	GOANNA	LANE	WILTON
2096	3	GOANNA	LANE	WILTON
2097	5	GOANNA	LANE	WILTON
2098	7	GOANNA	LANE	WILTON
2099	9	GOANNA	LANE	WILTON
2100	11	GOANNA	LANE	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.02A.DP

PLAN FORM 6A (2024) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 8 of 10 sheet(s)

Office Use Only

Registered:

Office Use Only

PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345

Subdivision Certificate number: .....

Date of Endorsement: .....

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

- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
2101	13	GOANNA	LANE	WILTON
2102	7	HONEYEATER	LANE	WILTON
2103	5	HONEYEATER	LANE	WILTON
2104	3	HONEYEATER	LANE	WILTON
2105	78	CURLEW	CIRCUIT	WILTON
2106	80	CURLEW	CIRCUIT	WILTON
2107	82	CURLEW	CIRCUIT	WILTON
2108	84	CURLEW	CIRCUIT	WILTON
2109	4	SANDPIPER	LANE	WILTON
2110	6	SANDPIPER	LANE	WILTON
2111	8	SANDPIPER	LANE	WILTON
2112	6	GOANNA	LANE	WILTON
2113	5	SANDPIPER	LANE	WILTON
2114	3	SANDPIPER	LANE	WILTON
2115	86	CURLEW	CIRCUIT	WILTON
2116	88	CURLEW	CIRCUIT	WILTON
2117	90	CURLEW	CIRCUIT	WILTON
2118	92	CURLEW	CIRCUIT	WILTON
2119	94	CURLEW	CIRCUIT	WILTON
2120	96	CURLEW	CIRCUIT	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.02A.DP

PLAN FORM 6A (2024) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 9 of 10 sheet(s)

Office Use Only

Registered:

Office Use Only

PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345

Subdivision Certificate number: .....

Date of Endorsement: .....

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

- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
2121	98	CURLEW	CIRCUIT	WILTON
2122	4	GOANNA	LANE	WILTON
2123	100	CURLEW	CIRCUIT	WILTON
2124	NO	ADDRESS	ALLOCATED	WILTON
2125	101	CURLEW	CIRCUIT	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.02A.DP

PLAN FORM 6A (2024) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 10 of 10 sheet(s)

Office Use Only

Registered:

Office Use Only

PLAN OF SUBDIVISION OF LOT 1005 IN DP 1316345

Subdivision Certificate number: .....

Date of Endorsement: .....

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

- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Signed, sealed and delivered for and on behalf of **Landcom** by its attorney under power of attorney Book 4838 No 678 dated 30 May 2025. By signing this document, the attorney certifies that they have no notice of revocation of such powers and authorities.

I confirm that I witnessed the signatory placing its signature on this document over the audio visual link in accordance with section 14G of the *Electronic Transactions Act 2000 (NSW)*

	←	
Signature of attorney		Signature of witness
	←	
Name of attorney (print)		Name of witness (print)
	←	
		Address of witness (print)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.02A.DP

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DRAFT

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
1 (cont'd)	Easement to Drain Water 1.5 wide (A) (cont'd)	Lot 2054 Lot 2066 Lot 2067 Lot 2086 Lot 2087 Lot 2096 Lot 2097 Lot 2098 Lot 2099 Lot 2100 Lot 2106 Lot 2107 Lot 2109 Lot 2116 Lot 2117 Lot 2120	Lots 2039 to 2043 incl, 2052 & 2053 Lots 2067 & 2068 Lot 2068 Lot 2085 Lots 2085 & 2086 Lot 2095 Lots 2095 & 2096 Lots 2095 to 2097 incl. Lots 2095 to 2098 incl. Lots 2095 to 2099 incl. Lots 2107, 2109 & 2110 Lots 2109 & 2110 Lot 2110 Lot 2117, 2120 & 2121 Lot 2120 & 2121 Lot 2121
2	Easement to Drain Water variable width (B)	Lot 2002 Lot 2020 Lot 2040 Lot 2047 Lot 2101 Lot 2105 Lot 2115	Lots 2003 to 2007 incl. Lots 2021 to 2025 incl. Lots 2041 to 2043 incl. Lots 2044 to 2046 incl. Lots 2095 to 2100 incl. Lots 2106, 2107, 2109 & 2110 Lots 2116, 2117, 2120 & 2121
3	Easement to Drain Water 2 wide (C)	Lot 2039 Lot 2055 Lot 2072 Lot 2073 Lot 2078 Lot 2079	Lots 2040 to 2043 incl. Lot 2061 Lots 2073 & 2088 Lot 2088 Lots 2079, 2080, 2083 & 2084 Lots 2080, 2083 & 2084

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan **DRAFT**

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
3 (cont'd)	Easement to Drain Water 2 wide (C) (cont'd)	Lot 2080 Lot 2083	Lots 2083 & 2084 Lot 2084
4	Easement for Support and Maintenance 0.5 wide (D)	Lot 2039 Lot 2040 Lot 2041 Lot 2042 Lot 2043 Lot 2045 Lot 2046 Lot 2047 Lot 2051 Lot 2056 Lot 2066 Lot 2067 Lot 2068 Lot 2069 Lot 2083 Lot 2084 Lot 2085 Lot 2086 Lot 2087 Lot 2109 Lot 2110 Lot 2111	Lots 2038 & 2052 Lot 2050 Lot 2050 Lots 2049 & 2050 Lots 2048 & 2049 Lot 2048 Lot 2048 Lot 2048 Lots 2052 to 2054 incl. Lots 2057 to 2061 incl. Lot 2065 Lot 2065 Lot 2065 Lots 2063 to 2065 incl. Lots 2077 & 2080 to 2082 incl. Lots 2076 & 2077 Lots 2075 & 2076 Lots 2074 & 2075 Lot 2074 Lots 2104 & 2106 to 2108 incl. Lot 2103 Lot 2102
5	Easement for Access, Maintenance and Repairs 0.9 wide (S)	Lot 2038 Lot 2048 Lot 2049 Lot 2050 Lot 2052 Lot 2053	Lot 2039 Lots 2043 & 2045 to 2047 incl. Lots 2042 & 2043 Lots 2040 to 2042 incl. Lots 2039 & 2051 Lot 2051

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

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Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
5 (cont'd)	Easement for Access, Maintenance and Repairs 0.9 wide (S) (cont'd)	Lot 2054 Lot 2057 Lot 2058 Lot 2059 Lot 2060 Lot 2061 Lot 2063 Lot 2064 Lot 2065 Lot 2074 Lot 2075 Lot 2076 Lot 2077 Lot 2080 Lot 2081 Lot 2082 Lot 2102 Lot 2103 Lot 2104 Lot 2106 Lot 2107 Lot 2108	Lot 2051 Lot 2056 Lot 2056 Lot 2056 Lot 2056 Lot 2056 Lot 2069 Lot 2069 Lots 2066 to 2069 incl. Lots 2086 & 2087 Lots 2085 & 2086 Lots 2084 & 2085 Lots 2083 & 2084 Lot 2083 Lot 2083 Lot 2083 Lot 2111 Lot 2110 Lot 2109 Lot 2109 Lot 2109 Lot 2109
6	Easement for Padmount Substation 2.75 wide (E)	Lots 2044, 2089 & 2095	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
7	Restriction on the Use of Land (F)	Part of Lots 2043, 2044, 2087, 2089, 2094 & 2095 designated 'F' on the plan	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
8	Restriction on the Use of Land (G)	Part of Lots 2043, 2044, 2087, 2089, 2094 & 2095 designated 'G' on the plan	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan **DRAFT**

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
9	Restriction on the Use of Land	Lots 2076 & 2077	Wollondilly Shire Council
10	Restriction on the Use of Land	Lots 2017 to 2020 incl., 2035 to 2038 incl., 2052 to 2054 incl., 2057 to 2066 incl., 2105 to 2108 incl., & 2115 to 2119 incl.	Wollondilly Shire Council
11	Restriction on the Use of Land	Lots 2063 to 2066 incl., 2078 to 2082 incl., 2105 to 2108 incl. & 2115 to 2119 incl.	Wollondilly Shire Council
12	Restriction on the Use of Land	Lots 2055, 2057to 2062 incl., 2067, 2068, 2077, 2083, 2103, 2104, 2109, 2110, 2113, 2114, 2120 & 2121	Wollondilly Shire Council
13	Restriction on the Use of Land	Lots 2055, 2057 to 2062 incl.,2063 to 2068 incl., 2077 to 2083 incl., 2103 to 2110 incl. & 2113 to 2121 incl.	Wollondilly Shire Council
14	Restriction on the Use of Land	Lots 2063, 2066, 2078, 2082, 2105, 2108, 2115 & 2119	Wollondilly Shire Council
15	Positive Covenant	Lots 2001 to 2123 incl.	Landcom ABN 79 268 260 688
16	Positive Covenant	Lots 2001 to 2003 incl., 2015 to 2018 incl., 2019 to 2022 incl., 2033 to 2036 incl., 2037 to 2041 incl., 2049 to 2071 incl. & 2078 to 2082 incl.	Wollondilly Shire Council
17	Positive Covenant	Lot 2124	Wollondilly Shire Council
18	Restriction on the Use of Land	Lots 2001 to 2123 incl.	Wollondilly Shire Council

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan **DRAFT**

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Part 2 (Terms)

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

As set out in Part 3 of Schedule 8 of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 1 in the plan.

Wollondilly Shire Council

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

As set out in Part 3 of Schedule 8 of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 2 in the plan.

Wollondilly Shire Council

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

As set out in Part 3 of Schedule 8 of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 3 in the plan.

Wollondilly Shire Council

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

1. The registered proprietor(s) of the lot burdened must not, without the prior written approval of Wollondilly Shire Council:
    a) Do any act, matter or thing to prevent the retaining wall from remaining in good order.
    b) Make or permit or suffer any alterations, damage or removal of the retaining wall.

2. The grant of this easement is made subject to the existence of, and the right of the owner of the lot burdened to have aerial encroachments including eaves and guttering from the structure on the lot burdened, that overhangs the site of the easement.

Plan **DRAFT**

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

3. The owner of the lot burdened and the owner of the lot benefited acknowledge that it is not the responsibility of Wollondilly Shire Council to determine any dispute in relation to the retaining wall and any dispute is a civil matter to be resolved with the relevant parties.

For the purpose of this Easement "retaining wall" means the retaining wall within the area designated (D) in the abovementioned plan.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 4 in the plan.

Wollondilly Shire Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

5. Terms of easement, profit á prendre, restriction, or positive covenant numbered 5 in the plan.

1.1 In this Easement for Access, Maintenance and Repairs:
'**Easement Site'** means that area of the lot burdened shown on the plan as affected by 'Easement for Access, Maintenance and Repairs 0.9 wide'.

2.1 The grant of this easement is made subject to the existence of, and the right of the owner of the lot burdened to construct guttering from the structure on the lot burdened, that overhangs the site of the easement.

3.1 The grant of this easement is made subject to the right of the owner of the lot burdened to carry out repairs and maintenance or improvements to any landscaping within the site of the easement including installing a security gate at the entrance to the site of the easement from the front of the building structure on the lot burdened.

4.1 Subject to Clause 5.1, the owner of the lot benefited may:

a) Install and maintain in the wall adjacent to the Easement Site one or more cavity weephole drainage points and drain water from the weephole, but only within the easement site.
b) Install and maintain on the wall adjacent to the Easement Site guttering that overhangs the Easement Site and drain water but only within the guttering.
c) With prior reasonable notice given to the owner of the lot burdened, use the Easement Site for the purpose of carrying out necessary work (including construction, maintenance and repair) on:
    (i) The lot benefited; and
    (ii) Any structure belonging to the owner of the lot benefited, which cannot otherwise be reasonably carried out without accessing the Lot burdened; and

d) Do anything reasonably necessary for that purpose, including:
    (i) Entering onto the lot burdened;
    (ii) Taking anything onto the lot burdened; and

(iii) Carrying out necessary works.

5.1 The rights under this Easement for Access, Maintenance and Repairs are:

(a) Limited to the extent necessary to permit the owner of the lot benefited to construct, maintain and repair any part of:

(i) The lot benefited; and

(ii) Any structure belonging to the owner of the lot benefited.

6.1 In exercising the rights under this clause, the owner of the lot benefited must:

a) Ensure all work on the lot benefited is done properly and carried out as quickly as practicable;
b) Cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened;
c) Cause as little damage as is practicable to the lot burdened and any improvement on it;
d) Restore the lot burdened as nearly as is practicable to its former condition; and
e) Make good any collateral damage.

The owner of the lot burdened and the owner of the lot benefited acknowledge that it is not the responsibility of Wollondilly Shire Council to determine any dispute in relation to the Easement for Access, Maintenance and Repairs and any dispute is a civil matter to be resolved with the relevant parties.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 5 in the plan.

Wollondilly Shire Council

6. Terms of easement, profit á prendre, restriction, or positive covenant numbered 6 in the plan.

The terms set out in Section 1 of Memorandum AR578978 are incorporated into this document.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 6 in the plan.

Epsilon Distribution Ministerial Holding Corporation

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan **DRAFT**

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

7. Terms of easement, profit á prendre, restriction, or positive covenant numbered 7 in the plan.

The terms set out in Section 8 of Memorandum AR578978 are incorporated into this document.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 7 in the plan.

Epsilon Distribution Ministerial Holding Corporation.

8. Terms of easement, profit á prendre, restriction, or positive covenant numbered 8 in the plan.

The terms set out in Section 9 of Memorandum AR578978 are incorporated into this document.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 8 in the plan.

Epsilon Distribution Ministerial Holding Corporation.

9. Terms of easement, profit à prendre, restriction, or positive covenant numbered 9 in the plan.

The registered proprietor of the lot burdened must not, or allow any person to alter, remove or destroy any part of the landscape retaining wall including any soil, planting, footing or fencing associated with the retaining wall structure.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 9 in the plan.

Wollondilly Shire Council.

10. Terms of easement, profit à prendre, restriction, or positive covenant numbered 10 in the plan.

The registered proprietor or their assigns shall covenant with Wollondilly Shire Council at all times to manage the burdened lot in perpetuity as an inner protection area (IPA) as outlined within Section A4.1.1 and Appendix 4 of the ‘Planning for Bushfire Protection 2019’ and the New South Wales Rural Fire Service’s document ‘Standards for asset protection zones’ until such times they are further developed.

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DRAFT

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 10 in the plan.

Wollondilly Shire Council.

11. Terms of easement, profit à prendre, restriction, or positive covenant numbered 11 in the plan.

The lots burdened will require acoustic treatments as indicated in the tables below;

Required Glazing

Category	Room	Window/Door Orientation	Glazed Element Area (Windows/Doors)	Required Glazing
Category 1	Bedrooms	Facing Roadway	<2m2 2m2 to 3m2 3m2 to 9m2	6mm glass (Rw 29) 6.38mm laminated glass (Rw 31) 10.38mm laminated glass (Rw 35)
		Perpendicular to Roadway	<5m2 5m2 to 8m2 >8m2	6mm glass (Rw 29) 6mm glass (Rw 29) 6.38mm laminated glass (Rw 29)
	Living Rooms	Facing Roadway	<5m2 5m2 to 8m2 >8m2	6.38mm laminated glass (Rw 29) 6.38mm laminated glass (Rw 29) 10.38mm laminated glass (Rw 35)
		Perpendicular to Roadway	<5m2 5m2 to 8m2 >8m2	6mm glass (Rw 29) 6.38mm laminated glass (Rw 29) 6.38mm laminated glass (Rw 29)

Plan **DRAFT**

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

All Rw ratings listed in the table above are for window in frame (and not just glass alone).
For all rooms outlined in the table above, operable windows/doors are to incorporate seals equal to Schlegal Q-lon are to be incorporated.

External Walls
External walls are to be constructed of double brick or brick veneer and will not require upgrade for acoustics.

If a light weight external wall is used for any dwelling 75mm thick 14kg/m3 insulation is required in the external wall cavity.

For bedrooms dwellings, external wall system is to include 2x13mm thick plasterboard sheeting for internal wall lining and external wall lining of 6mm fc sheet (or material of equivalent surface density).

Roof
Generally:

i) Roofs can be sheet metal of tile.
ii) Roof ceiling cavity to have minimum 75mm thick 14kg/m3 insulation to cavity.
iii) For bedrooms which are facing the Hume Highway or Sub-arterial roadway ceiling sheeting to consist of 2x10mm thick plasterboard.

External doors
External non-glazed doors for are to be solid core timber or glazed, fitted with acoustic seals around the perimeter (Raven RP 10 to top and sides, Raven RP 36 drop seal to base).

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 11 in the plan.

Wollondilly Shire Council.

12. Terms of easement, profit à prendre, restriction, or positive covenant numbered 12 in the plan.

The lots burdened will require acoustic treatments as indicated in the tables following.

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DRAFT

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Required Glazing

Category	Room	Window/Door Orientation	Glazed Element Area (Windows/Doors)	Required Glazing
Category 2	Bedrooms	Facing Roadway	<2m2	6mm glass (Rw 29)
			2m2 to 3m2	6mm glass (Rw 29)
			3m2 to 6m2	6.38mm laminated glass (Rw 35)
			6m2 to 9m2	10.38mm laminated glass (Rw 35)
		Perpendicular to Roadway	<2m2	4mm glass (Rw 27)
			2m2 to 3m2	4mm glass (Rw 27)
			3m2 to 6m2	6mm glass (Rw 29)
			6m2 to 9m2	6.38mm laminated glass (Rw 29)
	Living Rooms	Facing Roadway	<5m2	6mm glass (Rw 29)
			5m2 to 8m2	6.38mm laminated glass (Rw 29)
			>8m2	6.38mm laminated glass (Rw 29)
		Perpendicular to Roadway	<2m2	6mm glass (Rw 29)
			2m2 to 3m2	6mm glass (Rw 29)
			3m2 to 9m2	6.38mm laminated glass (Rw 29)

All Rw ratings listed in the table above are for window in frame (and not just glass alone).
For all rooms outlined in the table above, operable windows/doors are to incorporate seals equal to Schlegal Q-lon are to be incorporated.

External Walls
External walls are to be constructed of double brick or brick veneer and will not require upgrade for acoustics.

If a light weight external wall is used for any dwelling 75mm thick 14kg/m3 insulation is required in the external wall cavity.

Roof
Generally:

i) Roofs can be sheet metal of tile.
ii) Roof ceiling cavity to have minimum 75mm thick 14kg/m3 insulation to cavity.

External doors
External non-glazed doors for are to be solid core timber or glazed, fitted with acoustic seals around the perimeter (Raven RP 10 to top and sides, Raven RP 36 drop seal to base).

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Plan DRAFT

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 12 in the plan.

Wollondilly Shire Council.

13. Terms of easement, profit à prendre, restriction, or positive covenant numbered 13 in the plan.

The lots burdened require dwellings to incorporate supplementary ventilation to meet Department of Planning Development Near Rail Corridors and Busy Roads guidelines. A mechanical engineer shall be consulted to ensure the ventilation requirements of the Building Code of Australia and Australian Standard 1668 'The use of ventilation and air-conditioning in buildings' are achieved.

Where alternative forms of ventilation are to be provided, it must be ensured that the solution does not provide a new noise leakage path into the dwelling and does not create a noise nuisance to neighbouring premises.

Noise from any fan or air-conditioner condenser must comply with EPA Noise Policy for Industry requirements at neighbouring properties.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 13 in the plan.

Wollondilly Shire Council.

14. Terms of easement, profit á prendre, restriction, or positive covenant numbered 14 in the plan.

The burdened lots require a minimum 1.8 metre high fence to the backyards at the rear boundary and the secondary street frontage, subject to development consent, unless it complies with the relevant provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 14 in the plan.

Wollondilly Shire Council

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Plan DRAFT

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

15. Terms of easement, profit á prendre, restriction, or positive covenant numbered 15 in the plan.

Definitions

In this Instrument, unless the context otherwise requires:

Acts means:

(a) the *Home Building Act 1989* (NSW);

(b) the *Design and Building Practitioners Act 2020* (NSW); and

(c) the *Residential Apartment Buildings (Compliance and Enforcement Powers) Act* 2020 (NSW)

(or any acts that are passed to amend or replace them).

Approved Building Plans means the Registered Proprietor's Building Plans, prepared by the Registered Proprietor in accordance with the Design Guidelines and approved by Landcom under clause 4 of this Instrument.

Building Plans means development application standard building plans for construction of a dwelling on the property prepared in accordance with the Design Guidelines, including:

(a) site plans to scale showing siting of the dwelling;
(b) front and side elevations of the dwelling;
(c) structural, civil and stormwater details;
(d) driveway and fencing location and landscape details; and
(e) internal floor plans of the dwelling.

Complying Development Code means any of the complying development codes available under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Council means Wollondilly Shire Council and its successors.

Design Guidelines means the design guidelines titled Panorama, North Wilton Residential Design Guidelines available on Landcom's website as may be amended, supplemented and replaced by Landcom from time to time.

Development means the financing, design, construction, management, maintenance and making of Improvements on the Lot Burdened.

Development Consent means the Notice to Application of Determination of Application Development Consent DA/2023/707/1 and associated Subdivision Works Certificate.

Development Control Plan has the meaning given to that term in Division 3.6 of the *Environmental Planning and Assessment Act 1979*.

Improvements means all improvements or fixed additions made at any time to, on or under a Lot Burdened.

Instrument means this s88B instrument.

Plan **DRAFT**

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Landcom means Landcom ABN 79 268 260 688, a statutory State of New South Wales owned corporation incorporated under section 5(1) of the *Landcom Incorporation Act 2001* (NSW).

Lot Burdened means a lot burdened by an easement, positive covenant or restriction on use in this Instrument.

Sales Plan means the Panorama, North Wilton Sales Plan for the applicable stage of the Development where the Burdened Lot is located available on Landcom's website as may be amended, supplemented and replaced by Landcom from time to time.

Registered Proprietor means the registered proprietor of a Lot Burdened.

References to certain terms

Unless a contrary intention appears, a reference in this Instrument to:

(a) **(reference to anything)** anything is a reference to the whole or each part of it; and

(b) **(references to statute)** a Law, ordinance or code includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of them; and

(c) **(singular includes plural)** the singular includes the plural and vice versa; and

(d) **(meaning not limited)** the words "include", "including", "for example" or "such as" are not used as, nor are they to be interpreted as, words of limitation and, when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.

Terms of Positive Covenant - Driveways and Vehicle Access

The Registered Proprietor acknowledges and agrees that:

(a) Landcom has or will construct a driveway crossing for and adjoining the Burdened Lot on the Council verge in accordance with the Development Consent and indicatively shown in the Sales Plan;

(b) the Registered Proprietor must not construct or cause to be constructed a driveway on the Burdened Lot other than in line with the driveway crossing constructed by Landcom; and

(c) Landcom has no obligation in relation to construction of any part of the driveway that is on the Burdened Lot.

The Registered Proprietor acknowledges and agrees that the Registered Proprietor may only construct a dwelling on the Burdened Lot which complies with the relevant Development Control Plan or Complying Development Code that applies to the Burdened Lot at the time.

Terms of Positive Covenant – Building Plans

4.1 The Registered Proprietor agrees that the Design Guidelines:

(a) have been developed to manage the aesthetic aspects of the Development and to ensure any Improvements to the Lot Burdened integrate with the overall masterplan for the Development; and

(b) do not seek to govern any building elements (as defined in the *Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020* (NSW) of any improvements to the Burdened Lot.

4.2 The Registered Proprietor acknowledges and agrees that it must:

(a) prepare Building Plans for the Lot Burdened strictly in accordance with the Design Guidelines; and

(b) obtain Landcom's written consent to the Building Plans before:

(i) making any Improvements whatsoever to the Lot Burdened; or

(ii) lodging any development application or complying development certificate application with Council or a private certifier for development of the Lot Burdened.

4.3 Landcom will not unreasonably withhold approval of the Building Plans provided the Building Plans are strictly in accordance with the Design Guidelines.

4.4 The Registered Proprietor acknowledges and agrees:

(a) he Registered Proprietor bears all design risk associated with the preparation and finalisation of the Building Plans and no approval by Landcom will relieve the Registered Proprietor of any responsibility whether under this Instrument or arising out of or in connection with the Acts and any regulations issued in connection with such Acts;

(b) Landcom does not owe a duty to the Registered Proprietor in relation to the review or approval of the Building Plans;

(c) Landcom has not, for the purposes of the Acts:

(i) carried out any building work; or

(ii) contracted or arranged for, or facilitated or otherwise caused, (whether directly or indirectly) any building work to be carried out;

(d) approval of the Registered Proprietor's Building Plans by Landcom does not in any way constitute approval by Council or indicate that Council will, or is likely to, approve the Building Plans; and

(e) the Registered Proprietor must ensure its Building Plans satisfy statutory requirements as to the use and development of the Lot Burdened.

4.5 The Registered Proprietor warrants that it will not make, seek to make, or agree to, any changes or variations to the Approved Building Plans at any time without first obtaining Landcom's written approval.

Plan **DRAFT**

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

5. Terms of Positive Covenant – Footpaths, road verges and landscaping

5.1 The Registered Proprietor acknowledges and agrees that:

(a) Landcom may install street trees (including street tree guards and root barriers), footpaths, driveway crossings and road verge turfing in locations indicatively shown in the Development Consent;

(b) Landcom may install street tree irrigation infrastructure as required by the Development Consent;

(c) Landcom may lodge a bond with Council to ensure that the street trees (including street tree guards and root barriers), footpaths, street tree irrigation infrastructure, driveway crossings and road verge turfing are not damaged or removed;

(d) the Registered Proprietor must not remove any street trees (including street tree guards and root barriers), footpaths, street tree irrigation infrastructure, driveway crossings and road verge turfing and must use its best endeavours to avoid damage to the street trees (including street tree guards and root barriers), footpaths, street tree irrigation infrastructure, driveway crossings and road verge turfing, including during construction of a dwelling and its associated works; and

(e) the street trees (including street tree guards and root barriers), footpaths, street tree irrigation infrastructure, driveway crossings and road verge turning are the property of Council whose consent is required for their removal or relocation;

(f) reinstatement of any street trees (including street tree guards and root barriers), footpaths, street tree irrigation infrastructure, driveway crossings and road verge turfing will be at the Registered Proprietor's cost; and

(g) the Registered Proprietor indemnifies Landcom against any liability incurred by Landcom arising from a default by the Registered Proprietor under this clause.

5.2 The Registered Proprietor must:

(a) maintain, repair and, when necessary, replace with the same type of fencing and materials, any fencing, gates or retaining walls erected by Landcom on the boundaries of the Burdened Lot; and

(b) comply with the Design Guidelines in relation to landscaping and fencing of the front garden of any dwelling erected on the Burdened Lot.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 15 in the plan.

Landcom ABN 79 268 260 688

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan **DRAFT**

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

This positive covenant numbered 15 in the plan shall automatically lapse and be of no further force or effect upon the later of:

(a) 12 years from registration of this Instrument; and

(b) completion of construction of a residential dwelling on the Burdened Lot. For the purposes of this provision, "completion of construction" shall be defined as the issuance of a certificate of occupancy or equivalent documentation by the relevant local authority.

16. Terms of easement, profit á prendre, restriction, or positive covenant numbered 16 in the plan.

The registered proprietor of the burdened lot must erect and maintain dog-proof fencing, enclosing the boundaries of the site if a dog is kept on the property. The dog-proof fencing is to be constructed and maintained as follows:

(i) Front fencing and gates: must be 1.2m in height above ground level and include a 1.2m latch gate.

(ii) Fence and gate gaps must not exceed 50mm in width, or alternatively, steel mesh no larger than 50mm x 50mm must be securely fixed to the back of fences and gates.

(iii) Rear fencing: Must be 1.8m in height from the ground level and must be securely fixed with no gaps that dogs can crawl between.

(iv) Fencing and gates must have a maximum 50mm opening between the ground and the bottom of the fence.

If dogs are fully contained within the rear yard and a side gate of 1.8m in height is installed, the front fencing requirements listed above do not apply.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 16 in the plan.

Wollondilly Shire Council

17. Terms of easement, profit á prendre, restriction, or positive covenant numbered 17 in the plan.

The on-site stormwater basin on the burdened lot shall be maintained in accordance with the voluntary planning agreement (VPA) entered into in relation to the land at all times. If there is no VPA, the proprietor shall be at all times in respect of the land hereby burdened and identified on the plan as “stormwater drainage detention basin” (herein called “the basin”);

(a) Construct, clean maintain and repair all pits, tanks, pipelines, orifice plates, trench barriers, walls, earth banks and other structures;

(b) Maintain the existing surface levels;

(c) Regularly mow and remove grass clippings and debris as necessary to ensure the efficient operation from time to time and at all times of the basin PROVIDED HOWEVER that Wollondilly Shire Council (herein called "the Council") shall have the right to enter upon the burdened lot with all necessary materials and equipment at all reasonable time and on reasonable times and on reasonable notice but at any time without notice in the case of an emergency;

(i) To view the state of repair of the basin;

(ii) To ascertain whether or not there has been any breach of the terms of this covenant; and

(iii) To execute any work required to remedy a breach of the terms of this covenant if the proprietor has not within fourteen (14) days of the date receipt by the proprietor of written notice from the Council requiring remedy of a breach of the terms of this covenant taken steps to remedy the breach and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietor forthwith up demand.

The burdened lot requires maintenance of the treatment facilities in accordance with the Maintenance Management Plan for the operation, maintenance and inspection of the Stormwater management and treatment infrastructure (Detention Basin, Bio Retention Basin and pollutant trap infrastructure).

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 17 in the plan.

Wollondilly Shire Council

18. Terms of easement, profit á prendre, restriction, or positive covenant numbered 18 in the plan.

No dwelling be erected or permitted to remain on the lot hereby burdened unless such dwelling incorporates:

1. Connection to a recycled water reticulation system for all non-potable use within the dwelling or if there is no recycled water reticulation available;

2. A rainwater reuse tank is fitted to collect water off the roof of such dwelling which includes:

(a) A minimum rainwater storage capacity (in rainwater tanks) of 10,000 Litre (this volume can be included in any BASIX volume required).

(b) Have roofs and gutters designed so as to maximise capture of rainwater into the rainwater tank storage.

(c) Have the rainwater tank storage plumbed where allowed into toilets, laundry, gardens and other areas for non-potable use.

(d).Overflow from the tank to be discharged to the property stormwater disposal system.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 18 in the plan.

Wollondilly Shire Council

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DRAFT

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Part 2 cont'd (Signatures and Seals)

Signed, sealed and delivered for and on behalf of **Landcom** by its attorneys jointly under power of attorney Book 4838 No 678 dated 30 May 2025. By signing this document, each attorney certifies that they have no notice of revocation of such powers and authorities.

Signature of Attorney 1

I confirm that I witnessed the signatory placing its signature on this document over the audio-visual link in accordance with section 14G of the *Electronic Transactions Act 2000 (NSW)*

Signature of attorney	Signature of witness
Name of attorney (print)	Name of witness (print)
Position of attorney (print)	Address of witness (print): 60 Station Street, Parramatta

Signature of Attorney 2

I confirm that I witnessed the signatory placing its signature on this document over the audio-visual link in accordance with section 14G of the *Electronic Transactions Act 2000 (NSW)*

Signature of attorney	Signature of witness
Name of attorney (print)	Name of witness (print)
Position of attorney (print)	Address of witness (print): 60 Station Street, Parramatta

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DRAFT

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

Executed by **WOLLONDILLY SHIRE COUNCIL**
by its Authorised Delegate pursuant to S.378 of the Local Government Act 1993 in the presence of:

_____
Signature of Witness

_____
Print Name of Witness

_____
_____
Address of Witness

_____
Signature of Authorised Delegate

_____
Name and Authorised Delegate

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan **DRAFT**

Plan of Subdivision of Lot 1005 in Deposited Plan 1316345 and Easement covered by Subdivision Certificate No.
Dated:

I certify that the attorney signed this instrument in my presence.

Signed by the attorney named below who signed this instrument pursuant to the power of attorney specified for **Endeavour Energy Network Asset Partnership (ABN 30 586 412 717)** on behalf of **Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878)** pursuant to section 36 of the *Electricity Network Assets (Authorised Transactions) Act 2015* (NSW)

Signature of witness:

_____

Name of witness:

_____

Address of witness:
c/- Endeavour Energy
51 Huntingwood Drive
Huntingwood NSW 2148

Signature of attorney:

_____

Name and position of attorney:
Simon Lawton
Strategic Property Manager

Signing on behalf of:
Endeavour Energy Network Asset Partnership
ABN 30 586 412 717

Power of attorney: Book _____

No _____

EE reference: _____

Date: _____

Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1005/1316345

SEARCH DATE	TIME	EDITION NO	DATE
16/4/2026	9:35 AM	1	15/4/2026

LAND

LOT 1005 IN DEPOSITED PLAN 1316345
AT WILTON
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF WILTON COUNTY OF CAMDEN
TITLE DIAGRAM DP1316345

FIRST SCHEDULE

LANDCOM

SECOND SCHEDULE (9 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 B896159 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
3 V370409 RIGHT OF WAY 20 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 DP1265353 EASEMENT FOR SERVICES 4 & 5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
5 DP1184442 EASEMENT FOR SERVICES 5 METRE(S) WIDE REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
6 DP270536 RIGHT OF ACCESS VARIABLE WIDTH REFERRED TO AND NUMBERED (3) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.4)
7 AP844460 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
8 DP1289197 EASEMENT FOR SUPPORT & MAINTENANCE 0.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
9 DP1289197 EASEMENT FOR ACCESS, MAINTENANCE & REPAIRS 0.9 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316346.

*** END OF SEARCH ***

50641... PRINTED ON 16/4/2026

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.

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Received: 16/04/2026 09:35:45

Plans and Dealings

LANDCOM

Creating more affordable and sustainable communities

Req:R025477 /Doc:DP 1316345 P /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2026 09:30 /Seq:1 of 5
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SCHEDULE OF LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS	No.	BEARING	DIST.	ARC	RADIUS	No.	BEARING	DIST.	ARC	RADIUS
1	346°23'45"	27.305	-	-	37	333°18'35"	16.455	-	-	73	11°11'00"	10.855	10.88	45.3
2	341°05'05"	81.63	-	-	38	350°19'50"	26.905	-	-	74	26°41'40"	71.415	71.515	386.3
3	93°06'15"	64.89	-	-	39	1°43'10"	13.94	-	-	75	31°59'50"	68.425	-	-
4	3°06'15"	97.91	-	-	40	23°02'55"	9.705	-	-	76	31°59'50"	210.155	-	-
5	95°20'00"	35.415	-	-	41	36°44'55"	8.855	-	-	77	76°59'50"	5.655	-	-
6	5°20'00"	72	-	-	42	306°44'55"	15.3	-	-	78	121°59'50"	4.55	-	-
7	33°40'25"	19.725	-	-	43	306°44'55"	3.7	-	-	79	100°45'10"	70.005	71.635	96.6
8	91°39'15"	14.01	-	-	44	216°44'55"	4.045	-	-	80	116°23'35"	6.3	-	-
9	275°20'00"	23.72	-	-	45	239°28'45"	35.005	35.94	45.3	81	174°48'50"	9.05	9.145	18.5
10	2°42'25"	50.59	-	-	46	260°52'40"	1.425	-	-	82	167°02'10"	68.37	70.07	91.5
11	2°42'45"	17.58	-	-	47	267°35'45"	21.62	21.695	75.3	83	145°05'50"	9.01	-	-
12	92°22'10"	18.47	-	-	48	289°04'35"	52.495	-	-	84	183°15'50"	47.58	51.29	38.5
13	47°22'10"	28.72	-	-	49	199°04'35"	32.4	-	-	85	221°25'50"	65.975	-	-
14	20°26'15"	174.87	176.06	436.2	50	289°04'35"	45.515	-	-	86	221°25'50"	34.28	-	-
15	94°48'35"	69.05	71.71	75.565	51	286°21'30"	61.15	61.18	578.725	87	216°29'	79.585	79.685	461.5
16	134°00'25"	26.62	-	-	52	283°28'	29.495	-	-	88	206°22'	83.17	83.285	461.5
17	217°56'55"	20.2	-	-	53	280°26'40"	50.265	50.29	476.7	89	241°24'15"	11.55	-	-
18	178°46'40"	47.475	-	-	54	231°22'35"	51.115	57.06	35.5	90	281°27'25"	126.98	127.31	512.6
19	188°47'50"	29.625	-	-	55	185°19'50"	62.505	-	-	91	23°35'20"	40.07	40.09	363
20	197°27'55"	26.78	-	-	56	95°19'50"	0.5	-	-	92	116°56'35"	14.65	-	-
21	195°30'35"	32.69	-	-	57	185°19'50"	37.28	-	-	93	43°53'35"	19.13	25.5	10
22	199°37'25"	43.28	-	-	58	184°40'10"	22.72	22.725	986.3	94	1°02'50"	10.06	10.545	10
23	218°40'45"	19.205	-	-	59	275°19'50"	0.5	-	-	95	36°20'25"	61.785	61.865	348.15
24	124°21'35"	22.24	-	-	60	183°21'30"	22.455	-	-	96	32°31'30"	14.55	14.61	47
25	80°03'	12.335	-	-	61	92°42'25"	0.5	-	-	97	104°32'55"	32.33	-	-
26	63°26'05"	18.94	-	-	62	177°20'20"	17.925	17.95	95.8	98	51°24'20"	11.17	-	-
27	55°43'10"	56.395	-	-	63	177°20'25"	19.495	19.525	104.2	99	142°39'35"	50.045	-	-
28	69°51'35"	67.67	-	-	64	182°42'25"	20	-	-	100	241°03'05"	38.48	-	-
29	119°03'05"	43.605	-	-	65	193°32'25"	38.415	38.645	102.2	101	196°51'55"	93.395	103.34	67
30	143°58'30"	28.805	-	-	66	204°22'25"	55.015	-	-	102	187°59'45"	6.385	-	-
31	176°25'15"	33.95	-	-	67	128°10'50"	51.405	-	-	103	225°01'	10.25	-	-
32	318°01'30"	50.65	-	-	68	53°09'05"	0.96	0.96	60.3	104	220°52'55"	8.055	8.065	55.85
33	325°34'40"	14.195	14.235	54	69	52°41'40"	3.58	-	-	105	216°44'55"	30.405	-	-
34	341°00'35"	64.095	64.3	233.8	70	330°23'30"	12.92	-	-	106	(194°50'40"	30.04)	-	-
35	348°53'15"	51.12	-	-	71	11°35'05"	86.675	86.86	382.8	107	289°04'35"	32.19	-	-
36	337°53'50"	74.97	75.435	196.2	72	10°23'30"	11.6	11.625	54.7					

LINES 1 TO 6 ARE PO
LINES 24 TO 34 ARE PO
LINES 52 TO 69 ARE PO

(AA) ~ BENEFITED BY:
EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE (DP 1289197)
EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE (DP 1289197)
(X) ~ BENEFITED BY:
RESTRICTION ON THE USE OF LAND (No.6) (DP 1289197)
POSITIVE COVENANT (No.7) (DP 1289197)

SURVEYING & SPATIAL INFORMATION REGULATION 2024 CLAUSE 67

MARK	M.G.A. CO-ORDINATES EASTING	M.G.A. CO-ORDINATES NORTHING	CLASS	PU	METHOD	STATE
SSM 41715	285 762.881	6 210 894.950	B	0.03	SCIMS	FOUND
SSM 41723	285 241.414	6 212 010.944	B	0.02	SCIMS	FOUND
SSM 41724	285 529.122	6 211 692.892	B	0.03	SCIMS	FOUND
SSM 159897	286 108.016	6 211 883.438	D	N/A	CAD.TRAV	FOUND
SSM 208898	286 285.313	6 211 838.904	D	N/A	CAD.TRAV	FOUND
PM 216510	286 556.512	6 211 537.538	D	N/A	CAD.TRAV	FOUND
SSM 221553	286 418.762	6 211 798.381	D	N/A	CAD.TRAV	FOUND

DATE OF SCIMS COORDINATES 18-11-2025

COMBINED SCALE FACTOR 1.000132 | MGA ZONE:56 | MGA DATUM GDA2020

(Z) ~ BENEFITED BY:
RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 1280088)
EASEMENT FOR SERVICES VARIABLE WIDTH (DP 1280088)
RIGHT OF ACCESS VARIABLE WIDTH (DP 1280088)
(C) ~ BENEFITED BY:
RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 1289197) (No.26)
EASEMENT FOR SERVICES VARIABLE WIDTH (DP 1289197)
RIGHT OF ACCESS VARIABLE WIDTH (DP 1289197)
(W) ~ BENEFITED BY RIGHT OF WAY 20 WIDE (V370409)

CONNECTIONS

'X'-'Y'

SSM 41715 TO SSM 41724	343°40'19" ~ 831.365 (BY SURVEY) 343°40'19" ~ 831.367 (MGA GROUND)
SSM 41724 TO SSM 41723	317°51'58" ~ 428.816 (BY SURVEY) 317°52'04" ~ 428.817 (MGA GROUND)
SSM 41715 TO CNR.'A'	44°10'06" ~ 1069.855 (BY SURVEY)
SSM 41723 TO SSM 159897	98°22'10" ~ 875.825 (BY SURVEY) 98°22'15" ~ 875.835 (DP 1289197)
SSM 159897 TO SSM 208898	104°06'00" ~ 182.781 (BY SURVEY) 104°05'37" ~ 182.767 (DP 1289197)
SSM 208898 TO SSM 221553	106°53'29" ~ 139.448 (BY SURVEY & DP 1289197)
SSM 221553 TO PM 216510	152°09'43" ~ 294.945 (BY SURVEY & DP 1311594)

MGA SCIMS

SCHEDULE OF REFERENCE MARKS

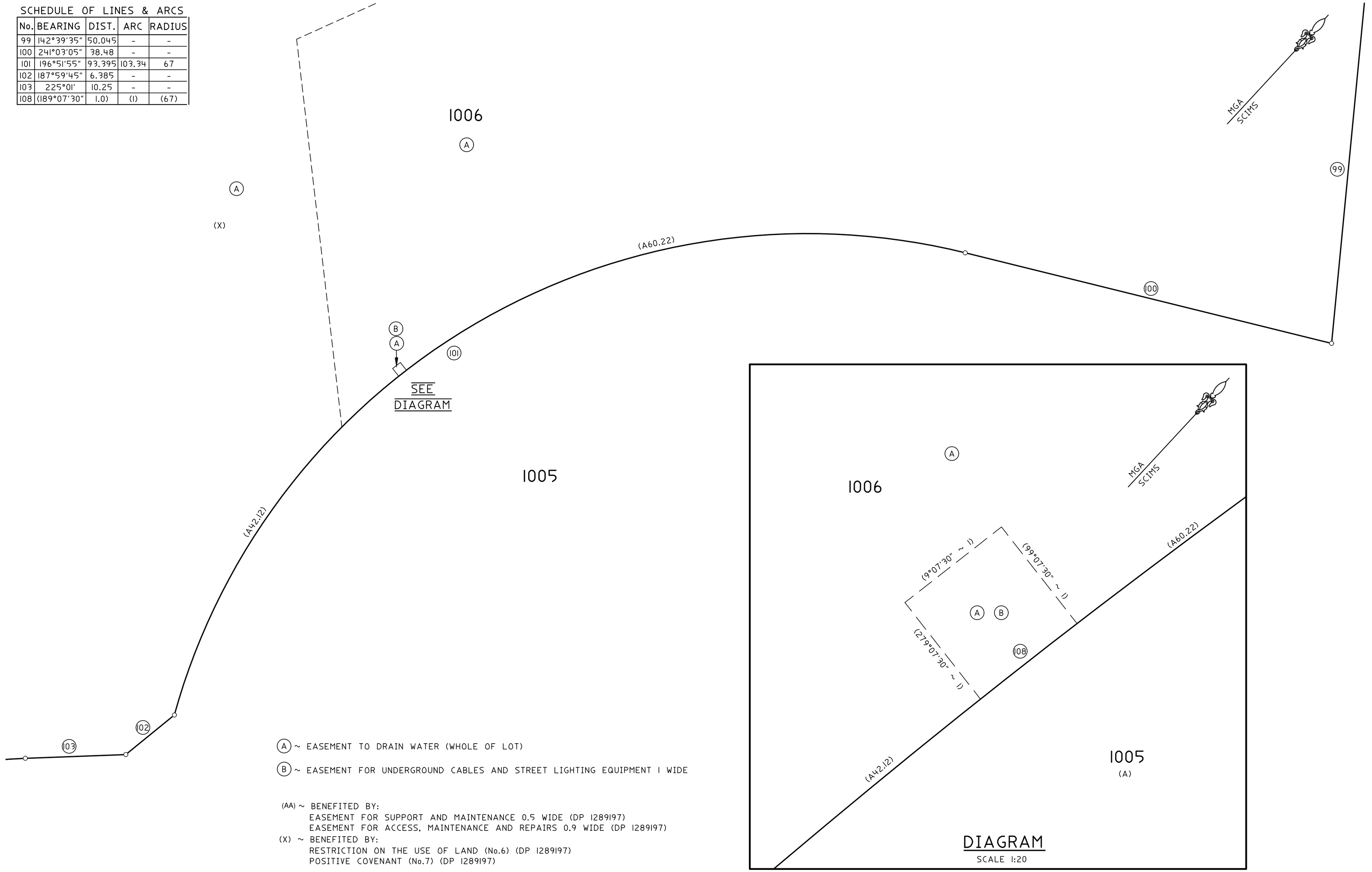
CNR.	BEARING	DIST.	FROM	ORIGIN
A	73°41'	1.5	RM GIP FD	DP 1289197
B	21°48'30" 348°28'15"	14.365 20.32	RM DH&W's FD	DP 1289197
C	307°59' 342°13'	8.7 14.235	RM DH&W's FD	DP 1289197
D	3°56'30" 5°21'00"	6.825 14.125	RM DH&W's FD	DP 1289197

(V) ~ RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 1299083)
(A) ~ EASEMENT TO DRAIN WATER (WHOLE OF LOT)
(U) ~ RIGHT OF CARRIAGEWAY VARIABLE WIDTH
(D) ~ EASEMENT FOR UNDERGROUND CABLES 5 WIDE (DP 1171093)
(R) ~ RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 1280088)
(S) ~ EASEMENT FOR SERVICES VARIABLE WIDTH (DP 1280088)
(T) ~ RIGHT OF ACCESS VARIABLE WIDTH (DP 1280088)
(RR) ~ RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 1289197)
(SS) ~ EASEMENT FOR SERVICES VARIABLE WIDTH (DP 1289197)
(TT) ~ RIGHT OF ACCESS VARIABLE WIDTH (DP 1289197)
(J) ~ RIGHT OF WAY 20 WIDE (V370409)

SURVEYOR Name: WARREN RAYMOND SAUNDERS Date: 19/11/25 Reference: 322017.27A.DP Partial	PLAN OF SUBDIVISION OF LOT 1003 IN DP 1311594 AND LOT 1062 IN DP 1289197	LGA: WOLLONDILLY Locality: WILTON Reduction Ratio: 1: 3000 Lengths are in metres.	REGISTERED 15/04/2026	DP 1316345

SCHEDULE OF LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS
99	142°39'35"	50.045	-	-
100	241°03'05"	38.48	-	-
101	196°51'55"	93.395	103.34	67
102	187°59'45"	6.385	-	-
103	225°01'	10.25	-	-
108	(189°07'30"	1.0)	(1)	(67)



(A) ~ EASEMENT TO DRAIN WATER (WHOLE OF LOT)

(B) ~ EASEMENT FOR UNDERGROUND CABLES AND STREET LIGHTING EQUIPMENT 1 WIDE

(AA) ~ BENEFITED BY:
EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE (DP 1289197)
EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE (DP 1289197)

(X) ~ BENEFITED BY:
RESTRICTION ON THE USE OF LAND (No.6) (DP 1289197)
POSITIVE COVENANT (No.7) (DP 1289197)

SURVEYOR Name: WARREN RAYMOND SAUNDERS Date: 19/11/25 Reference: 322017.27A.DP Partial	PLAN OF SUBDIVISION OF LOT 1003 IN DP 1311594 AND LOT 1062 IN DP 1289197	LGA: WOLLONDILLY Locality: WILTON Reduction Ratio: 1: 250 Lengths are in metres.	REGISTERED 15/04/2026	DP 1316345

Req:R025477 /Doc:DP 1316345 P /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2026 09:30 /Seq:2 of 5
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Req:R025477 /Doc:DP 1316345 P /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2
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PLAN FORM 6 (2024) **WARNING: Creasing or folding will lead to rejection**

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 15/04/2026

Title System: TORRENS

Office Use Only

DP1316345

PLAN OF SUBDIVISION OF LOT 1003 IN DP 1311594 AND LOT 1062 IN DP 1289197

LGA: WOLLONDILLY

Locality: WILTON

Parish: WILTON

County: CAMDEN

Survey Certificate

I, WARREN RAYMOND SAUNDERS

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify the following:

~~*(a) the land shown in this plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2024*,~~

*(b) part of the land shown in this plan, being Lots 1006, 1007, part of Lots 1005 & 1008 and connections was surveyed in accordance with the *Surveying and Spatial Information Regulation 2024*, and the part of the land not surveyed was compiled in accordance with the regulation, section 26(3),

~~*(c) the land shown in this plan was compiled~~

(d) the survey is accurate and complete.

Datum Line: 'X' – 'Y'

Type: *Urban/*~~Rural~~

*Tolerance required under the SSIR 2024, s.26(3): 60mm + 400ppm

ELECTRONIC SIGNATURE AFFIXED BY WARREN SAUNDERS DATED 19/11/25

Signature: WR Saunders Dated: 19/11/25

Address: SUITE 5.02 LVL 5 "LPC HOUSE" No.3 FORDHAM WAY, ORAN PARK NSW 2571

*Name of Firm: PREMISE AUSTRALIA PTY LTD

Surveyor Identification No: 186

*Strike out or omit if irrelevant

~~Crown Lands NSW/Western Lands Office Approval~~

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

~~Signature: .....~~

~~Date: .....~~

~~File Number: .....~~

~~Office: —~~

Subdivision Certificate

I, Aimee Lee

Authorised Person/~~General Manager~~/*~~Registered Certifier~~, certify that the provisions of s.6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Electronic signature of me, Aimee Lee, Team Leader Development Assessment, ~~affixed by me~~, or at my direction, at 2:50pm on 7 April 2026.

Signature: Aimee Lee

Registration number: —

Consent Authority: WOLLONDILLY SHIRE COUNCIL

Date of endorsement: 7 April 2026

Subdivision Certificate number: SC/2022/1279/1

File number: DA/2022/1279/1

*Strike through if inapplicable.

Plans used in the preparation of survey/compilation.

DP 1316345

DP 1280088

DP 1293737

DP 1289197

DP 1311594

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

Surveyor's Reference: 322017.27A.DP Partial

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

Req:R025477 /Doc:DP 1316345 P /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2
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PLAN FORM 6A (2024) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

Registered: 15/04/2026 Office Use Only

Office Use Only

DP1316345

PLAN OF SUBDIVISION OF LOT 1003 IN DP 1311594 AND LOT 1062 IN DP 1289197

Subdivision Certificate number: SC/2022/1279/1

Date of Endorsement: 7 April 2026

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

- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

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

1. EASEMENT TO DRAIN WATER (WHOLE OF LOT) (A)
2. EASEMENT FOR UNDERGROUND CABLES AND LIGHTING EQUIPMENT 1 WIDE (B)
3. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (U)
4. RESTRICTION ON THE USE OF LAND
5. POSITIVE COVENANT

RELEASE:-

1. EASEMENT TO DRAIN WATER (WHOLE OF LOT) SECONDLY CREATED IN DP 1289197

SCHEDULE OF ADDRESSES

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1005	195(c)	FAIRWAY	DRIVE	WILTON
1006	180	FAIRWAY	DRIVE	WILTON
1007	NO	ADDRESS	AVAILABLE	WILTON
1008	NO	ADDRESS	AVAILABLE	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.27A.DP Partial

Req:R025477 /Doc:DP 1316345 P /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2
© Office of the Registrar-General /Src:InfoTrack /Ref:50641

PLAN FORM 6A (2024) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 3 sheet(s)

Office Use Only

Registered: 15/04/2026

Office Use Only

DP1316345

PLAN OF SUBDIVISION OF LOT 1003 IN DP 1311594 AND LOT 1062 IN DP 1289197

Subdivision Certificate number: SC/2022/1279/1

Date of Endorsement: 7 April 2026

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

- A schedule of lots and addresses - See 61(1)(c) *SSI Regulation 2024*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Signed, sealed and delivered for and on behalf of **Landcom** by its attorney under power of attorney Book 4838 No 678 dated 30 May 2025. By signing this document, the attorney certifies that they have no notice of revocation of such powers and authorities.

DocuSigned by: Sylvia Kuzmiczenko A652E130FDCC449...
ELECTRONIC SIGNATURE AFFIXED BY SYLVIA KUZMICZENKO DATED 12TH MARCH 2026

Signature of attorney

Sylvia Kuzmiczenko

Name of attorney (print)

I confirm that I witnessed the signatory placing its signature on this document over the audio visual link in accordance with section 14G of the *Electronic Transactions Act 2000 (NSW)*

Signed by: Samantha Summerton FC5E71F16ADB4BD...
ELECTRONIC SIGNATURE AFFIXED BY SAMANTHA SUMMERTON DATED 12TH MARCH 2026

Signature of witness

Samantha Summerton

Name of witness (print)

Level 14, 60 Station Street Parramatta

Address of witness (print)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.27A.DP Partial

Req:R025478 /Doc:DP 1316345 B /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2026 09:30 /Seq:1 of 7
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1316345

Plan of Subdivision of Lot 1003 in Deposited Plan 1311594 and Lot 1062 in Deposited Plan 1289197 covered by Subdivision Certificate No. SC/2022/1279/1 Dated: 7 April 2026

Full name and address of the owners of the land

Landcom
ABN 79 268 260 688
14/60 Station Street East
PARRAMATTA NSW 2150

Part 1 (Creation)

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
1	Easement to Drain Water (Whole of Lot) (A)	Lot 1006	Lots 1007, 1008 & Wollondilly Shire Council
2	Easement for Underground Cables and Street Lighting Equipment 1 wide (B)	Lot 1006	Wollondilly Shire Council
3	Right of Carriageway Variable Width (U)	Lot 1008	Lot 1007
4	Restriction on the Use of Land	Lot 1006	Wollondilly Shire Council
5	Positive Covenant	Lot 1006	Wollondilly Shire Council

Part 1a (Release)

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be released and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
1	Easement to drain Water (Whole of Lot)	Lot 1062 in DP 1289197	Wollondilly Shire Council

DS

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, affixed by me, or at my direction, at 3:05pm on 7 April 2026.

Req:R025478 /Doc:DP 1316345 B /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2026 09:30 /Seq:2 of 7
© Office of the Registrar-General /Src:InfoTrack /Ref:50641

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1316345

Plan of Subdivision of Lot 1003 in Deposited Plan 1311594 and Lot 1062 in Deposited Plan 1289197 covered by Subdivision Certificate No. SC/2022/1279/1 Dated: 7 April 2026

Part 2 (Terms)

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

As set out in Part 3 of Schedule 8 of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 1 in the plan.

Wollondilly Shire Council

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

1.0 Definitions

1.1 **easement site** means that part of the land that is affected by this easement.

1.2 **electrical equipment** includes underground electrical cable, duct, service pillar, underground earthing system, street lighting equipment, communications cable, and ancillary equipment.

1.3 **install** includes construct, repair, replace, maintain, modify, use, and remove.

1.4 **land** means the lot or Torrens title land that is burdened by this easement.

1.5 **owner** means the registered proprietor of the land and its successors (including those claiming under or through the registered proprietor).

1.6 **prescribed authority** means Wollondilly Shire Council and its successors (who may exercise its rights by any persons authorised by it).

1.7 **services** includes overhead and underground gas, telephone, communications, water, sewage, and drainage services.

1.8 **structure** includes building, wall, retaining wall, carport, driveway, fence, swimming pool, and fixed plant or equipment; but excludes garden furniture and garden ornament.

2.0 The prescribed authority may:

2.1 install electrical equipment within the easement site,

2.2 excavate the easement site to install the electrical equipment.

DS

Aimee Lee Electronic signature of me, Aimee Lee, Team Leader Development Assessment, affixed by me, or at my direction, at 3:05pm on 7 April 2026.

Req:R025478 /Doc:DP 1316345 B /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2026 09:30 /Seq:3 of 7
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1316345

Plan of Subdivision of Lot 1003 in Deposited Plan 1311594 and Lot 1062 in Deposited Plan 1289197 covered by Subdivision Certificate No. SC/2022/1279/1 Dated: 7 April 2026

2.3 use the electrical equipment for the transmission of electricity,

2.4 enter the land using the most practical route (with or without vehicles, machinery or materials) at all reasonable times (and at any time in the event of an emergency) and remain there for any reasonable time,

2.5 trim or remove any vegetation from the land that interferes with or prevents reasonable access to the easement site or the electrical equipment, and

2.6 remove any encroachments from the easement site and recover the costs of carrying out the removal work and repairing any damage done to the electrical equipment by the encroachment.

3.0 In exercising its rights under this easement the prescribed authority will take reasonable precautions to minimise disturbance to the land and will restore the land as nearly as practicable to its original condition.

4.0 The owner agrees to obtain the written consent of the prescribed authority, and comply with any conditions of consent reasonably imposed by the prescribed authority, prior to:

4.1 installing or permitting to be installed any services or structure within the easement site, or

4.2 altering the surface level of the easement site, or

4.3 doing or permitting to be done anything that restricts access to the easement site by the prescribed authority.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 2 in the plan.

Wollondilly Shire Council

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

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

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 3 in the plan.

Wollondilly Shire Council.

DS

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, affixed by me, or at my direction, at 3:05pm on 7 April 2026.

Req:R025478 /Doc:DP 1316345 B /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2026 09:30 /Seq:4 of 7
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1316345

Plan of Subdivision of Lot 1003 in Deposited Plan 1311594 and Lot 1062 in Deposited Plan 1289197 covered by Subdivision Certificate No. SC/2022/1279/1 Dated: 7 April 2026

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

1 The Registered Proprietors(s) covenant as follows with the Authority benefited in respect to the On-Site Detention Storage/Water Quality Area & Outlet Works (hereinafter referred to as "the system") constructed and/or installed within that part of the burdened lot, that they will not, without the prior and express written consent of the Authority benefited:
   1) Do any act, matter or thing which would prevent the system from operating in a safe and efficient manner.
   2) Make or permit or suffer the making of any alterations or additions to the system.
   3) Allow any development within the meaning of the Environmental Planning and Assessment Act 1979 to encroach upon the system.

2 This restriction shall bind all persons who are of claim under the registered proprietor(s) as stipulated in Section 88E(5) of the Conveyancing Act 1919.

3 For the purpose of this restriction, "the system" means the On-Site Detention Storage/Water Quality Area & Outlet Works constructed and/or installed on the land as required by Development Consent No. 2019/617/1 and as detailed on the engineering design plans approved by Land Development Certificates as approved Construction Certificate No.17169 including all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to detain stormwater, as well as all surfaces graded to direct stormwater to the on-site detention storage.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 4 in the plan.

Wollondilly Shire Council.

5. Terms of easement, profit à prendre, restriction, or positive covenant numbered 5 in the plan.

1. The registered proprietor of the lot(s) hereby burdened will in respect of the On-Site Detention Storage/Water Quality Area & Outlet Works (hereinafter referred to as "the system") shall:

(a) Keep the system(s) clean and free from silt and debris and ,maintain and repair, at the sole expense of the registered proprietors, the system in accordance with the Stormwater Management Plan prepared by Stantec Reference: North Wilton Sediment Basin Management Plan – Revision 01 Stage 1 Dated 31st October 2023 so that it functions in a safe and efficient manner;
(b) permit Wollondilly Shire Council (herein called 'the Council') or its authorised agents from time to time and upon giving reasonable notice (but at any time without notice in these of an emergency) to entre and inspect the system for compliance with this covenant;

DS

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, affixed by me, or at my direction, at 3:05pm on 7 April 2026.

Req:R025478 /Doc:DP 1316345 B /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2026 09:30 /Seq:5 of 7
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1316345

Plan of Subdivision of Lot 1003 in Deposited Plan 1311594 and Lot 1062 in Deposited Plan 1289197 covered by Subdivision Certificate No. SC/2022/1279/1 Dated: 7 April 2026

(c) comply with the terms of any written notice issued by the Council in respect of the requirements of this covenant within the time stated in the notice.

2. Pursuant to section 88f(3) of the Conveyancing Act 1919, as amended, the Council shall have the following additional powers:

(a) In the event that the registered proprietor fails to comply with the terms of any written notice issued by the Council as set out above, the Council or its authorised agents may enter the land with all necessary materials and equipment and carry out any work which the Council in its discretion considers
reasonable to comply with the said notice referred to in part 1(c) above and;
(b) The Council may recover from the registered proprietor in a Court of competent jurisdiction:

i. Any expense reasonably incurred by it in exercising its powers under sub-paragraph (a) above. Such expense shall include reasonable wages for employees engaged in effecting, supervising and administering the said work, together with costs, reasonably estimated by Council, for the use of materials, machinery, tools and equipment used in conjunction with the said works.

ii. Legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs, charges and expenses of registration of a covenant charge pursuant to Section 88F of the Act as amended, or providing certificate required pursuant to Section 88G of the Act or obtaining any injunction to Section 88H of the Act.

This Covenant shall bind all persons who are of claim under the registered proprietor(s) as stipulated in Section 88E(5) of the Act.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 5 in the plan.

Wollondilly Shire Council.

DS

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, affixed by me, or at my direction, at 3:05pm on 7 April 2026.

Req:R025478 /Doc:DP 1316345 B /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2026 09:30 /Seq:6 of 7
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1316345

Plan of Subdivision of Lot 1003 in Deposited Plan 1311594 and Lot 1062 in Deposited Plan 1289197 covered by Subdivision Certificate No. SC/2022/1279/1 Dated: 7 April 2026

Part 2 cont'd (Signatures and Seals)

Signed, sealed and delivered for and on behalf of **Landcom** by its attorney under power of attorney Book 4838 No 678 dated 30 May 2025. By signing this document, the attorney certifies that they have no notice of revocation of such powers and authorities.

I confirm that I witnessed the signatory placing its signature on this document over the audio-visual link in accordance with section 14G of the *Electronic Transactions Act 2000 (NSW)*

DocuSigned by: Sylvia Kuzmiczenko A652E130FDCC449...
ELECTRONIC SIGNATURE AFFIXED BY SYLVIA KUZMICZENKO DATED 12TH MARCH 2026

Signature of attorney

Sylvia Kuzmiczenko

Name of attorney (print)

Signed by: Samantha Summerton FC5E71F16ADB4BD...
ELECTRONIC SIGNATURE AFFIXED BY SAMANTHA SUMMERTON DATED 12TH MARCH 2026

Signature of witness

Samantha Summerton

Name of witness (print)

Level 14, 60 Station Street Parramatta

Address of witness (print)

DS Sk

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, affixed by me, or at my direction, at 3:05pm on 7 April 2026.

Req:R025478 /Doc:DP 1316345 B /Rev:15-Apr-2026 /NSW LRS /Prt:16-Apr-2026 09:30 /Seq:7 of 7
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1316345

Plan of Subdivision of Lot 1003 in Deposited Plan 1311594 and Lot 1062 in Deposited Plan 1289197 covered by Subdivision Certificate No. SC/2022/1279/1 Dated: 7 April 2026

Executed by **WOLLONDILLY SHIRE COUNCIL**
by its Authorised Delegate pursuant to S.378 of the Local Government Act 1993
in the presence of: Ranye Abu Ganaba

Electronic signature of me, Ranye Abu Ganaba, Development Assessment Planner, affixed by me, or at my direction, on 7 April 2026 at 3:10pm

Signature of Witness

Ranye Abu Ganaba

Print Name of Witness

60 Menangle Street, Picton, NSW, 2571

Address of Witness

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, affixed by me, or at my direction, at 3:05pm on 7 April 2026.

Signature of Authorised Delegate

Aimee Lee, Team Leader Development Assessment

Name and Authorised Delegate

REGISTERED: 15/04/2026

DS

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, affixed by me, or at my direction, at 3:05pm on 7 April 2026.

Req:R597504 /Doc:DL B896159 /Rev:05-Aug-2010 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:33 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:50641 Sales.

B896159G

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900.)

CR44/209 Vol 17/6 Fol 111/24 B896159 £11.17.6

J 19 29 P

must not be disclosed in sfer)

I, DOUGLAS PARK FARMING & GRAZING CO. LIMITED

(herein called transferror)

being registered as the proprietor of an estate in *fee simple* in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder in consideration of ELEVEN THOUSAND THREE HUNDRED AND SIXTY FOUR POUNDS (£ 11364) ~~(the receipt whereof is hereby acknowledged) paid to it by~~ (being the same sum as is secured by Memorandum of Mortgage hereunder noted) to be paid to the Mortgagee thereunder in accordance with the provisions contained in such Mortgage by JAMES NORMAN ROONEY of Rose Bay Grazier

(herein called transferree)

do hereby transfer to the said transferree

ALL such it's Estate and Interest in ALL THE land mentioned in the schedule following:—

(c) County.	Parish.	State if Whole or Part.	Vol.	Fol.
Camden	Wilton	The whole	1936	45

~~And the transferree covenants with the transferror~~

Excepting and reserving thereout to the Transferror and its assigns all mines veins and seams of coal ironstone and all other minerals and metals (except such as are reserved to the Crown by the Crown Grants of the said land) lying and being within or under the ~~said lands~~ TOGETHER with all usual and necessary powers and authorities for mining winning and marketing the same.

ENCUMBRANCES, &c., REFERRED TO.

31/8/1927 Mortgage No. B613074 to Arthur Leslie Harris.
Reservations noted on Certificate of Title.

Signed at Sydney the twenty eighth day of August 1929

~~Signed in my presence by the transferror~~ THE COMMON SEAL of DOUGLAS PARK FARMING & GRAZING CO. LIMITED ~~who is personally known to me~~ was hereunto affixed by order of the Board of Directors and in the presence of John Wren and ..... William Hughes Drew two of the ~~Directors~~ of the Company ~~who signed~~ thereupon signed their names hereto:

x [signature] Transferror

DIRECTORS.

Secretary

Signed in my presence by the transferree

WHO IS PERSONALLY KNOWN TO ME

Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

[signature] Transferree.

[signature]

---

executed within the State instrument should be d or acknowledged before Registrar-General, or ty Registrar-General, or ary Public, a J.P., or missioner for Affidavits, om the Transferror is n, otherwise the attest- ness must appear e one of the above func- ries to make a declara- n the annexed form. instruments executed here, see page 2.

t attestation if sary.

e Transferror or Trans- e signs by a mark, the cation must state "that strument was read over explained to him," and he appeared fully to rstand the same."

ss estate, strike out " in mple," and interline the red alteration.

two or more, state er as joint tenants or ts in common.

the references cannot nveniently inserted, a of annexure (obtainable T.O.) may be added. annexure must be signed e parties and their sig- es witnessed. e references will suffice if hole land in one grant or icate be transferred. rt only added, and being sec. " L.P. " of g the land shown in lan annexed hereto," but g the residue of the n certificate (or grant) ered Vol. Fol. e the consent of the council is required to division the certificate plan mentioned in .G. Act, 1919, should mpany the transfer.

out if unnecessary. nants should comply Section 89 of the eyancing Act, 1919. also should be set forth ight-of-way or easement ception.

provision in addition to dification of the ants implied by the ay also be inserted.

y short note will suffice.

If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on page 2 signed by the attorney before a witness.

N.B.—Section 117 requires that the above Certificate be signed by Transferree or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm.

Alterations should be made by erasure. The words rejected should be ruled through with the pen, and those substituted written over them, the alteration being

Req:R597504 /Doc:DL B896159 /Rev:05-Aug-2010 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:33 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:50641

SOLICITOR, 116 PITT ST.

CONSENT OF MORTGAGEE.

I, mortgagee under Mortgage No. release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such morigage.

Dated at this
day of 192 .
Signed in my presence by
who is personally known to me.

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.[i]

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer.[j]

Signed at the day of 192 .

Signed at the place and on the date above-mentioned, in the presence of—

[i] This form is not appropriate in cas delegation under Trustees Delegati Powers Act, 191 the Execution of (War Facilities) A 1917.

[j] Strike out unnec words. Add any matter necessary show that the po effective.

FORM OF DECLARATION BY ATTESTING WITNESS.[k]

Appeared before me at , the day of , one thousand nine hundred and twenty the attesting witness to this instrument, and declared that he personally knew the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said is own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

INDEXED 25 OCT 1929 BY Mca

[k] May be made bef either Registrar-General, Deputy Registrar-Genera Notary Public, J Commissioner for Affidavits. Not required if t instrument itself made or acknowl before one of the parties.

MEMORANDUM OF TRANSFER of

3190 Acres roods perches
Part of Pol 4 Part 15 of Pol
Parish Wilton County Camden
Shire at Wilton
~~Municipality~~ Wollondilly
(excepting mines of coal etc)
James Norman Rooney Transferee.

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

Nature.	No.	Reg'd Propr., M't'gor, etc.

Particulars entered in Register Book, Vol. 1936 Fol. 45

the 24th day of October 1929,
at 35 minutes past 10 o'clock in the fore noon.

Registrar-General.

B 896159

PROGRESS RECORD.

	Initials.	Date.
Sent to Survey Branch ...		
Received from Records		25/10/29
Draft written ...		28/10/29
Draft examined ...		29/10/29
Diagram prepared ...		31/10/29
Diagram examined ...		4/11/29
Draft forwarded ...		4/11/29
Supt. of Engrossers		7 NOV 1929
Cancellation Clerk ...		

VOL. 4346 FOL. 93

Diagram Fees ...		
Additional Folios ...		

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Charge d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting Consul, Pro-consul or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and £1 for every new Certificate of Title issued, unless the consideration is over £1,000, in which case the Certificate fee will be £1 5s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferror may take out a new Certificate for the residue.

81405E

Req:R597505 /Doc:DL V370409 /Rev:25-Jul-1997 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:33 /Seq:1 of 3
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V370409

26 SEP 1984

TRANSFER GRANTING EASEMENT

REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of Form)

STAMP DUTY

TG A 1 Sheet 1 of 1 Sheets

$ 1.40E

Servient Tenement (Land burdened)	Dominant Tenement (Land benefited)
Torrens Title Reference	Torrens Title Reference
Volume 14207 Folio 172	Volume 9595 Folio 17

DESCRIPTION OF LAND Note (a)

TRANSFEROR (registered proprietor of servient tenement) Note (b)

NILOC PTY. LIMITED of 68 Pitt Street, Sydney

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of $ 1.00 and TRANSFERS and GRANTS a Right of Way over the land shown as Right of Way 20 wide on Deposited Plan 636613

Note (c)

OFFICE USE ONLY

out of the servient tenement and appurtenant to the dominant tenement to the TRANSFEREE

TRANSFEREE (registered proprietor of dominant tenement) Note (b)

COR FARMS PTY. LIMITED of 68 Pitt Street, Sydney

PRIOR ENCUMBRANCES Note (d)

subject to the following PRIOR ENCUMBRANCES: 1. --

2. -- 3. --

DATE OF TRANSFER .....

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION Note (e)

Signed in my presence by the transferor who is personally known to me

THE COMMON SEAL of NILOC PTY. LIMITED

Signature of Witness

was hereunto duly affixed by authority

Name of Witness (BLOCK LETTERS)

of the Board in the presence of:

Address and occupation of Witness

Secretary

NILOC PTY. LIMITED Common Seal

J.M.Bain DIRECTOR

D.W. Bain DIRECTOR

Director Signature of Transferor

Note (e)

Signed in my presence by the transferee who is personally known to me

THE COMMON SEAL of COR FARMS PTY.LIMITED

Signature of Witness

was hereunto duly affixed by authority

Name of Witness (BLOCK LETTERS)

of the Board in the presence of:

Address and occupation of Witness

Secretary

COR FARMS PTY. LIMITED Common Seal

J.M.Bain DIRECTOR

D.W. Bain DIRECTOR

Director Signature of Transferee

TO BE COMPLETED BY LODGING PARTY Notes (f) and (g)

LODGED BY

Department of Main Roads
309 Castlereagh Street, Sydney, 2000
DX 13 SYDNEY.
L F5/496.1113 Pt.4 DJA/GEM

Delivery Box Number 556X

LOCATION OF DOCUMENTS

CT	OTHER	
/		Herewith.
		In R.G.O. with DP629828
/		Produced by McGrath Jensen Hall
		8/8

OFFICE USE ONLY

Extra Fee	Checked by	REGISTERED
	EA 12	12-19 SP

Registrar General

9595	17	DN 078017	NOP

Req:R597505 /Doc:DL V370409 /Rev:25-Jul-1997 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:33 /Seq:2 of 3
© Office of the Registrar-General /Src:InfoTrack /Ref:50641

NP 13B

INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Commissioner of Stamp Duties before lodgment at the Registrar General's Office.

Typewriting and handwriting should be clear, legible and in permanent black non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

Registered mortgagees, chargees and lessees of the servient tenement should consent to the grant of easement; otherwise, the mortgage, charge or lease should be noted in the memorandum of prior encumbrances.

Rule up all blanks.

The following instructions relate to the side notes on the form.

(a) Description of land. TORRENS TITLE REFERENCE.—Insert the current Folio Identifiers or Volume and Folios of the Certificates of Title/Crown Grants for both the dominant and servient tenements, e.g., 135/SP12345 or Vol. 8514 Fol. 126.

(b) Show the full name, address and occupation or description.

(c) State the nature of the easement (see, e.g., section 181A of the Conveyancing Act, 1919), and accurately describe the site of the easement. The transfer and grant must comply with section 88 of the Conveyancing Act, 1919.

(d) In the memorandum of prior encumbrances state only the registered number of any mortgage, lease or charge (except where the consent of the mortgagee, lessee or chargee is furnished), and of any writ recorded in the Register.

(e) Execution.

GENERALLY (i) Should there be insufficient space for the execution of this dealing, use an annexure sheet.

(ii) The certificate of correctness under the Real Property Act, 1900 must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he is personally known.

The solicitor for the transferee may sign the certificate on behalf of the transferee, the solicitor's name (not that of his firm) to be typewritten or printed adjacent to his signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY (iii) If the transfer is executed by an attorney for the transferee pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his authority, e.g., "AB by his attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No. , and I declare that I have no notice of the revocation of the said power of attorney".

AUTHORITY (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)), the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.

CORPORATION (v) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with Articles of Association of the corporation. Each person attesting the affixing of the seal must state his position (e.g., director, secretary) in the corporation.

(f) Insert the name, postal address, Document Exchange reference, telephone number, and delivery box number of the lodging party.

(g) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pbte for probate, L/A for letters of administration.

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS

DIRECTION: PROP
No. OF NAMES:

(A) FOLIO IDENTIFIER	(B) No.	(C) SHARE	(D) I	(E) NAME AND DESCRIPTION

SECOND SCHEDULE & OTHER DIRECTIONS

(F) FOLIO IDENTIFIER (OR REGD. DEALING & FOLIO IDENTIFIER)	(G) DIRECTION	(H) NCTFN TYPE	(I) DEALING NUMBER	(K) DETAILS
~~9595 – 17~~	~~ON~~	~~TG~~	~~V370409~~	~~Right of Way appurtenant to the land above described.~~
14207 – 172	ON	TG	V370409	Transfer Right of Way affecting the part of the land above described shown so burdened in DP. 636613 Registered.
9595-17	ON	EA	V370409	Transfer Right of way appurtenant to the land above described affecting the land shown so burdened in D.P. 636613 Registered.

NP 412 D. WEST, GOVERNMENT PRINTER

Req:R597505 /Doc:DL V370409 /Rev:25-Jul-1997 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:33 /Seq:3 of 3
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PARTNERS
PAUL McGIRR, L.L.B., Solicitor of the Supreme Court of New South Wales

JAMES C. HALL, B. Com, LL.B., Solicitor of the Supreme Court of New South Wales

CONSULTANTS
T.G. CAHILL, LL.B., Solicitor and Commissioner of the Supreme Court of New South Wales
M.A. JACKSON, LL.B., Solicitor of the Supreme Courts of New South Wales and Victoria

McGirr James Hall & Associates

ATTORNEYS AT LAW • SOLICITORS

LAW OFFICES:
SYDNEY: 5 GRESHAM STREET 2000 • TELEPHONE (02) 27 7471 • CABLE: AUXILIUM
MELBOURNE: 450 LITTLE COLLINS STREET (03) 67 7526

INTERNATIONAL AFFILIATIONS
U.S.A. Volney F. Morris, Los Angeles
JAPAN Daini Ito & Associates, Tokyo

OUR REF: JCH:VCP YOUR REF:

D.X. 253

24th September, 1984.

The Registrar General,
Registrar General's Department,
SYDNEY. NSW. 2000.

Dear Sir,

RE: D.P. 629828

We confirm that Certificate of Title Volume 9595 Folio 17 was lodged under the above dealing on the 9th December, 1982. It was lodged with a plan of redefinition.

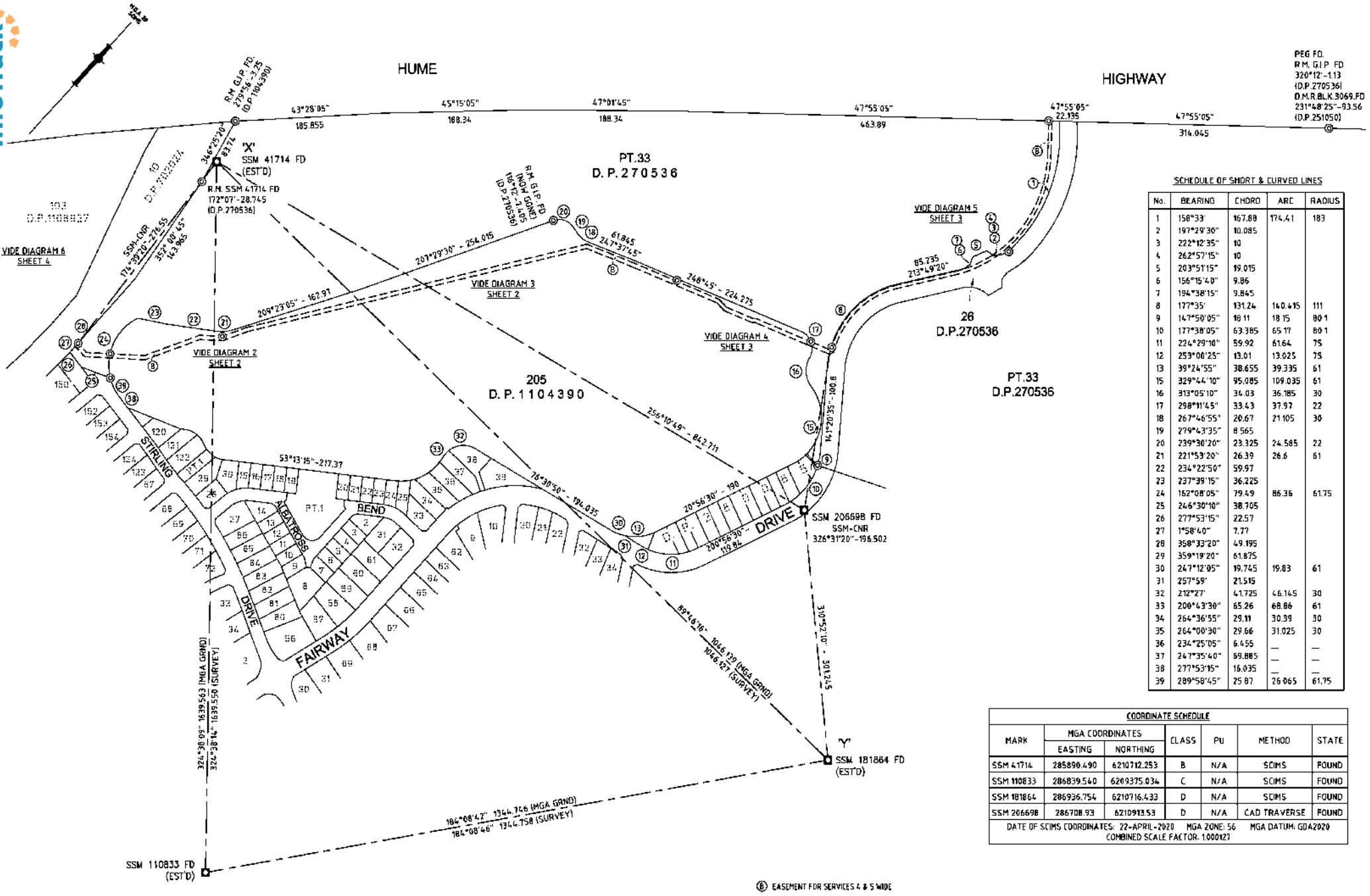
Would you please permit the Department of Main Roads to use that deed for the following dealings:-

1. An application to cancel recording of easement.

2. Transfer creating an easement.

Yours faithfully,
MCGIRR JAMES HALL & ASSOCIATES.

InfoTrack



SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	CHORD	ARC	RADIUS
1	158°33'	167.88	174.41	183
2	197°29'30"	10.085		
3	222°12'35"	10		
4	262°57'15"	10		
5	203°51'15"	19.015		
6	156°15'40"	9.86		
7	194°38'15"	9.845		
8	177°35'	131.24	140.415	111
9	147°50'05"	18.11	18.15	80.1
10	177°38'05"	63.385	65.17	80.1
11	224°29'10"	59.92	61.64	75
12	253°00'25"	13.01	13.025	75
13	39°24'55"	38.655	39.335	61
14	329°44'10"	95.085	109.035	61
15	313°05'10"	34.03	36.185	30
16	298°11'45"	33.43	37.97	22
17	267°46'55"	20.67	21.105	30
18	279°43'35"	8.565		
19	239°30'20"	23.325	24.585	22
20	221°53'20"	26.39	26.6	61
21	234°22'50"	59.97		
22	237°39'15"	36.225		
23	162°08'05"	79.49	86.36	61.75
24	246°30'10"	38.705		
25	277°53'15"	22.57		
26	1°58'40"	7.77		
27	358°33'20"	49.195		
28	359°19'20"	61.875		
29	247°12'05"	19.745	19.83	61
30	257°59'	21.515		
31	212°27'	41.725	46.145	30
32	200°43'30"	65.26	68.86	61
33	264°36'55"	29.11	30.39	30
34	264°00'30"	29.66	31.025	30
35	234°25'05"	6.455	—	—
36	247°35'40"	59.885	—	—
37	277°53'15"	16.035	—	—
38	289°58'45"	25.87	26.065	61.75

COORDINATE SCHEDULE

MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
SSM 41714	285890.490	6210712.253	B	N/A	SCIMS	FOUND
SSM 110833	286839.540	6209375.034	C	N/A	SCIMS	FOUND
SSM 181864	286936.754	6210716.433	D	N/A	SCIMS	FOUND
SSM 206698	286708.93	6210913.53	D	N/A	CAD TRAVERSE	FOUND

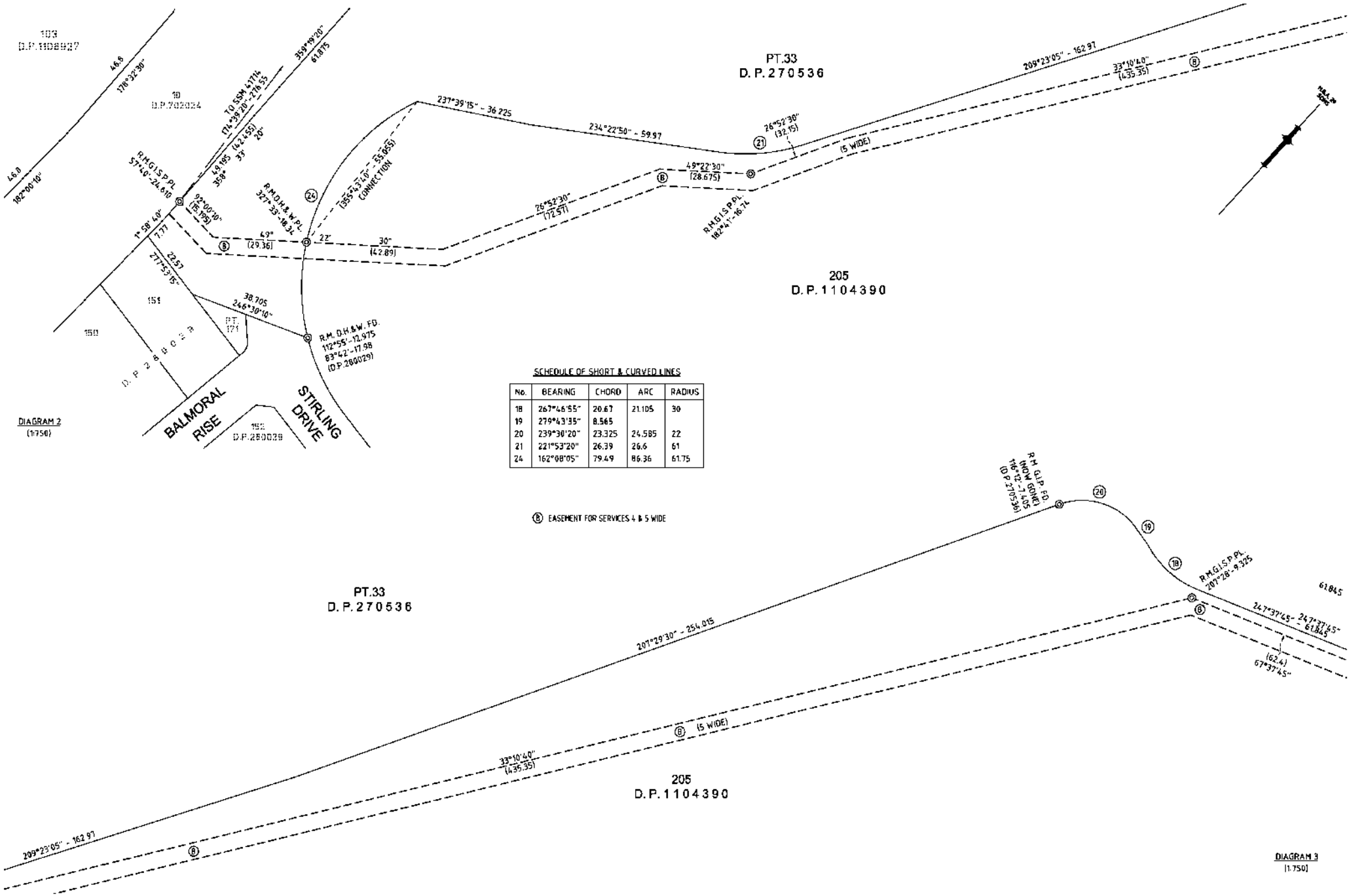
DATE OF SCIMS COORDINATES: 22-APRIL-2020 MGA ZONE: 56 MGA DATUM: GDA2020
COMBINED SCALE FACTOR: 1.000127

(B) EASEMENT FOR SERVICES 4 & 5 WIDE

SURVEYOR Name : MATTHEW RUSSEL STANLEY Date : 28-05-2020 Reference : D36/SW S/E	PLAN OF EASEMENT WITHIN LOTS 26 AND 33 IN D.P.270536 AND LOT 205 IN D.P.1104390	LGA : WOLLONDILLY Locality : WILTON Reduction Ratio 1 : 3000 Lengths are in metres	REGISTERED 14.7.2020	DP1265353

(D36SW_S1GH.dwg)

Req:R597508 /Doc:DP 1265353 P /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:1 of 6
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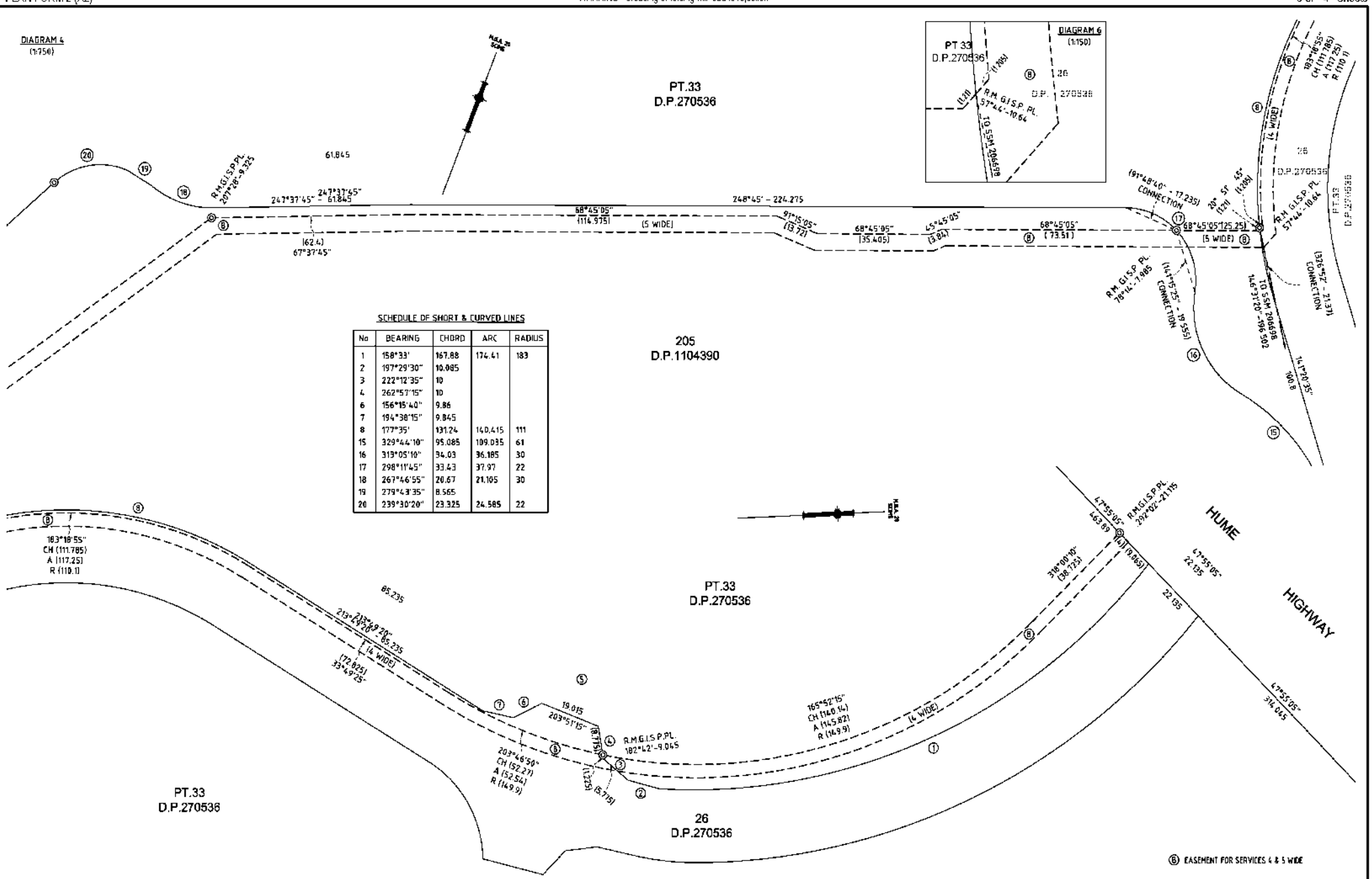
SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	CHORD	ARC	RADIUS
18	267°46'55"	20.67	21.105	30
19	279°43'35"	8.565		
20	239°30'20"	23.325	24.585	22
21	221°53'20"	26.39	26.6	61
24	162°08'05"	79.49	86.36	61.75

SURVEYOR Name : MATTHEW RUSSEL STANLEY Date : 28-05-2020 Reference : D35/SW 3/6	**PLAN OF EASEMENT WITHIN LOTS 26 AND 33 IN D.P.270536 AND LOT 205 IN D.P.1104390**	LGA : WOLLONDILLY Locality : WILTON Reduction Ratio 1 . 750 Lengths are in metres	REGISTERED 14.7.2020	DP1265353

ID3675W_STEH.dwg

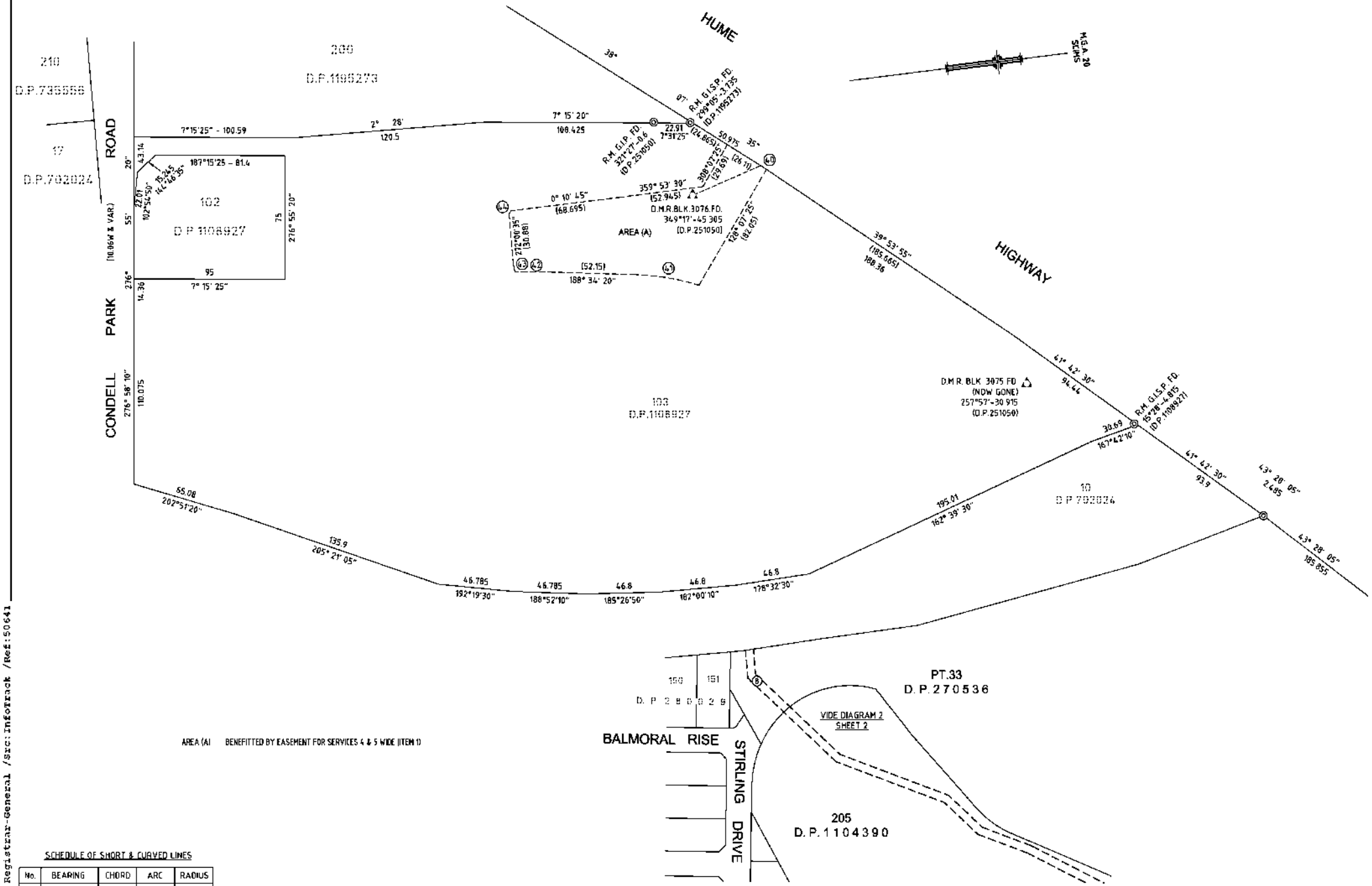
Req:R597508 /Doc:DP 1265353 P /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:2 of 6
© Office of the Registrar-General /Src:InfoTrack /Ref:50641



SURVEYOR Name : MATTHEW RUSSEL STANLEY Date : 28-05-2020 Reference : D367SW_S76	**PLAN OF EASEMENT WITHIN LOTS 26 AND 33 IN D.P.270536 AND LOT 205 IN D.P.1104390**	LGA : WOLLONDILLY Locality : WILTON Reduction Ratio 1 : 750 Lengths are in metres	REGISTERED 14.7.2020	DP1265353

D367SW_S76H.dwg

Req:R597508 /Doc:DP 1265353 P /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:3 of 6
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SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	CHORD	ARC	RADIUS
40	39°53'55"	(2.7)		
41	195°58'25"	41.345	(41.46)	160.5
42	187°17'35"	22.795	(22.795)	510.5
43	264°21'	(4.645)		
44	310°06'50"	(2.125)		

Ⓑ EASEMENT FOR SERVICES 4 & 5 WIDE

SURVEYOR Name : MATTHEW RUSSEL STANLEY Date : 28-05-2020 Reference : D36/SW S/E	PLAN OF EASEMENT WITHIN LOTS 26 AND 33 IN D.P.270536 AND LOT 205 IN D.P.1104390	LGA : WOLLONDILLY Locality : WILTON Reduction Ratio 1 : 750 Lengths are in metres	REGISTERED 14.7.2020	DP1265353

(D36SW_S1SH.dwg)

Req:R597508 /Doc:DP 1265353 P /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:4 of 6
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Req:R597508 /Doc:DP 1265353 P /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:5 of 6
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ePlan

PLAN FORM 6 (2018)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheet(s)

Office Use Only

Registered : 14.7.2020

Title System : TORRENS

Office Use Only

DP1265353

PLAN OF EASEMENT WITHIN LOTS 26 AND 33 IN D.P.270536 AND LOT 205 IN D.P.1104390

LGA : WOLLONDILLY

Locality : WILTON

Parish : WILTON

County : CAMDEN

Survey Certificate

I, Matthew Russell Stanley

of RPS Australia East Pty Ltd PO BOX 6843 BAULKHAM HILLS 2153

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on 28-05-2020, or

~~*(b) The part of the land shown in the plan (*being/*excluding** .....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on, ... the part not surveyed was compiled in accordance with that Regulation, or~~

~~*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.~~

Datum Line: 'X' - 'Y'

Type: *Urban /~~*Rural~~

The terrain is *Level-Undulating / Steep-Mountainous.

Signature: ..... Dated: 28-05-2020

Surveyor Identification No: 8759

Surveyor registered under the Surveying and Spatial Information Act 2002

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

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, ...

*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of section 6.15 Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: .....

Consent Authority : .....

Date of endorsement: .....

Subdivision Certificate number: .....

File number: .....

*Strike through if inapplicable.

Plans used in the preparation of survey/~~compilation~~

DP 270536
DP 280029
DP 280045
DP 1104390

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

Surveyor's Reference : D367SW_S76
(D367SW_S76G.dwg)

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

Req:R597508 /Doc:DP 1265353 P /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:6 of 6
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ePlan

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

Office Use Only

Registered: 14.7.2020

Office Use Only

DP1265353

PLAN OF EASEMENT WITHIN LOTS 26 AND 33 IN D.P.270536 AND LOT 205 IN D.P.1104390

Subdivision Certificate number: .....

Date of Endorsement: .....

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

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

Pursuant to Section 88B of the *Conveyancing Act 1919* it is intended to create:

1. EASEMENT FOR SERVICES 4 & 5 WIDE (B)

The Common Seal of **LEND LEASE COMMUNITIES (WILTON) PTY LTD (ACN 110 022 976)** was hereunto affixed by the authority of the Directors in the presence of:

.....
Signature of Director

Paul David Martin
.....
Name of Director

Electronic signature of me, Paul David Martin affixed by me, or at my direction, on **2 July 2020**

.....
Signature of Secretary

Susan Ann Westlake
.....
Name of Secretary

Electronic signature of me, Susan Ann Westlake affixed by me, or at my direction, on **2 July 2020**

EXECUTED by Arthur Ilias
as attorney for **BRADCORP WILTON PARK PTY LIMITED (ACN 086 388 212)**
under registered power of attorney
Book 4637 No. 409 dated 29/09/12
in the presence of:

.....
Signature of Witness

Tracey Davidson
Name of Witness (BLOCK LETTERS)

21 Honeyeater Crs, Blaxland NSW 2774
Address of Witness

Personal Assistant
Occupation of Witness

.....

Electronic signature of me, Arthur Ilias affixed by me, or at my direction, on **3 July 2020**

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S76
(D367SW_S76f.dwg)

Req:R597509 /Doc:DP 1265353 B /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:1 of 9
© Office of the Registrar-General /Src:InfoTrack /Ref:50641

ePlan

Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

DP1265353

Plan: Plan of Easement within Lots 26 and 33 in D.P.270536 and Lot 205 in D.P.1104390

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4, 230 Victoria Road
GLADESVILLE NSW 2111

PART 1 (Creation)

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	EASEMENT FOR SERVICES 4 & 5 WIDE (B)	26/270536	1/629828 4/702024 103/1108927 (Area (A)) 1/1215383 2/1215383
		33/270536	1/629828 4/702024 103/1108927 (Area (A)) 1/1215383 2/1215383
		205/1104390	1/629828 4/702024 103/1108927 (Area (A)) 1/1215383 2/1215383

PART 2 (Terms)

1. Terms of EASEMENT FOR SERVICES 4 & 5 WIDE (B) numbered 1 in the plan

1.1 Definitions

In this clause 1:

Act means the Conveyancing Act 1919 (NSW)

Ancillary Works means works ancillary to the functions, performed by Services Equipment, including structures (whether above, below or on the ground).

Signed: _____
Name: Arthur Ilias
Electronic signature of me, Arthur Ilias affixed by me, or at my direction, on 13/07/2020.

Req:R597509 /Doc:DP 1265353 B /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:2 of 9
© Office of the Registrar-General /Src:InfoTrack /Ref:50641

Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

DP1265353

Plan: Plan of Easement within Lots 26 and 33 in D.P.270536 and Lot 205 in D.P.1104390

Authorised Users means every person authorised by the Grantee for the purposes of any easement created by this instrument (including, without limitation, the Grantee's tenants, employees, agents, contractors and licensees) and any Service Utility Provider.

Easement Site means that part of each Burdened lot shown on the Plan as affected by this easement

Government Agency means a government or governmental, semi governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity whether foreign, federal, state, territorial or local.

Grantee means every person who is at any time entitled to an estate or interest in possession of the benefited lot.

Grantor means every person who is at any time entitled to an estate or interest in possession of the burdened lot but excluding a person taking an interest under a lease.

Gross Pollutant Traps means any filters designed to catch stormwater pollution from entering any Service Equipment

Service includes, without limitation, a water, sewerage, drainage, gas, electricity, oil, garbage, conditioned air or telephone, television, optic, data, radio impulses or signals service.

Service Equipment means the equipment, structures (whether above, below or on the ground), machinery, plant, equipment and things required for providing or facilitating the provision of a Service and includes any delivery means for the passage of a Service, mains, pumps, pipe, conduit, cable (including optic cable), duct, drain, other delivery means for the passage of a Service. gully, trap, pit, sump tank, mast, pole, aerial, wire, switches, switchgear, fuses, control equipment, pillars, transformers, substations, kiosks and their contents and Ancillary Works

Service Utility Providers means every:

(a) Government Agency (including, without limitation, their employees, agents, contractors and licensees); or

(b) other entity (including, without limitation, their employees, agents, contractors and licensees),

which provides services in connection with or is responsible for the management of Service, Service Equipment or Service Works.

Service Works means any works relating to the installation, repair, maintenance, renewal, replacement, testing, inspection or augmentation of the Services or Service Equipment.

Signed: _____
Name: Arthur Ilias
Electronic signature of me, Arthur Ilias affixed by me, or at my direction, on 13/07/2020.

Req:R597509 /Doc:DP 1265353 B /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:3 of 9
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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

DP1265353

Plan: Plan of Easement within Lots 26 and 33 in D.P.270536 and Lot 205 in D.P.1104390

1.2 Grant

An easement for services is granted in accordance with the powers and obligations described under Schedule 8 Part 11 of the Act, incorporated by reference to the extent described there in, and for clarity included below as described in the Act as at the time of the making of this grant.

a) The owner of the lot benefited may:

   i. Use each lot burdened, but only within the site of this easement, to provide domestic services to or from each lot benefited: and

   ii. Do anything reasonably necessary for that purpose, including:

      A. Entering the lot burdened, and

      B. taking anything on to the lot burdened, and

      C. carrying out work, such as constructing, placing, repairing and maintaining pipes, poles, wires, cables, conduits, structures and equipment.

b) In exercising those powers, the owner of the lot benefited must:

   i. ensure all work is done properly: and

   ii. cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened: and

   iii. cause as little damage as is practicable to the lot burdened and any improvement on it: and

   iv. restore the lot burdened as nearly as is practicable to its former conditions: and

   v. make good any collateral damage.

Signed: _____
Name: Arthur Ilias
Electronic signature of me, Arthur Ilias affixed by me, or at my direction, on 13/07/2020.

Req:R597509 /Doc:DP 1265353 B /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:4 of 9
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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

DP1265353

Plan: Plan of Easement within Lots 26 and 33 in D.P.270536 and Lot 205 in D.P.1104390

c) For the purposes of this easement "domestic services" includes supply of water, gas, electricity, telephone and television and discharge of sewage, sullage and other fluid wastes.

1.3 Further and additional to those powers and obligations and without limiting the generality of those powers and obligations, the Grantor grants the full right for the Grantee and its Authorised Users:

a) to install Services and other structures and things in that part of the burdened lot identified on the Plan; and

b) to carry out Service Works and to otherwise use, monitor, repair or replace any wires, cables, pipes, conduits, equipment and other structures and things in part of the burdened lot shown on the Plan which service the benefited lot or those which service the burdened lot and the benefited lot jointly; and

c) to enter, pass and repass over the burdened lot on foot or by vehicles with or without materials, tools and equipment for the purpose of obtaining access to that part of the burdened lot identified in the Plan as being subject to this easement and remain on the burdened lot for any reasonable time for the purposes permitted in this easement; and

d) the free and uninterrupted passage within and through the Service Equipment of any Service which is reasonably necessary for the use and enjoyment of the benefited lot and which is capable of passing through the Service Equipment.

1.4 When exercising its rights or complying with obligations under this easement, the Grantee and its Authorised Users must:

(a) ensure that any person carrying out Service Works is qualified to do those works;

(b) ensure that the Service Works are carried out in a proper and workmanlike manner and comply with all laws and all necessary safety measures are taken;

(c) use their reasonable endeavours to minimise inconvenience, damage and interruption to Services, the burdened lot and activities carried out on the burdened lot; and

Signed: _____
Name: Arthur Ilias
Electronic signature of me, Arthur Ilias affixed by me, or at my direction, on 13/07/2020.

Req:R597509 /Doc:DP 1265353 B /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:5 of 9
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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

DP1265353

Plan: Plan of Easement within Lots 26 and 33 in D.P.270536 and Lot 205 in D.P.1104390

(d) make good any damage to the burdened lot caused during exercise of the rights conferred by this easement.

1.5 The Grantor must, at the request of the Grantee or a Service Utility Provider, sign any necessary documents to reflect the grant of the easement in favour of Service Utility Providers.

1.6 The Grantee and its Authorised Users may:

(a) By any means pass and repass over the Easement site for the purpose of getting to or from each benefited lot and any other lot adjoining each burdened lot or each benefited lot:

(i) On foot;

(ii) With wheelchair or other disabled access aides;

(iii) With or without animals; and

(iv) With or without vehicles.

(b) Do anything reasonably necessary for that purposes, including:

(i) Entering a burdened lot;

(ii) Taking anything on to a burdened lot; and

(iii) Carrying out work within the Easement Site, such as constructing, placing, repairing or maintaining trafficable surfaces, driveways or structures, and including any Services Work.

1.7 In exercising its rights under clause 1.6, the Grantee and its Authorised Users must:

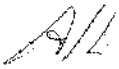
(a) Ensure all work is done properly;

(b) Cause as little inconvenience as is practicable to the Grantor;

(c) Cause as little damage as practicable to any Burdened lot and any improvements on them;

(d) Restore the Burdened lot as nearly as is practicable to its former condition; and

(e) Make good any collateral damage.

Signed: 
Name: Arthur Ilias
Electronic signature of me, Arthur Ilias affixed by me, or at my direction, on 13/07/2020.

Req:R597509 /Doc:DP 1265353 B /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:6 of 9
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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

DP1265353

Plan: Plan of Easement within Lots 26 and 33 in D.P.270536 and Lot 205 in D.P.1104390

1.8 The Grantee and its Authorised Users may:

(a) Construct, place, alter, extend, repair, inspect, renew, replace, maintain, remove, and use any Services Equipment within the Easement Site for conveying Services; and

(b) Convey or permit the conveyance of Services through the Services Equipment within the Easement Site.

1.9 For the purpose of exercising its rights under clause 1.8 the Grantee and its Authorised Users may:

(a) Enter a burdened lot at any time, with or without vehicles, plant and equipment, for any purposes within the terms of this easement;

(b) Do anything reasonably necessary to obtain access to the Easement Site;

(c) Cut fences and walls within the Easement Site and install gates in them;

(d) On any part of the Easement Site, cut, trim or remove any trees, vegetation, undergrowth or anything that may interfere with the exercise of the Grantee's rights under this easement; and

(e) Do anything reasonably necessary for the exercise of the Grantee's rights under this easement.

1.10 The Grantee and its Authorised Users must::

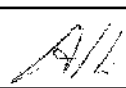
(a) Ensure all Service Equipment is used in a proper and workmanlike manner;;

(b) In exercising its rights, cause as little inconvenience as is practicable to the Grantor;

(c) In exercising its rights, cause as little damage as practicable to any Burdened lot and any improvements on them;

(d) restore each Burdened lot as nearly as is practicable to its former condition; and

(e) Make good any collateral damage

Signed: 
Name: Arthur Ilias
Electronic signature of me, Arthur Ilias affixed by me, or at my direction, on 13/07/2020.

Req:R597509 /Doc:DP 1265353 B /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:7 of 9
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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

DP1265353

Plan: Plan of Easement within Lots 26 and 33 in D.P.270536 and Lot 205 in D.P.1104390

1.11 This easement will no longer apply if and when any part of the Easement Site is dedicated as a public road or allocated as a private road, which the Grantor will notify the Grantee in writing

1.12 Notwithstanding any other clause, before carrying out any Service Works under this easement or accessing the Easement site, the Grantee or its Authorised Users must:

(a) Give reasonable notice to the Grantor of the intention to carry out the Service Works and/or the Easement Site; and

(b) Provide to the Grantor a schedule of works for the Service Works and/or a reason for accessing the Easement Site.

1.13 The Grantee or its Authorised Users are not required to give notice under clause 1.12 for the carrying out of Service Works if the Service Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

1.14 The Grantee and its Authorised Persons release the Grantor from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the Grantee and its Authorised Persons complying with obligations or exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the Grantor.

1.15 The Grantee and its Authorised Person indemnify and agree to keep indemnified the Grantor in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the Grantee complying with obligations and exercising rights under this easement except to the extent where they are caused or contributed to by the wilful or negligent act or omission of the Grantor.

Signed: _____
Name: Arthur Ilias
Electronic signature of me, Arthur Ilias affixed by me, or at my direction, on 13/07/2020.

Req:R597509 /Doc:DP 1265353 B /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:8 of 9
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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

DP1265353

Plan: Plan of Easement within Lots 26 and 33 in D.P.270536 and Lot 205 in D.P.1104390

The COMMON SEAL of **LEND LEASE COMMUNITIES (WILTON) PTY LIMITED (ACN 110 022 976)** was hereunto affixed by the authority of the Directors in the presence of:)

Electronic signature of me, Paul David Martin affixed by me, or at my direction, on **2 July 2020**

.....
Signature of Director

Paul David Martin
.....
Name of Director

Electronic signature of me, Susan Ann Westlake affixed by me, or at my direction, on **2 July 2020**

.....
Signature of Secretary

Susan Ann Westlake
.....
Name of Secretary

Req:R597509 /Doc:DP 1265353 B /Rev:15-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:9 of 9
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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

DP1265353

Plan: Plan of Easement within Lots 26 and 33 in D.P.270536 and Lot 205 in D.P.1104390

EXECUTED by Arthur Ilias)
)
as attorney for **BRADCORP WILTON PARK PTY LIMITED (ACN 086 388 212)** under)
registered power of attorney Book 4637)
No.409 dated in the)
presence of: 29/09/12)

.....
Signature of witness

Tracey Davidson
Name of witness (block letters)

21 Honeyeater Crescent
Blaxland NSW 2774
Address of witness

Personal Assistant
Occupation of witness

Electronic signature of me,
Tracey Davidson affixed by me,
or at my direction, on 3 July 2020

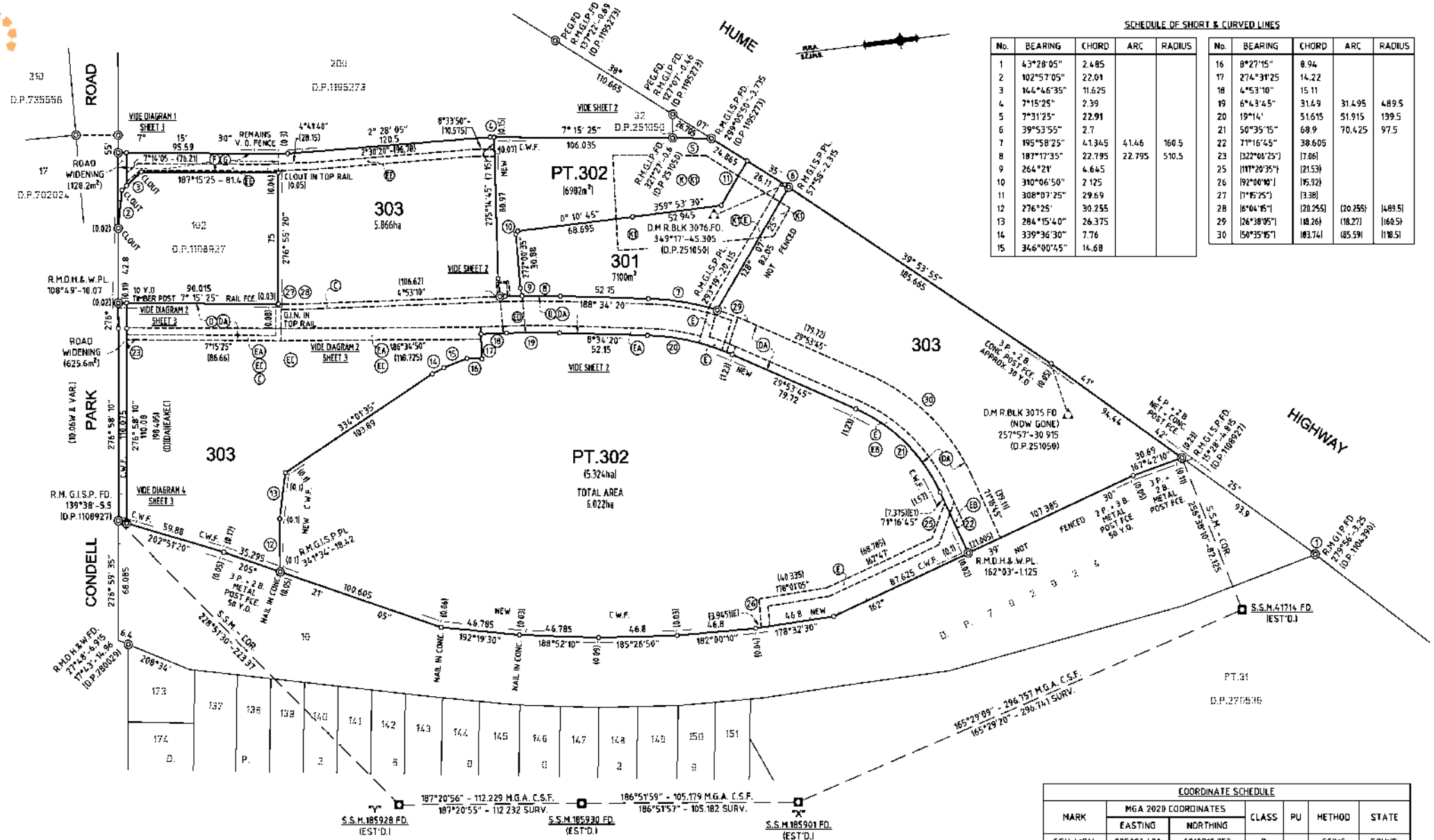
.....
By executing this instrument the attorney states that the attorney has received no notice of revocation of the power of attorney

Electronic signature of me,
Arthur Ilias affixed by me,
or at my direction, on 3 July 2020

Plan Ref: D367SW_S76
88B Ref: D367SW Easement for Services (Bradcorp) 88B (2020-05-29)

REGISTERED 14.7.2020

InfoTrack



SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	CHORD	ARC	RADIUS
1	43°28'05"	2.485		
2	102°57'05"	22.01		
3	144°46'35"	11.625		
4	7°15'25"	2.39		
5	7°31'25"	22.91		
6	39°53'55"	2.7		
7	195°58'25"	41.345	41.46	160.5
8	187°17'35"	22.795	22.795	510.5
9	264°21'	4.645		
10	310°06'50"	2.125		
11	308°07'25"	29.69		
12	276°25'	30.255		
13	284°15'40"	26.375		
14	339°36'30"	7.76		
15	346°00'45"	14.68		

No.	BEARING	CHORD	ARC	RADIUS
16	8°27'15"	8.94		
17	274°39'25"	14.22		
18	4°53'10"	15.11		
19	6°43'45"	31.49	31.495	489.5
20	19°14'	51.615	51.915	139.5
21	50°35'15"	68.9	70.425	97.5
22	71°16'45"	38.605		
23	[322°06'25"]	[7.06]		
24	[117°20'35"]	[21.53]		
25	[92°00'00"]	[15.92]		
26	[1°15'25"]	[3.38]		
27	[6°04'15"]	[20.255]	(20.256)	[489.5]
28	[26°38'05"]	[18.26]	(18.27)	[160.5]
29	[50°35'15"]	[83.74]	(85.59)	[118.5]

COORDINATE SCHEDULE

MARK	MGA 2020 COORDINATES EASTING	MGA 2020 COORDINATES NORTHING	CLASS	PU	METHOD	STATE
SSM 41714	285890.490	6210712.253	B	-	SCIMS	FOUND
SSM 185901	285964.873	6210424.929	D	-	SCIMS	FOUND
SSM 185928	285937.940	6210209.169	D	-	SCIMS	FOUND
SSM 185930	285952.297	6210320.491	D		SCIMS	FOUND

DATE OF SCIMS COORDINATES: 22-MAY-2020 MGA ZONE: 56 MGA
DATUM: GDA2020 COMBINED SCALE FACTOR:1.000130

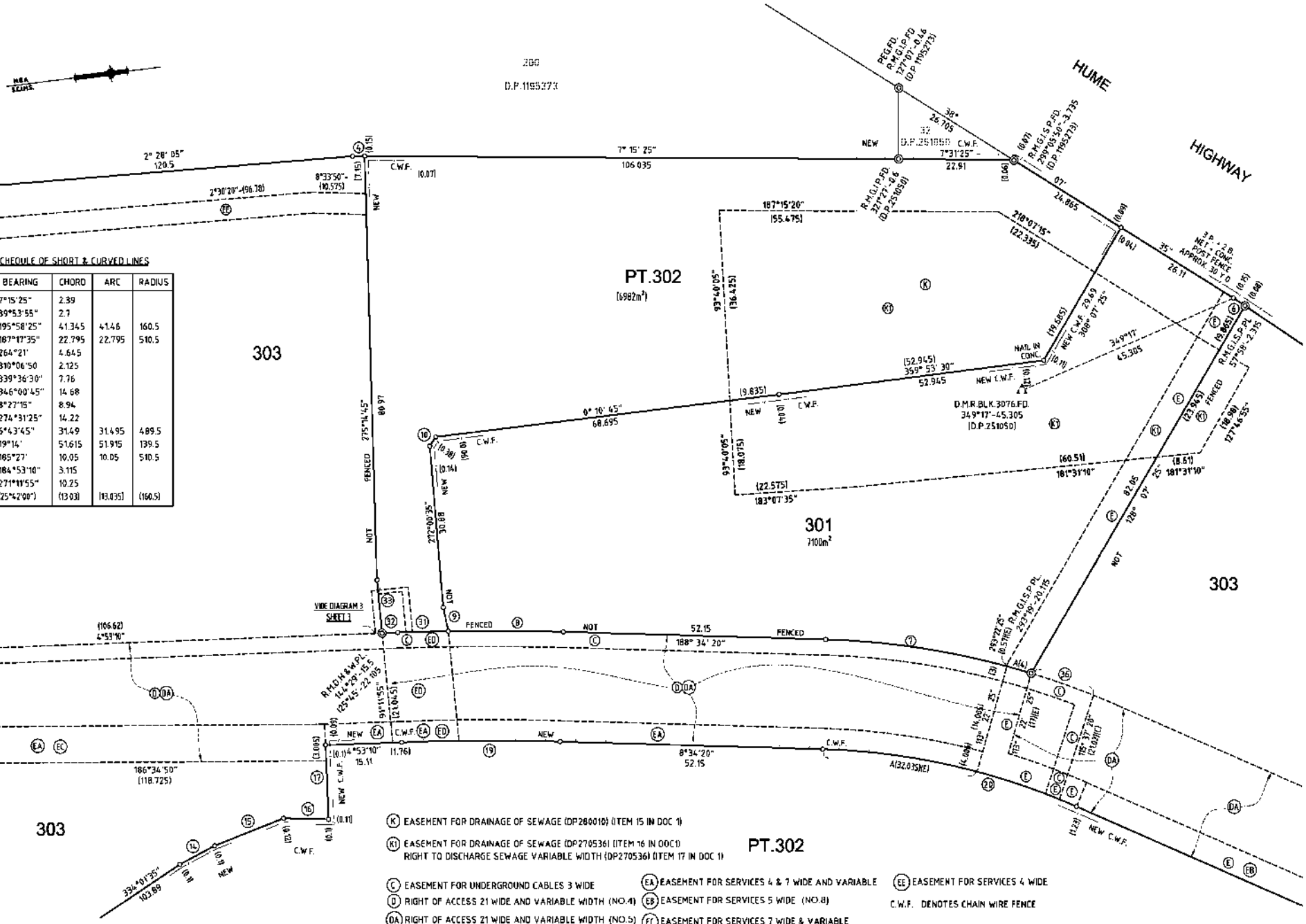
(E) EASEMENT FOR UNDERGROUND CABLES 3 WIDE
(D) RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (NO.4)
(DA) RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (NO.5)
(E) EASEMENT FOR SERVICES 5 WIDE (NO.6)
(EA) EASEMENT FOR SERVICES 4 & 7 WIDE AND VARIABLE
(EB) EASEMENT FOR SERVICES 5 WIDE (NO 8)
(EC) EASEMENT FOR SERVICES 7 WIDE & VARIABLE
(ED) EASEMENT FOR SERVICES 13.13 WIDE
(EE) EASEMENT FOR SERVICES 4 WIDE
(K) EASEMENT FOR DRAINAGE OF SEWAGE (DP280010) (ITEM 15 IN DOC 1)
(K1) EASEMENT FOR DRAINAGE OF SEWAGE (DP270536) (ITEM 16 IN DOC1) RIGHT TO DISCHARGE SEWAGE VARIABLE WIDTH (DP270536) (ITEM 17 IN DOC 1)
(F) EASEMENT FOR UNDERGROUND CABLES 10.94 WIDE AND VARIABLE WIDTH (AE101788)
(G) RIGHT OF ACCESS 10.94 WIDE AND VARIABLE WIDTH (AE101788)

C.W.F. DENOTES CHAIN WIRE FENCE

SURVEYOR Name : MATTHEW RUSSELL STANLEY Date : 25/05/2020 Reference : D3673W_S77	PLAN OF SUBDIVISION OF LOT 103 IN D.P.1108927	LGA : WOLLONDILLY Locality : WILTON Reduction Ratio 1 : 1500 Lengths are in metres.	REGISTERED 30.07.2020	DP1184442

iD3673W S77m dwg1

Req:R597510 /Doc:DP 1184442 P /Rev:30-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:1 of 10
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SURVEYOR	PLAN OF SUBDIVISION OF LOT 103 IN D.P.1108927	LGA : WOLLONDILLY	REGISTERED	DP1184442
Name : MATTHEW RUSSELL STANLEY		Locality : WILTON	30.07.2020	
Date : 25/05/2020		Reduction Ratio 1 : 500		
Reference : D3673W_S77		Lengths are in metres.		

ID3673W S77m dwgi

Req:R597510 /Doc:DP 1184442 P /Rev:30-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:2 of 10
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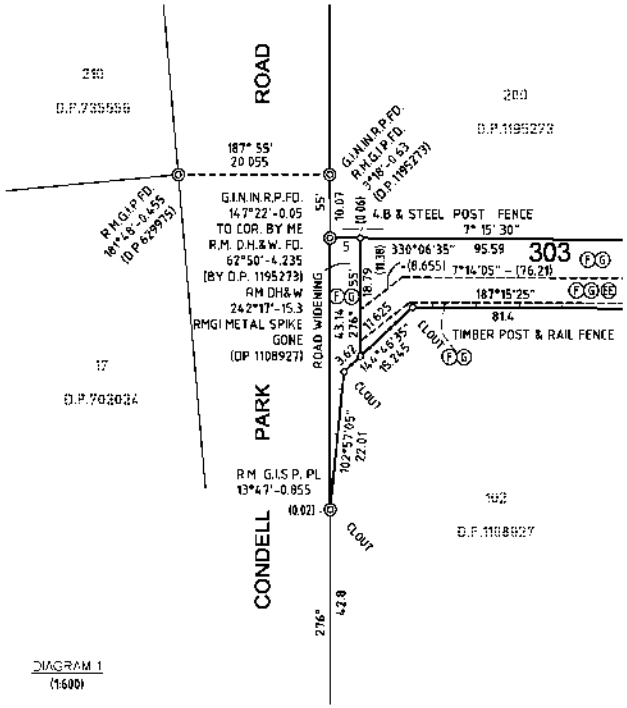
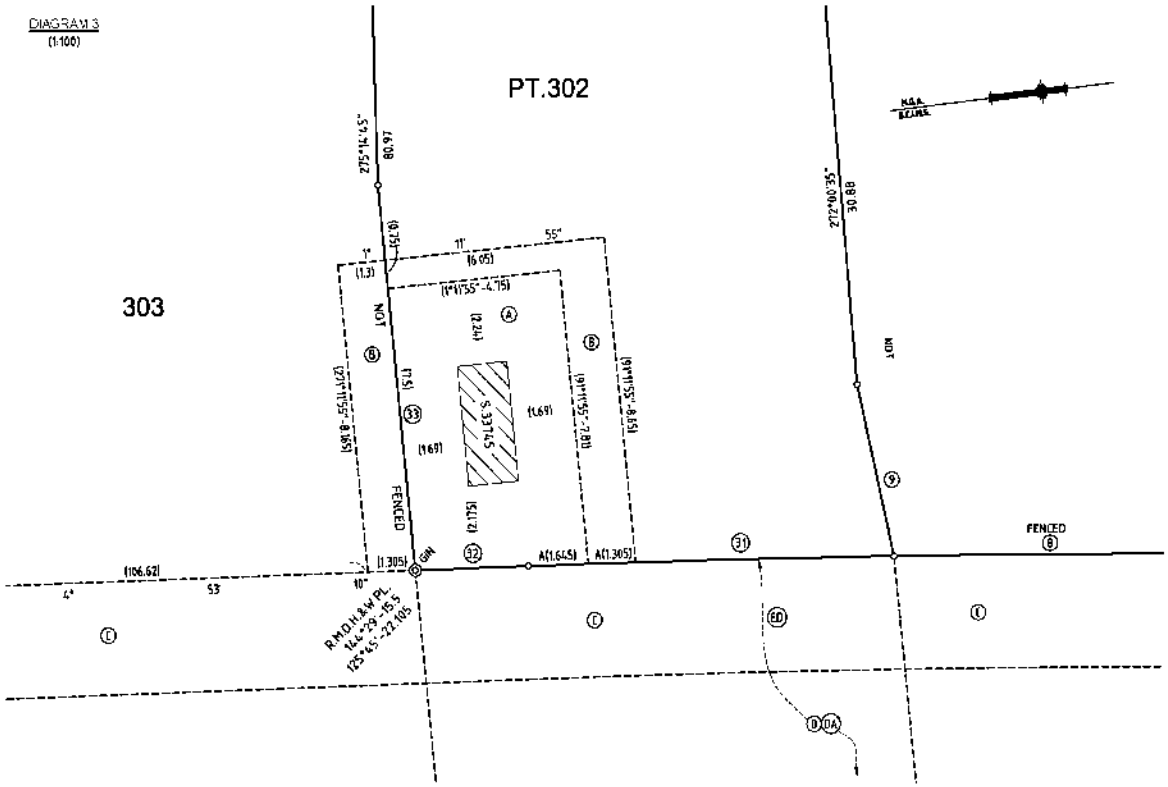


DIAGRAM 1
(1:600)

DIAGRAM 3
(1:100)



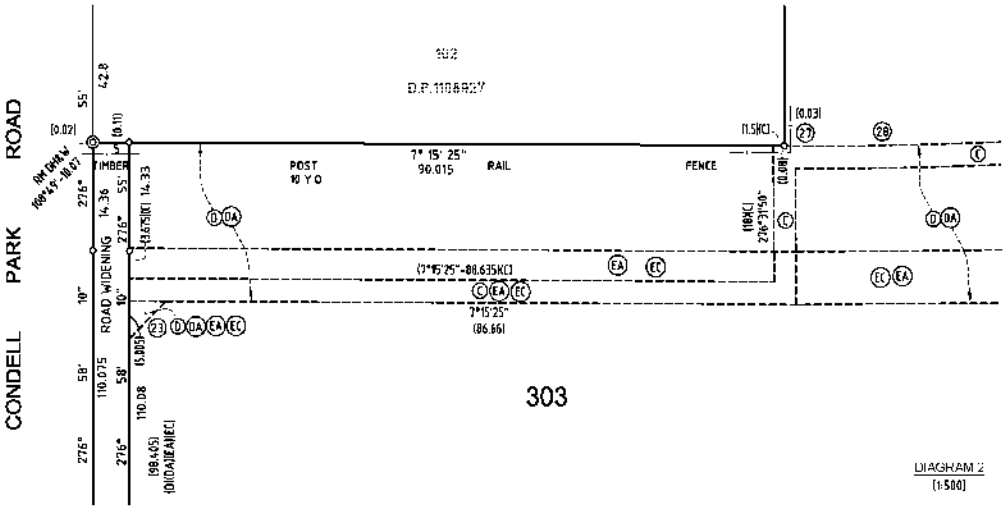


DIAGRAM 2
(1:500)

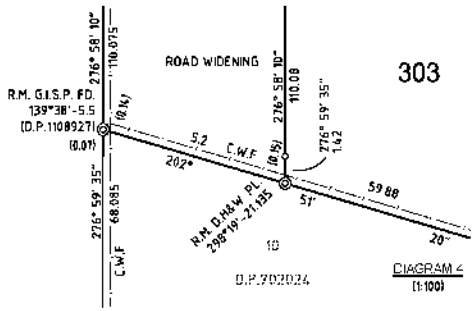


DIAGRAM 4
(1:100)

- (A) EASEMENT FOR PADMOUNT SUBSTATION 4.75 WIDE
- (B) RESTRICTION ON THE USE OF LAND
- (C) EASEMENT FOR UNDERGROUND CABLES 3 WIDE
- (D) RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (NO.4)
- (F) EASEMENT FOR UNDERGROUND CABLES 10.94 WIDE AND VARIABLE WIDTH (AE101788)
- (G) RIGHT OF ACCESS 10.94 WIDE AND VARIABLE WIDTH (AE101788)
- (DA) RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (NO.5)
- (EA) EASEMENT FOR SERVICES 4 & 7 WIDE AND VARIABLE
- (EC) EASEMENT FOR SERVICES 7 WIDE & VARIABLE
- (ED) EASEMENT FOR SERVICES 13.13 WIDE
- (EE) EASEMENT FOR SERVICES 4 WIDE

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	CHORD	ARC	RADIUS
8	187°17'35"	22.795	22.795	510.5
9	264°21'	4.645		
23	(322°06'25")	(7.06)		
27	(7°15'25")	(3.38)		
28	(6°04'15")	(20.255)	(20.255)	(489.5)
31	185°27'	10.05	10.05	510.5
32	184°53'10"	3.115		
33	271°11'55"	10.25		

SURVEYOR Name : MATTHEW RUSSELL STANLEY Date : 25/05/2020 Reference : D3673W_S77	PLAN OF SUBDIVISION OF LOT 103 IN D.P.1108927	LGA : WOLLONDILLY Locality : WILTON Reduction Ratio 1 : ON PLAN Lengths are in metres.	REGISTERED 30.07.2020	DP1184442

ID3673W_S77m dwgi

Req:R597510 /Doc:DP 1184442 P /Rev:30-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:3 of 10
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Req:R597510 /Doc:DP 1184442 P /Rev:30-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:4 of 10
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ePlan

PLAN FORM 6 (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 7 sheet(s)

Office Use Only

Registered : 30.07.2020

Title System : TORRENS

Office Use Only

DP1184442

PLAN OF
SUBDIVISION OF LOT 103 IN D.P.1108927

LGA : WOLLONDILLY

Locality : WILTON

Parish : WILTON

County : CAMDEN

Survey Certificate

I, MATTHEW RUSSELL STANLEY

of RPS Australia East Pty Ltd PO BOX 6843 BAULKHAM HILLS 2153

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on **25/05/2020**

~~*(b) The part of the land shown in the plan (*being/*excluding** .....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on .....; the part not surveyed was compiled in accordance with that Regulation, or~~

~~*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.~~

Datum Line: 'X' - 'Y'

Type: *Urban /~~*Rural~~

The terrain is *Level-Undulating / ~~Steep-Mountainous~~.

Signature: ..... Dated: 26/05/2020

Surveyor Identification No: 8759

Surveyor registered under
the Surveying and Spatial Information Act 2002

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

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, Aimee Lee

*Authorised Person/~~*General Manager/*Accredited Certifier~~, certify that the provisions of s.6.15 *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: Digitally Signed: Aimee Lee
Development Assessment Team Leader
Tuesday, 21 July 2020 9:09:19 AM
Development Services

Accreditation number: -

Consent Authority : Wollondilly Shire Council

Date of endorsement: 21 July 2020

Subdivision Certificate number: 14/2017/356/1

File number: DA/2017/356/1

*Strike through if inapplicable.

Plans used in the preparation of survey/~~compilation~~

D.P.251050
D.P.280029
D.P.629975
D.P.702024
D.P.1104390
D.P.1108927
D.P.1195273

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

IT IS INTENDED TO DEDICATE THE:

a. ROAD WIDENING 128.2m² TO THE PUBLIC AS PUBLIC ROAD SUBJECT TO EASEMENT FOR UNDERGROUND CABLES 10.94 WIDE & VARIABLE WIDTH (AE101788) AND RIGHT OF ACCESS 10.94 WIDE & VARIABLE WIDTH (AE101788), AND
b. ROAD WIDENING 625.6m² TO THE PUBLIC AS PUBLIC ROAD

Surveyor's Reference : D367SW_S77

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

(CAD REF: D367SW_S77m)

Req:R597510 /Doc:DP 1184442 P /Rev:30-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:5 of 10
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ePlan

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 7 Sheet(s)

Office Use Only

Registered: 30.07.2020

Office Use Only

DP1184442

PLAN OF

SUBDIVISION OF LOT 103 IN D.P.1108927

Subdivision Certificate number: 14/2017/356/1

Date of Endorsement: 21 July 2020

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

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

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED,

IT IS INTENDED TO CREATE:

1. EASEMENT FOR PADMOUNT SUBSTATION 4.75 WIDE (A)
2. RESTRICTION ON THE USE OF LAND (B)
3. EASEMENT FOR UNDERGROUND CABLES 3 WIDE (C)
4. RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (D)
5. RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (DA)
6. EASEMENT FOR SERVICES 5 WIDE (E)
7. EASEMENT FOR SERVICES 4 & 7 WIDE AND VARIABLE (EA)
8. EASEMENT FOR SERVICES 5 WIDE (EB)
9. EASEMENT FOR SERVICES 7 WIDE AND VARIABLE (EC)
10. EASEMENT FOR SERVICES 13.13 WIDE (ED)
11. EASEMENT FOR SERVICES 4 WIDE (EE)

IT IS INTENDED TO RELEASE:

1. EASEMENT FOR DRAINAGE OF SEWAGE CREATED BY D.P.270536 (ITEM 16 IN DOC.1)
2. EASEMENT FOR DRAINAGE OF RECYCLED WATER CREATED BY D.P.270536 (ITEM 18 IN DOC.1)
3. RIGHT TO DISCHARGE RECYCLED WATER CREATED BY D.P.270536 (ITEM 19 IN DOC.1)
4. EASEMENT FOR DRAINAGE OF WATER CREATED BY D.P.270536 (ITEM 20 IN DOC.1)
5. EASEMENT FOR SERVICES CREATED BY D.P.270536 (ITEM 3 IN DOC.2)
6. EASEMENT FOR DRAINAGE OF SEWAGE CREATED BY D.P.280010 (ITEM 15 IN DOC.1) (SUNSET CLAUSE INVOKED)
7. EASEMENT FOR DRAINAGE OF RECYCLED WATER CREATED BY D.P.280010 (ITEM 18 IN DOC.1)
8. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 22 IN DOC.1)
9. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 23 IN DOC.1)
10. EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 24 IN DOC.1)
11. EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 27 IN DOC.1)
12. EASEMENT FOR SERVICES CREATED BY D.P.280014 (ITEM 8 IN DOC.1)
13. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280014 (ITEM 16 IN DOC.1)
14. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280014 (ITEM 18 IN DOC.1)
15. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 3 IN DOC.2)
16. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 5 IN DOC.2)
17. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 2 IN DOC.3)
18. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 4 IN DOC.4)
19. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 5 IN DOC.4)
20. EASEMENT FOR DRAINAGE OF RECYCLED WATER CREATED BY D.P.280010 (ITEM 7 IN DOC.4)
21. EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 8 IN DOC.4)
22. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 3 IN DOC.5)
23. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 3 IN DOC.6)
24. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 4 IN DOC.6)
25. EASEMENT FOR DRAINAGE OF RECYCLED WATER CREATED BY D.P.280010 (ITEM 5 IN DOC.6)
26. EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 6 IN DOC.6)

CONTINUED ON SHEET 3

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S77

(CAD REF: D367SW_S77m)

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 7 Sheet(s)

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DP1184442

PLAN OF

SUBDIVISION OF LOT 103 IN D.P.1108927

Subdivision Certificate number: 14/2017/356/1

Date of Endorsement: 21 July 2020

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

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

CONTINUED FROM SHEET 2

27. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 4 IN DOC.7)
28. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 5 IN DOC.7)
29. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 4 IN DOC.8)
30. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 5 IN DOC.8)
31. EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 8 IN DOC.8)
32. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280014 (ITEM 6 IN DOC.2)
33. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280014 (ITEM 7 IN DOC.2)
34. EASEMENT FOR DRAINAGE OF RECYCLED WATER AND SEWAGE CREATED BY D.P.280014 (ITEM 11 IN DOC.2)
35. EASEMENT FOR SERVICES CREATED BY D.P.280014 (ITEM 12 IN DOC.2)
36. EASEMENT FOR DRAINAGE OF RECYCLED WATER CREATED BY D.P.270536 (ITEM 3 IN DOC.3)
37. EASEMENT FOR SERVICES CREATED BY D.P.270536 (ITEM 4 IN DOC.3)
38. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 5 IN DOC.1)
39. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 6 IN DOC.1)
40. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 7 IN DOC.1)
41. EASEMENT FOR DRAINAGE OF RECYCLED WATER AND SEWAGE CREATED BY D.P.280028 (ITEM 9 IN DOC.1)
42. EASEMENT FOR SERVICES CREATED BY D.P.280028 (ITEM 10 IN DOC.1)
43. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 4 IN DOC.9)
44. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 5 IN DOC.9)
45. EASEMENT FOR DRAINAGE OF RECYCLED WATER AND DRAINAGE OF SEWAGE CREATED BY D.P.280010 (ITEM 7 IN DOC.9)
46. EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 8 IN DOC 9)
47. EASEMENT FOR ACCESS AND MAINTENANCE 2.5 WIDE CREATED BY D.P.280010 (ITEM 12 IN DOC.9)
48. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280029 (ITEM 2 IN DOC.1)
49. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 4 IN DOC.1)
50. EASEMENT FOR SERVICES 4.4 WIDE CREATED BY D.P.280029 (ITEM 6 IN DOC.1)
51. EASEMENT FOR SERVICES 9.45 WIDE CREATED BY D.P.280029 (ITEM 8 IN DOC.1)
52. EASEMENT FOR SEWAGE RISING MAIN 5 WIDE AND VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 16 IN DOC.1)
53. EASEMENT FOR SERVICES 5 WIDE AND VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 17 IN DOC.1)
54. EASEMENT FOR SEWAGE RISING MAIN 4.4 WIDE CREATED BY D.P.280029 (ITEM 18 IN DOC.1)
55. EASEMENT FOR SERVICES 4.4 WIDE CREATED BY D.P.280029 (ITEM 19 IN DOC.1)
56. EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE CREATED BY D.P.280029 (ITEM 21 IN DOC.1)
57. EASEMENT FOR SERVICES CREATED BY D.P.280029 (ITEM 22 IN DOC.1)
58. EASEMENT FOR SUPPLY OF RECYCLED WATER 9.45 WIDE CREATED BY D.P.280029 (ITEM 23 IN DOC.1)
59. EASEMENT FOR SERVICES 9.45 WIDE CREATED BY D.P.280029 (ITEM 24 IN DOC.1)
60. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 2 IN DOC.2)
61. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 2 IN DOC.3)
62. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 4 IN DOC.3)
63. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 6 IN DOC.3)
64. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 8 IN DOC.3)
65. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 10 IN DOC.3)
66. EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 15 IN DOC.3)

CONTINUED ON SHEET 4

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Surveyor's Reference: D367SW_S77

(CAD REF: D367SW_S77m)

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 4 of 7 Sheet(s)

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PLAN OF

SUBDIVISION OF LOT 103 IN D.P.1108927

Subdivision Certificate number: 14/2017/356/1

Date of Endorsement: 21 July 2020

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

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

CONTINUED FROM SHEET 3

67. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 16 IN DOC.3)
68. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 2 IN DOC.4)
69. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 4 IN DOC.4)
70. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 6 IN DOC.4)
71. EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 18 IN DOC.4)
72. EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 2 IN DOC.2)
73. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 3 IN DOC.2)
74. RIGHT TO DISCHARGE RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 4 IN DOC.2)
75. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280029 (ITEM 2 IN DOC.3)
76. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 4 IN DOC.3)
77. EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 9 IN DOC.3)
78. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 10 IN DOC.3)
79. RIGHT TO DISCHARGE RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 16 IN DOC.3)
80. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280029 (ITEM 2 IN DOC.4)
81. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 4 IN DOC.4)
82. EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 9 IN DOC.4)
83. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 10 IN DOC.4)
84. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280029 (ITEM 2 IN DOC.5)
85. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 4 IN DOC.5)
86. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 11 IN DOC.5)
87. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 12 IN DOC.5)
88. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280014 (ITEM 1 IN DOC.3)
89. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280014 (ITEM 2 IN DOC.3)
90. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.270536 (ITEM 1 IN DOC.4)
91. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.270536 (ITEM 2 IN DOC.4)
92. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280014 (ITEM 2 IN DOC.4)
93. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280045 (ITEM 2 IN DOC.1)
94. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 4 IN DOC.1)
95. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280014 (ITEM 2 IN DOC.5)
96. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280014 (ITEM 4 IN DOC.5)
97. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280045 (ITEM 2 IN DOC.2)

CONTINUED ON SHEET 5

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S77

(CAD REF: D367SW_S77m)

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 5 of 7 Sheet(s)

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Registered: 30.07.2020

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DP1184442

PLAN OF

SUBDIVISION OF LOT 103 IN D.P.1108927

Subdivision Certificate number: 14/2017/356/1

Date of Endorsement: 21 July 2020

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
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CONTINUED FROM SHEET 4

98. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 4 IN DOC.2)
99. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 7 IN DOC.2)
100. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 8 IN DOC.2)
101. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280045 (ITEM 2 IN DOC.3)
102. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 4 IN DOC.3)
103. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 7 IN DOC.3)
104. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 8 IN DOC.3)
105. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280045 (ITEM 2 IN DOC.4)
106. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 4 IN DOC.4)
107. EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280055 (ITEM 2 IN DOC.1)
108. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280055 (ITEM 4 IN DOC.1)
109. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280055 (ITEM 14 IN DOC.1)
110. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280055 (ITEM 15 IN DOC.1)
111. EASEMENT FOR SERVICES 2 WIDE (S5) CREATED BY D.P.280029 (ITEM 2 IN DOC.6)
112. EASEMENT FOR SERVICES VARIABLE WIDTH (W5) CREATED BY D.P.280029 (ITEM 5 IN DOC.6)
113. EASEMENT FOR SERVICES 2 WIDE (S2) CREATED BY D.P.280055 (ITEM 2 IN DOC.2)
114. EASEMENT FOR SERVICES VARIABLE WIDTH (W2) (ITEM 4 IN DOC.2)
115. EASEMENT FOR SERVICES 1.5 WIDE (S) CREATED BY DP280044 (ITEM 2 IN DOC.1)
116. EASEMENT FOR SERVICES 2 WIDE (S1) CREATED BY DP280044 (ITEM 4 IN DOC.1)
117. EASEMENT FOR SERVICES VARIABLE WIDTH (W) CREATED BY DP280044 (ITEM 6 IN DOC.1)
118. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH (R) CREATED BY D.P.280044 (ITEM 14 IN DOC.1)
119. EASEMENT FOR SERVICES VARIABLE WIDTH (R) CREATED BY DP280044 (ITEM 15 IN DOC.1)
120. EASEMENT FOR SERVICES 1.5 WIDE (S2) CREATED BY DP280044 (ITEM 2 IN DOC.2)
121. EASEMENT FOR SERVICES 2 WIDE (S3) CREATED BY DP280044 (ITEM 4 IN DOC.2)
122. EASEMENT FOR SERVICES VARIABLE WIDTH (W2) CREATED BY DP280044 (ITEM 6 IN DOC.2)
123. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH (R) CREATED BY D.P.280044 (ITEM 13 IN DOC.2)
124. EASEMENT FOR SERVICES VARIABLE WIDTH (R) CREATED BY DP280044 (ITEM 14 IN DOC.2)
125. EASEMENT FOR SERVICES 1.5 WIDE (S) CREATED BY DP280065 (ITEM 2 IN DOC.1)
126. EASEMENT FOR SERVICES VARIABLE WIDTH (W) CREATED BY DP280065 (ITEM 4 IN DOC.1)
127. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH (R) CREATED BY D.P.280065 (ITEM 8 IN DOC.1)
128. EASEMENT FOR SERVICES VARIABLE WIDTH (R) CREATED BY DP280065 (ITEM 9 IN DOC.1)
129. EASEMENT FOR SERVICES 2 WIDE (S5) CREATED BY DP280045 (ITEM 2 IN DOC.5)
130. EASEMENT FOR SERVICES 1.5 WIDE (S5A) CREATED BY DP280045 (ITEM 4 IN DOC.5)
131. EASEMENT FOR SERVICES VARIABLE WIDTH (W5) CREATED BY DP280045 (ITEM 6 IN DOC.5)
132. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH (R) CREATED BY D.P.280045 (ITEM 15 IN DOC.5)

CONTINUED SHEET 6

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S77

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 6 of 7 Sheet(s)

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DP1184442

PLAN OF

SUBDIVISION OF LOT 103 IN D.P.1108927

Subdivision Certificate number: 14/2017/356/1

Date of Endorsement: 21 July 2020

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
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CONTINUED FROM SHEET 5

133. EASEMENT FOR SERVICES VARIABLE WIDTH (R) CREATED BY DP280045 (ITEM 16 IN DOC.5)
134. EASEMENT FOR SERVICES 1.5 WIDE (S8) CREATED BY DP280028 (ITEM 2 IN DOC.5)
135. EASEMENT FOR SERVICES 2 WIDE (S8A) CREATED BY DP280028 (ITEM 4 IN DOC.5)
136. EASEMENT FOR SERVICES 2 WIDE (S9) CREATED BY DP280028 (ITEM 2 IN DOC.6)
137. EASEMENT FOR SERVICES 1.5 WIDE (S9A) CREATED BY DP280028 (ITEM 4 IN DOC.6)
138. EASEMENT FOR SERVICES 2 WIDE (S9B) CREATED BY DP280028 (ITEM 6 IN DOC.6)
139. EASEMENT FOR SERVICES VARIABLE WIDTH (W9) CREATED BY DP280028 (ITEM 8 IN DOC.6)
140. EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH (B) CREATED BY DP280028 (ITEM 17 IN DP.6)
141. EASEMENT FOR SERVICES VARIABLE WIDTH (B) CREATED BY DP280028 (ITEM 18 IN DOC.6)
142. RIGHT TO DISCHARGE WATER CREATED BY DP270536 (ITEM 21 IN DOC 1)

IN THE TERMS OF THE ACCOMPANYING INSTRUMENT

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S77

(CAD REF: D367SW_S77m)

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 7 of 7 Sheet(s)

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PLAN OF

SUBDIVISION OF LOT 103 IN D.P.1108927

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals - see 195D *Conveyancing Act 1919*
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Subdivision Certificate number: 14/2017/356/1

Date of Endorsement: 21 July 2020

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
301	N/A	CONDELL PARK	ROAD	WILTON
302	N/A	CONDELL PARK	ROAD	WILTON
303	N/A	CONDELL PARK	ROAD	WILTON

STREET ADDRESSES OF ALL LOTS NOT AVAILABLE

The Common Seal of **LEND LEASE COMMUNITIES (WILTON) PTY LTD (ACN 110 022 976)** was hereunto affixed by the authority of the Directors in the presence of:

Signature of Director

Paul David Martin

Name of Director

Signature of Secretary

Susan Ann Westlake

Name of Secretary

Electronic signature of me, Paul David Martin affixed by me, or at my direction, on 2 July 2020

Electronic signature of me, Susan Ann Westlake affixed by me, or at my direction, on 2 July 2020

EXECUTED by Arthur Ilias as attorney for **BRADCORP WILTON PARK PTY LIMITED (ACN 086 388 212)** under registered power of attorney Book 4637 No. 409 dated 29/09/12 in the presence of:

Signature of Witness

Tracey Davidson

Name of Witness (BLOCK LETTERS)

21 Honeyeater Cres, Blaxland NSW 2774

Address of Witness

Personal Assistant

Occupation of Witness

Electronic signature of me, Arthur Ilias affixed by me, or at my direction, on 3 July 2020

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S77

[CAD REF: D367SW_S77]

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ePlan

Instrument setting our Terms of Easements or Profits à Prendre Intended to be created or released and of Restrictions on the Use of Land or Positive covenants Intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4, 230 Victoria Road
GLADESVILLE NSW 2111

PART 1 (Creation)

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	EASEMENT FOR PADMOUNT SUBSTATION 4.75 WIDE (A)	Lot 302	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
2	RESTRICTION ON THE USE OF LAND (B)	Part Lots 302 and 303 Designated (B)	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
3	EASEMENT FOR UNDERGROUND CABLES 3 WIDE (C)	Lot 303	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
4	RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (D)	Lot 303	Lot 301
5	RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (DA)	Lot 303	Lot 302
6	EASEMENT FOR SERVICES 5 WIDE (E)	Lot 301 Lots 302 and 303	1/629828 4/702024 1/1215383 2/1215383 Lot 301, 1/629828 4/702024 1/1215383 2/1215383
7	EASEMENT FOR SERVICES 4 & 7 WIDE AND VARIABLE (EA)	Lot 303	Lot 301
8	EASEMENT FOR SERVICES 5 WIDE (EB)	Lot 303	Lot 302
9	EASEMENT FOR SERVICES 7 WIDE AND VARIABLE (EC)	Lot 303	Lot 302
10	EASEMENT FOR SERVICES 13.13 WIDE (ED)	Lot 303	Lot 302
11	EASEMENT FOR SERVICES 4 WIDE (EE)	Lot 303	Lot 302

Initialled by Arthur Ilias
_____ Authorised Person

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Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

PART 1A (Release)

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	EASEMENT FOR DRAINAGE OF SEWAGE CREATED BY D.P.270536 (ITEM 16 IN DOC.1)	Lot 1 in D.P.270536	Lots 301 and 303
2	EASEMENT FOR DRAINAGE OF RECYCLED WATER CREATED BY D.P.270536 (ITEM 18 IN DOC.1)	Lot 1 in D.P.270536	Lots 301 and 303
3	RIGHT TO DISCHARGE RECYCLED WATER CREATED BY D.P.270536 (ITEM 19 IN DOC.1)	Lots 1, 7, 13, 18, 24, 26-27, 33, 36 in DP270536, Pembroke Parade, Chisolm Street, White Street, Oxenbridge Avenue, Doneley Street, Hordern Street & Jeffrey Street (2/270536) Fairway Drive, Kirkwood Chase and Sarazen Crescent (12/270536) Kenniff Street, White Street and the Extension of Fairway Drive (19/270536) The Extension of Fairway Drive (25/270536) Albatross Bend and Road Widening (R1) (30/270536)	Lots 301 and 303

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Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
		The Extension of Greenbridge Drive (34/270536) The Extension of Greenbridge Drive, Stringybark Drive, Ingleton Circuit, Hackney Street, Eather Street, Kelso street, Taylor Street and Burgess Street (35/270536) Lots 1, 3-22, 24-65, 68-89, 92-101, 103-105, 107-114, 116-121, 123-130, 132-147, 149-167 and 169-186 in DP280010 Road Widening (R1) (2/280010) Road Widening (R2) (23/280010) The Extension of Hordern Street (90/280010) The Extension of Hordern Street, (102/280010) Cooper Street and the Extension of Chisolm Street (106/280010) The Extension of Cooper Street (115/280010)	

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Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
		Beatty Street, The Extension of Jeffrey Street and Hordern Street (122/280010) The Extension of Beatty Street, Doneley Street and Cooper Street (131/280010) Goodwin Street, The Extension of Chisolm Street (148/280010) The Extension of Goodwin Street and Beatty Street (168/280010) Lots 1-31, 34-49 and 52-69 in DP280014 Kirkwood Chase and the Extension of Sarazen Crescent (32/280014) Lots 35-116, 118-119, 121-174 and 176-203 in DP280028 Woodward Road, Myers Way, Canopy Crescent, The Extension of Greenbridge Drive, The Extension of Maloney Chase and Charlton Street (24/280028) The Extension of Charlton Street, Spearing Street, Jackson Lane and the Extension of	

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Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
		Kennliff Street (34/280028) Gifford Lane (175/280028) Road Widening (R) (120/280028) Lots 1-79 and 81-141 in DP280044 The Extension of Stringybark Drive, Extension of Ingleton Circuit, Cracknell Street and McGregor Street (80/280044) Lots 1-5, 9-38 and 40-112 in DP280045 The Extension of Kirkwood Chase (6/280045) Green Court and the Extension of Ambrose Drive (7/280045) The Extension of The Irons Drive and Clubhouse Road (8/280045) Lots 1-25 and 27-39 in DP280055 Lots 1-15 in DP280065 Lots 205-208, 210 and 211 in DP1104390	

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Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
4	EASEMENT FOR DRAINAGE OF WATER CREATED BY D.P.270536 (ITEM 20 IN DOC.1)	Lot 1 in D.P.270536	Lots 301 and 303
5	EASEMENT FOR SERVICES CREATED BY D.P.270536 (ITEM 3 IN DOC.2)	Lot 18 in D.P.270536	Lots 301 and 303
6	EASEMENT FOR DRAINAGE OF SEWAGE CREATED BY D.P.280010 (ITEM 15 IN DOC.1) (SUNSET CLAUSE INVOKED)	Lots 301 & 303	Lots 1, 3-22, 24-65, 68-89, 92-101, 103-105, 107-114, 116-121, 123-130, 132-147, 149-167 and 169-186 in D.P.280010
7	EASEMENT FOR DRAINAGE OF RECYCLED WATER CREATED BY D.P.280010 (ITEM 18 IN DOC.1)	Lot 13 in D.P.270536 Lot 1 in DP280010 Lots 1-31 and 34-49 in D.P.280014 Pembroke Parade dedicated in Doc A D.P.280010 (2/270536) Oxenbridge Avenue dedicated in Doc A D.P.280010 (2/270536) White Street dedicated in Doc A D.P.280010 (2/270536) Chisolm Street dedicated in Doc A D.P.280010 (2/270536) Jeffrey Street dedicated in Doc A D.P.280010 (2/270536)	Lots 301 and 303 Lots 301 and 303 Lots 301 and 303 Lots 301 and 303 Lots 301 and 303 Lots 301 and 303 Lots 301 and 303 Lots 301 and 303

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Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
		Hordern Street dedicated in Doc A D.P.280010 (2/270536)	Lots 301 and 303
		Doneley Street dedicated in Doc A D.P.280010 (2/270536)	Lots 301 and 303
		Fairway Drive dedicated in Doc A D.P.280010 (12/270536)	Lots 301 and 303
		Kirkwood Chase dedicated in Doc A D.P.280010 (12/270536)	Lots 301 and 303
		Sarazen Crescent dedicated in Doc A D.P.280010 (12/270536)	Lots 301 and 303
8	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 22 IN DOC.1)	Lots 1, 3-11, 22, 24-28 31-32, 38-39, 44-65, 68-77, 79-82, 86-88, 92-96, 134 and 184 in DP280010	Lots 301 and 303
		Lot 7 in D.P.270536	Lots 301 and 303
9	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 23 IN DOC.1)	Lots 11-22, 33, 36, 37, 40-42, 97, 113-114, and 163-167 in D.P.280010	Lots 301 and 303
10	EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 24 IN DOC.1)	Lot 13 in D.P.270536	Lots 301 and 303
		Lots 1-31 and 34-49 in D.P.280014	Lots 301 and 303
		Fairway Drive	Lots 301 and 303

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Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
		dedicated in Doc A D.P.280014 (12/270536)	
		Kirkwood Chase dedicated in Doc A D.P.280014 (12/270536)	Lots 301 and 303
		Sarazen Crescent dedicated in Doc A D.P.280014 (12/270536)	Lots 301 and 303
11	EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 27 IN DOC.1)	Lot 13 in D.P.270536	Lots 301 and 303
		Lot 1 in D.P.280010	Lots 301 and 303
		Lots 1-31 and 34-49 in D.P.280014	Lots 301 and 303
		Pembroke Parade dedicated in Doc A D.P.280010 (2/270536)	Lots 301 and 303
		Oxenbridge Avenue dedicated in Doc A D.P.280010 (2/270536)	Lots 301 and 303
		White Street dedicated in Doc A D.P.280010 (2/270536)	Lots 301 and 303
		Chisolm Street dedicated in Doc A D.P.280010 (2/270536)	Lots 301 and 303
		Jeffrey Street dedicated in Doc A D.P.280010 (2/270536)	Lots 301 and 303
		Hordern Street	Lots 301 and 303

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Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
		dedicated in Doc A D.P.280010 (2/270536)	
		Doneley Street dedicated in Doc A D.P.280010 (2/270536)	Lots 301 and 303
		Fairway Drive dedicated in Doc A D.P.280014 (12/270536)	Lots 301 and 303
		Kirkwood Chase dedicated in Doc A D.P.280014 (12/270536)	Lots 301 and 303
		Sarazen Crescent dedicated in Doc A D.P.280014 (12/270536)	Lots 301 and 303
12	EASEMENT FOR SERVICES CREATED BY D.P.280014 (ITEM 8 IN DOC.1)	Lot 13 in D.P.270536	Lots 301 and 303
13	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280014 (ITEM 16 IN DOC.1)	Lots 4, 5, 7, 8, 10-16, 19-22, 30 and 34 in D.P.280014	Lots 301 and 303
		Lot 206 in D.P.1104390	Lots 301 and 303
14	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280014 (ITEM 18 IN DOC.1)	Lots 2-6, 23-25, 28 and 29 in D.P.280014	Lots 301 and 303
15	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 3 IN DOC.2)	Lots 98-100 in D.P.280010	Lots 301 and 303
16	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 5 IN DOC.2)	Lots 92-96 in D.P.280010	Lots 301 and 303

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Plan of Subdivision of Lot 103 In D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
17	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 2 IN DOC.3)	Lot 105 In D.P.280010	Lots 301 and 303
18	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 4 IN DOC.4)	Lots 107-109 and 111-112 In D.P.280010	Lots 301 and 303
19	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 5 IN DOC.4)	Lots 107 and 112 in D.P.280010	Lots 301 and 303
20	EASEMENT FOR DRAINAGE OF RECYCLED WATER CREATED BY D.P.280010 (ITEM 7 IN DOC.4)	Lot 13 In D.P.270536 Cooper Street (106/280010)	Lots 301 and 303 Lots 301 and 303
21	EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 8 IN DOC.4)	Lot 13 in D.P.270536 Cooper Street (106/280010)	Lots 301 and 303 Lots 301 and 303
22	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 3 IN DOC.5)	Lots 118 and 120-121 in D.P.280010	Lots 301 and 303
23	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 3 IN DOC.6)	Lots 123-126 In D.P.280010	Lots 301 and 303
24	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 4 IN DOC.6)	Lots 127-130 in D.P.280010	Lots 301 and 303
25	EASEMENT FOR DRAINAGE OF RECYCLED WATER CREATED BY D.P.280010 (ITEM 5 IN DOC.6)	Lot 13 in D.P.270536 Beatty Street (122/280010)	Lots 301 and 303 Lots 301 and 303
26	EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 6 IN DOC.6)	Lot 13 In D.P.270536 Beatty Street (122/280010)	Lots 301 and 303 Lots 301 and 303
27	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 4 IN DOC.7)	Lots 132, 134, 136-138 and 140-147 in D.P.280010	Lots 301 and 303

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Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

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28	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 5 IN DOC.7)	Lots 132, 135-136 and 138 in D.P.280010	Lots 301 and 303
29	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 4 IN DOC.8)	Lots 149-150, 153-154, 157 and 161-162 in D.P.280010	Lots 301 and 303
30	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 5 IN DOC.8)	Lots 154-156 in D.P.280010	Lots 301 and 303
31	EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 8 IN DOC.8)	Goodwin Street (148/280010) Extension of Chisolm Street (148/280010)	Lots 301 and 303 Lots 301 and 303
32	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280014 (ITEM 6 IN DOC.2)	Lots 35-39, 42-49 and 53-55 in D.P.280014	Lots 301 and 303
33	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280014 (ITEM 7 IN DOC.2)	Lots 34 and 41 in D.P.280014 Lot 206 In D.P.1104390	Lots 301 and 303 Lots 301 and 303
34	EASEMENT FOR DRAINAGE OF RECYCLED WATER AND SEWAGE CREATED BY D.P.280014 (ITEM 11 IN DOC.2)	Kirkwood Chase (32/280014) Extension of Sarazen Crescent (32/280014)	Lots 301 and 303 Lots 301 and 303
35	EASEMENT FOR SERVICES CREATED BY D.P.280014 (ITEM 12 IN DOC.2)	Kirkwood Chase (32/280014) Extension of Sarazen Crescent (32/280014)	Lots 301 and 303 Lots 301 and 303
36	EASEMENT FOR DRAINAGE OF RECYCLED WATER CREATED BY D.P.270536 (ITEM 3 IN DOC.3)	Extension of Fairway Drive (19/270536) Extension of White Street (19/270536)	Lots 301 and 303 Lots 301 and 303

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		Kenniff Street (19/270536)	Lots 301 and 303
37	EASEMENT FOR SERVICES CREATED BY D.P.270536 (ITEM 4 IN DOC.3)	Extension of Fairway Drive (19/270536)	Lots 301 and 303
		Extension of White Street (19/270536)	Lots 301 and 303
		Kenniff Street (19/270536)	Lots 301 and 303
38	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 5 IN DOC.1)	Lots 3-9, 11-20, 25 and 187-188 in D.P.280028	Lots 301 and 303
39	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 6 IN DOC.1)	Lots 176-179 & 188-196 in D.P.280028	Lots 301 and 303
		Charlton Street (34/280028)	Lots 301 and 303
		Gifford Lane (175/280028)	Lots 301 and 303
40	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 7 IN DOC.1)	Lot 2 in D.P.280028	Lots 301 and 303
41	EASEMENT FOR DRAINAGE OF RECYCLED WATER AND SEWAGE CREATED BY D.P.280028 (ITEM 9 IN DOC.1)	Lots 13, 24-27 and 33 in D.P.270536	Lots 301 and 303
		Lots 1-15 in D.P.280065	Lots 301 and 303
		Lots 1-5, 9-38 and 40-112 in D.P.280045	Lots 301 and 303
		Lots 1-25 & 27-39 in D.P.280055	Lots 301 and 303
		Maloney Chase (20/270536)	Lots 301 and 303
		Extension of Fairway Drive (20/270536)	Lots 301 and 303

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Plan: DP1184442

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		Extension of Beatty Street (20/270536)	Lots 301 and 303
42	EASEMENT FOR SERVICES CREATED BY D.P.280028 (ITEM 10 IN DOC.1)	Lot 13 in D.P.270536 Maloney Chase (20/270536) Extension of Fairway Drive (20/270536) Extension of Beatty Street (20/270536)	Lots 301 and 303 Lots 301 and 303 Lots 301 and 303 Lots 301 and 303
43	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280010 (ITEM 4 IN DOC.9)	Lots 169 and 171 in D.P.280010	Lots 301 and 303
44	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280010 (ITEM 5 IN DOC.9)	Lots 169-173 in D.P.280010	Lots 301 and 303
45	EASEMENT FOR DRAINAGE OF RECYCLED WATER AND DRAINAGE OF SEWAGE CREATED BY D.P.280010 (ITEM 7 IN DOC.9)	Extension of Beatty Street (168/280010) Extension of Goodwin Street (168/280010)	Lots 301 and 303 Lots 301 and 303
46	EASEMENT FOR SERVICES CREATED BY D.P.280010 (ITEM 8 IN DOC 9)	Extension of Beatty Street (168/280010) Extension of Goodwin Street (168/280010)	Lots 301 and 303 Lots 301 and 303
47	EASEMENT FOR ACCESS AND MAINTENANCE 2.5 WIDE CREATED BY D.P.280010 (ITEM 12 IN DOC.9)	Lots 174-182 in D.P.280010	Lots 301 and 303
48	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280029 (ITEM 2 IN DOC.1)	Lots 1, 3-21 and 24 in D.P.280029	Lots 301 and 303

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Plan of Subdivision of Lot 103 in D.P.1108927
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49	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 4 IN DOC.1)	Lots 2, 27-30 and 192 in D.P.280029 Lot 6 in D.P.280014 Road Widening (172/280029)	Lots 301 and 303 Lots 301 and 303 Lots 301 and 303
50	EASEMENT FOR SERVICES 4.4 WIDE CREATED BY D.P.280029 (ITEM 6 IN DOC.1)	Lots 18 and 31 in D.P.280029	Lots 301 and 303
51	EASEMENT FOR SERVICES 9.45 WIDE CREATED BY D.P.280029 (ITEM 8 IN DOC.1)	Lot 1 in D.P.280029	Lots 301 and 303
52	EASEMENT FOR SEWAGE RISING MAIN 5 WIDE AND VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 16 IN DOC.1)	Road Widening (172/280029)	Lots 301 and 303
53	EASEMENT FOR SERVICES 5 WIDE AND VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 17 IN DOC.1)	Road Widening (172/280029)	Lots 301 and 303
54	EASEMENT FOR SEWAGE RISING MAIN 4.4 WIDE CREATED BY D.P.280029 (ITEM 18 IN DOC.1)	Lots 18 and 31 in D.P.280029	Lots 301 and 303
55	EASEMENT FOR SERVICES 4.4 WIDE CREATED BY D.P.280029 (ITEM 19 IN DOC.1)	Lots 18 and 31 in D.P.280029	Lots 301 and 303
56	EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE CREATED BY D.P.280029 (ITEM 21 IN DOC.1)	Sutton Crescent (21/270536) Bowral Street (21/270536) Berrima Street (21/270536)	Lots 301 and 303 Lots 301 and 303 Lots 301 and 303

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57	EASEMENT FOR SERVICES CREATED BY D.P.280029 (ITEM 22 IN DOC.1)	Sutton Crescent (21/270536) Bowral Street (21/270536) Berrima Street (21/270536)	Lots 301 and 303 Lots 301 and 303 Lots 301 and 303
58	EASEMENT FOR SUPPLY OF RECYCLED WATER 9.45 WIDE CREATED BY D.P.280029 (ITEM 23 IN DOC.1)	Lot 1 in D.P.280029	Lots 301 and 303
59	EASEMENT FOR SERVICES 9.45 WIDE CREATED BY D.P.280029 (ITEM 24 IN DOC.1)	Lot 1 in D.P.280029	Lots 301 and 303
60	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 2 IN DOC.2)	Lots 25-32 in D.P.280028	Lots 301 and 303
61	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 2 IN DOC.3)	Lot 37-48, 62-65, 70-77, 79-87, 90-96, 100-107 and 109-116 In D.P.280028	Lots 301 and 303
62	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 4 IN DOC.3)	Lots 62, 100, 101 and 116 in D.P.280028	Lots 301 and 303
63	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 6 IN DOC.3)	Lot 116 in D.P.280028	Lots 301 and 303
64	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 8 IN DOC.3)	Lots 49-60, 68-69, 78 and 97-99 in D.P.280028	Lots 301 and 303
65	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 10 IN DOC.3)	Lots 50 and 78 In D.P.280028	Lots 301 and 303

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Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
66	EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 15 IN DOC.3)	Woodward Road (24/280028)	Lots 301 and 303
		Myers Way (24/280028)	Lots 301 and 303
		Canopy Crescent, (24/280028)	Lots 301 and 303
		Charlton Street (24/280028)	Lots 301 and 303
		Extension of Greenbridge Drive (24/280028)	Lots 301 and 303
		Extension of Maloney Chase (24/280028)	Lots 301 and 303
67	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 16 IN DOC.3)	Woodward Road (24/280028)	Lots 301 and 303
		Myers Way (24/280028)	Lots 301 and 303
		Canopy Crescent, (24/280028)	Lots 301 and 303
		Charlton Street (24/280028)	Lots 301 and 303
		Extension of Greenbridge Drive (24/280028)	Lots 301 and 303
		Extension of Maloney Chase (24/280028)	Lots 301 and 303
68	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 2 IN DOC.4)	Lots 203, 123, 124, 132-153, 158 and 159 in D.P.280028	Lots 301 and 303
69	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280028 (ITEM 4 IN DOC.4)	Lot 121 in D.P.280028	Lots 301 and 303

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Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
70	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 6 IN DOC.4)	Lots 125-131, 146 and 154-157 in D.P.280028	Lots 301 and 303
71	EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH CREATED BY D.P.280028 (ITEM 18 IN DOC.4)	Spearing Street (34/280028) Jackson Lane (34/280028) Extension of Charlton Street (34/280028) Extension of Kenniff Street (34/280028)	Lots 301 and 303 Lots 301 and 303 Lots 301 and 303 Lots 301 and 303
72	EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 2 IN DOC.2)	Kangaloon Close (26/280029)	Lots 301 and 303
73	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 3 IN DOC.2)	Kangaloon Close (26/280029)	Lots 301 and 303
74	RIGHT TO DISCHARGE RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 4 IN DOC.2)	Lots 27-31 in D.P.280029 Kangaloon Close (26/280029)	Lots 301 and 303 Lots 301 and 303
75	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280029 (ITEM 2 IN DOC.3)	Lots 37-38, 43, 45, 48, 51-52, 59, 62, 65, 76, 81, 82 and 85 in D.P.280029	Lots 301 and 303
76	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 4 IN DOC.3)	Lots 32, 34, 40-42, 49, 54, 57, 60, 63, 66-68, 70-71, 73, 75, 79, 83, 86 and 192 in D.P.280029 Road Widening (172/280029)	Lots 301 and 303 Lots 301 and 303

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Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
77	EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 9 IN DOC.3)	Stirling Drive (25/280029)	Lots 301 and 303
		Penrose Street (25/280029)	Lots 301 and 303
		Elmwood Way (25/280029)	Lots 301 and 303
		Extension of Sutton Crescent (25/280029)	Lots 301 and 303
		Extension of Bowral Street (25/280029)	Lots 301 and 303
78	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 10 IN DOC.3)	Stirling Drive (25/280029)	Lots 301 and 303
		Penrose Street (25/280029)	Lots 301 and 303
		Elmwood Way (25/280029)	Lots 301 and 303
		Extension of Sutton Crescent (25/280029)	Lots 301 and 303
		Extension of Bowral Street (25/280029)	Lots 301 and 303
79	RIGHT TO DISCHARGE RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 16 IN DOC.3)	Lots 32-38 in D.P.280029	Lots 301 and 303
		Stirling Drive (25/280029)	Lots 301 and 303
		Penrose Street, (25/280029)	Lots 301 and 303
		Elmwood Way (25/280029)	Lots 301 and 303
		Extension of Sutton Crescent (25/280029)	Lots 301 and 303
		Extension of Bowral Street (25/280029)	Lots 301 and 303

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Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
80	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280029 (ITEM 2 IN DOC.4)	Lots 96-97, 100-102, 105-106, 109-110 and 113-114 in D.P.280029	Lots 301 and 303
81	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 4 IN DOC.4)	Lots 91, 93, 98, 104, 108, 115, 117 and 192 in D.P.280029 Road Widening (172/280029)	Lots 301 and 303 Lots 301 and 303
82	EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 9 IN DOC.4)	Balmoral Rise (R1) (88/280029) Extension of Penrose Street (R2) (88/280029)	Lots 301 and 303 Lots 301 and 303
83	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 10 IN DOC.4)	Balmoral Rise (R1) (88/280029) Extension of Penrose Street (R2) (88/280029)	Lots 301 and 303 Lots 301 and 303
84	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280029 (ITEM 2 IN DOC.5)	Lots 121, 126, 129, 132, 135-136, 138-139, 142-143, 146-147, 150, 153, 156-157, 160-161, 164-165 and 168-169 in D.P.280029	Lots 301 and 303
85	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 4 IN DOC.5)	Lots 122-123, 125, 128, 131, 134, 140, 144, 148, 151-152, 155, 159, 166 and 170 in D.P.280029	Lots 301 and 303

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Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

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86	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 11 IN DOC.5)	Extension of Balmoral Rise (R1) (119/280029)	Lots 301 and 303
		Extension of Stirling Drive (R2) (119/280029)	Lots 301 and 303
		Bundanoon Road (R3) (119/280029)	Lots 301 and 303
		Extension of Sutton Crescent (R4) (119/280029)	Lots 301 and 303
87	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280029 (ITEM 12 IN DOC.5)	Extension of Balmoral Rise (R1) (119/280029)	Lots 301 and 303
		Extension of Stirling Drive (R2) (119/280029)	Lots 301 and 303
		Bundanoon Road (R3) (119/280029)	Lots 301 and 303
		Extension of Sutton Crescent (R4) (119/280029)	Lots 301 and 303
88	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280014 (ITEM 1 IN DOC.3)	Lot 52 in D.P.280014 (now known as Fairway Drive)	Lots 301 and 303
89	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280014 (ITEM 2 IN DOC.3)	Lot 52 in D.P.280014 (now known as Fairway Drive)	Lots 301 and 303

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Plan of Subdivision of Lot 103 in D.P.1108927
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90	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.270536 (ITEM 1 IN DOC.4)	Lot 24 in D.P.270536 (now known as Fairway Drive)	Lots 301 and 303
		Extension of Ambrose Drive (R1) (23/270536)	Lots 301 and 303
		The Irons Drive (R2) (23/270536)	Lots 301 and 303
		Clubhouse Road (R3) (23/270536)	Lots 301 and 303
91	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.270536 (ITEM 2 IN DOC.4)	Lot 24 in D.P.270536 (now known as Fairway Drive)	Lots 301 and 303
		Extension of Ambrose Drive (R1) (23/270536)	Lots 301 and 303
		The Irons Drive (R2) (23/270536)	Lots 301 and 303
		Clubhouse Road (R3) (23/270536)	Lots 301 and 303
92	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280014 (ITEM 2 IN DOC.4)	Lots 53 and 54 in D.P.280014	Lots 301 and 303
93	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280045 (ITEM 2 IN DOC.1)	Lot 3 in D.P.280045	Lots 301 and 303
94	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 4 IN DOC.1)	Lot 4 in D.P.280045	Lots 301 and 303
95	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280014 (ITEM 2 IN DOC.5)	Lots 57, 59-60, 64-65 and 68 in D.P.280014	Lots 301 and 303
96	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280014 (ITEM 4 IN DOC.5)	Lots 61, 63 and 67 in D.P.280014	Lots 301 and 303

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Plan of Subdivision of Lot 103 In D.P.1108927
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Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
97	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280045 (ITEM 2 IN DOC.2)	Lot 13 In D.P.280045	Lots 301 and 303
98	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 4 IN DOC.2)	Lots 9-12, 16-17 and 19 In D.P.280045	Lots 301 and 303
99	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 7 IN DOC.2)	Extension of Kirkwood Chase (R) (6/280045)	Lots 301 and 303
100	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 8 IN DOC.2)	Extension of Kirkwood Chase (R) (6/280045)	Lots 301 and 303
101	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280045 (ITEM 2 IN DOC.3)	Lots 30 and 33 in D.P.280045	Lots 301 and 303
102	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 4 IN DOC.3)	Lots 21-23, 25-26, 29, 31-32 and 35-37 in D.P.280045	Lots 301 and 303
103	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 7 IN DOC.3)	Green Court (R) (7/280045) Extension of Ambrose Drive (R1) (7/280045)	Lots 301 and 303 Lots 301 and 303
104	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 8 IN DOC.3)	Green Court (R) (7/280045) Extension of Ambrose Drive (R1) (7/280045)	Lots 301 and 303 Lots 301 and 303
105	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280045 (ITEM 2 IN DOC.4)	Lot 41 in D.P.280045	Lots 301 and 303
106	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280045 (ITEM 4 IN DOC.4)	Lot 40 In D.P.280045	Lots 301 and 303

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Plan of Subdivision of Lot 103 in D.P.1108927
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107	EASEMENT FOR SERVICES 2 WIDE CREATED BY D.P.280055 (ITEM 2 IN DOC.1)	Lots 5-6, 9-10, 13, 17-18, 21 and 24 in D.P.280055	Lots 301 and 303
108	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280055 (ITEM 4 IN DOC.1)	Lots 1-2, 4, 10, 12, 14-15, 19, 22 and 25 in D.P.280055	Lots 301 and 303
109	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH CREATED BY D.P.280055 (ITEM 14 IN DOC.1)	Albatross Bend (R) (30/270536) Road Widening (R1) (30/270536)	Lots 301 and 303 Lots 301 and 303
110	EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY D.P.280055 (ITEM 15 IN DOC.1)	Albatross Bend (R) (30/270536) Road Widening (R1) (30/270536)	Lots 301 and 303 Lots 301 and 303
111	EASEMENT FOR SERVICES 2 WIDE (S5) CREATED BY D.P.280029 (ITEM 2 IN DOC.6)	Lots 174-192 in D.P.280029	Lots 301 and 303
112	EASEMENT FOR SERVICES VARIABLE WIDTH (W5) CREATED BY D.P.280029 (ITEM 5 IN DOC.6)	Lot 173 in D.P.280029	Lots 301 and 303
113	EASEMENT FOR SERVICES 2 METRE(S) WIDE (S2) CREATED BY D.P.280055 (ITEM 2 IN DOC.2)	Lots 29, 30 and 33 in D.P.280055	Lots 301 and 303
114	EASEMENT FOR SERVICES VARIABLE WIDTH (W2) CREATED BY D.P.280055 (ITEM 4 IN DOC.2)	Lots 34, 36, 37 and 38 in D.P.280055	Lots 301 and 303
115	EASEMENT FOR SERVICES 1.5 METRE(S) WIDE (S) CREATED BY D.P.280044 (ITEM 2 IN DOC.1)	Lots 3-4, 7-8, 14-15, 18-19, 28, 33, 44-45, 55, 58-59, 62-63, 66 in DP280044	Lots 301 and 303

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Plan of Subdivision of Lot 103 in D.P.1108927
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Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
116	EASEMENT FOR SERVICES 2 METRE(S) WIDE (S1) CREATED BY D.P.280044 (ITEM 4 IN DOC.1)	Lots 22, 24-25, 29, 31, 34, 36-37, 40, 49-51, 53-54, 68-69, 73-75, and 77-78 in DP280044	Lots 301 and 303
117	EASEMENT FOR SERVICES VARIABLE WIDTH (W) CREATED BY D.P.280044 (ITEM 6 IN DOC.1)	Lots 5, 9, 16, 20-21, 26, 32, 38, 41, 43, 48, 57, 61, 70, 71, and 79 in DP280044	Lots 301 and 303
118	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH (R) CREATED BY DP280044 (ITEM 14 IN DOC.1)	Stringybark Drive (35/270536) (34/270536) Ingleton Circuit (35/270536) Hackney Street (35/270536) Eather Street (35/270536) Kelso Street (35/270536) Taylor Street (35/270536) Greenbridge Drive (34/270536 & 35/270536) Burgess Street (35/270536)	Lots 301 and 303

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Plan of Subdivision of Lot 103 in D.P.1108927
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Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
119	EASEMENT FOR SERVICES VARIABLE WIDTH (R) CREATED BY D.P.280044 (ITEM 15 IN DOC.1)	Stringybark Drive (35/270536) (34/270536) Ingleton Circuit (35/270536) Hackney Street (35/270536) Eather Street (35/270536) Kelso Street (35/270536) Taylor Street (35/270536) Greenbridge Drive (34/270536 & 35/270536) Burgess Street (35/270536)	Lots 301 and 303
120	EASEMENT FOR SERVICES 1.5 METRE(S) WIDE (S2) CREATED BY D.P.280044 (ITEM 2 IN DOC.2)	Lots 84-85, 88-89, 92-93, 96-97, 101, 104, 128, 138 and 139 in DP280044	Lots 301 and 303
121	EASEMENT FOR SERVICES 2 METRE(S) WIDE (S3) CREATED BY D.P.280044 (ITEM 4 IN DOC.2)	Lots 99, 107-109, 111-113, 117, 119, 122-123, 125, 131-132 and 134 in DP280044	Lots 301 and 303
122	EASEMENT FOR SERVICES VARIABLE WIDTH (W2) CREATED BY D.P.280044 (ITEM 6 IN DOC.2)	Lots 86, 90, 94, 98, 100, 103, 115-116, 120, 124, 129, 135 and 137 in DP280044	Lots 301 and 303

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123	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH (R) CREATED BY DP280044 (ITEM 13 IN DOC.2)	Extension of Stringybark Drive (80/280044) Extension of Ingleton Circuit (80/280044) Cracknell Street (80/280044) McGregor Street (80/280044)	Lots 301 and 303
124	EASEMENT FOR SERVICES VARIABLE WIDTH (R) CREATED BY D.P.280044 (ITEM 14 IN DOC.2)	Extension of Stringybark Drive (80/280044) Extension of Ingleton Circuit (80/280044) Cracknell Street (80/280044) McGregor Street (80/280044)	Lots 301 and 303
125	EASEMENT FOR SERVICES 1.5 METRE(S) WIDE (S) CREATED BY D.P.280065 (ITEM 2 IN DOC.1)	Lots 5, 8 and 9 in DP280065	Lots 301 and 303
126	EASEMENT FOR SERVICES VARIABLE WIDTH (W) CREATED BY D.P.280065 (ITEM 4 IN DOC.1)	Lots 2, 4, 6, 10 & 12-15 in DP280065	Lots 301 and 303
127	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH (R) CREATED BY DP280065 (ITEM 8 IN DOC.1)	Extension of Fairway Drive (25/270536)	Lots 301 and 303
128	EASEMENT FOR SERVICES VARIABLE WIDTH (R) CREATED BY D.P.280065 (ITEM 9 IN DOC.1)	Extension of Fairway Drive (25/270536)	Lots 301 and 303

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129	EASEMENT FOR SERVICES 2 METRE(S) WIDE (S5) CREATED BY D.P.280045 (ITEM 2 IN DOC.5)	Lots 49, 52-53, 56-57, 75-76, 79-80, 97, 100, 103, 106-107 and 110-112 in DP280045	Lots 301 and 303
130	EASEMENT FOR SERVICES 1.5 METRE(S) WIDE (S5A) CREATED BY D.P.280045 (ITEM 4 IN DOC.5)	Lots 83-84, 87-88 and 91-92 in DP280045	Lots 301 and 303
131	EASEMENT FOR SERVICES VARIABLE WIDTH (W5) CREATED BY D.P.280045 (ITEM 6 IN DOC.5)	Lots 43, 45-46, 50, 54, 58, 60-64, 66-68, 70, 73, 77, 81, 85-86, 90, 94, 98, 101, 104, 108 and 112 in DP280045	Lots 301 and 303
132	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH (R) CREATED BY DP280045 (ITEM 15 IN DOC.5)	Extension of The Irons Drive (8/280045) Extension of Clubhouse Road (8/280045)	Lots 301 and 303
133	EASEMENT FOR SERVICES VARIABLE WIDTH (R) CREATED BY D.P.280045 (ITEM 16 IN DOC.5)	Extension of The Irons Drive (8/280045) Extension of Clubhouse Road (8/280045)	Lots 301 and 303
134	EASEMENT FOR SERVICES 1.5 METRE(S) WIDE (S8) CREATED BY D.P.280028 (ITEM 2 IN DOC.5)	Lots 169-174 in DP280028	Lots 301 and 303
135	EASEMENT FOR SERVICES 2 METRE(S) WIDE (S8A) CREATED BY D.P.280028 (ITEM 4 IN DOC.5)	Lot 175 in DP280028	Lots 301 and 303
136	EASEMENT FOR SERVICES 2 METRE(S) WIDE (S9) CREATED BY D.P.280028 (ITEM 2 IN DOC.6)	Lots 176-184 and 186-202 in DP280028	Lots 301 and 303

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Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
137	EASEMENT FOR SERVICES 1.5 METRE(S) WIDE (S9A) CREATED BY D.P.280028 (ITEM 4 IN DOC.6)	Lots 177-179 in DP280028	Lots 301 and 303
138	EASEMENT FOR SERVICES 2 METRE(S) WIDE (S9B) CREATED BY D.P.280028 (ITEM 6 IN DOC.6)	Lots 179 and 196 in DP280028	Lots 301 and 303
139	EASEMENT FOR SERVICES VARIABLE WIDTH (W9) CREATED BY D.P.280028 (ITEM 8 IN DOC.6)	Lots 185 and 186 in DP280028	Lots 301 and 303
140	EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH (B) CREATED BY DP280028 (ITEM 17 IN DOC.6)	Road Widening (120/280028) Gifford Lane (175/280028)	Lots 301 and 303
141	EASEMENT FOR SERVICES VARIABLE WIDTH (B) CREATED BY D.P.280028 (ITEM 18 IN DOC.6)	Road Widening (120/280028) Gifford Lane (175/280028)	Lots 301 and 303
142	RIGHT TO DISCHARGE WATER CREATED BY DP270536 (ITEM 21 IN DOC 1)	Lot 205 in DP1104390	Lots 301 and 303

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Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

PART 2 (Terms)

1. Terms of EASEMENT FOR PADMOUNT SUBSTATION 4.75 WIDE (A) numbered 1 in the plan

1.1 Definitions

1.1.1 **easement site** means that part of the lot burdened that is affected by this easement.

1.1.2 **electrical equipment** includes electrical transformer, electrical switchgear, protective housing, concrete plinth, underground electrical cable, duct, underground earthing system, and ancillary equipment.

1.1.3 **Epsilon Distribution Ministerial Holding Corporation** means Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878 and its successors (who may exercise its rights by any persons authorised by it).

1.1.4 **Install** includes construct, repair, replace, maintain, modify, use, and remove.

1.1.5 **owner** means the registered proprietor of the lot burdened and its successors (including those claiming under or through the registered proprietor).

1.1.6 **services** includes overhead and underground gas, telephone, communications, water, sewage, and drainage services.

1.1.7 **structure** includes building, wall, retaining wall, carport, driveway, fence, swimming pool, and fixed plant or equipment; but excludes garden furniture and garden ornament.

1.2 Epsilon Distribution Ministerial Holding Corporation may:

1.2.1 install electrical equipment within the easement site,

1.2.2 excavate the easement site to install the electrical equipment.

1.2.3 use the electrical equipment for the transmission of electricity,

1.2.4 enter the lot burdened using the most practical route (with or without vehicles, machinery or materials) at all reasonable times (and at any time in the event of an emergency) and remain there for any reasonable time,

1.2.5 trim or remove any vegetation from the lot burdened that interferes with or prevents reasonable access to the easement site or the electrical equipment, and

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1.2.6 remove any encroachments from the easement site and recover the costs of carrying out the removal work and repairing any damage done to the electrical equipment by the encroachment.

1.3 In exercising its rights under this easement Epsilon Distribution Ministerial Holding Corporation will take reasonable precautions to minimise disturbance to the lot burdened and will restore the lot burdened as nearly as practicable to its original condition.

1.4 The owner agrees that, without the prior written permission of Epsilon Distribution Ministerial Holding Corporation and in accordance with such conditions as Epsilon Distribution Ministerial Holding Corporation may reasonably impose, it will not:

1.4.1 install or permit to be installed any services or structure within the easement site, or

1.4.2 alter the surface level of the easement site, or

1.4.3 do or permit to be done anything that restricts access to the easement site by Epsilon Distribution Ministerial Holding Corporation.

1.5 Epsilon Distribution Ministerial Holding Corporation will not be responsible if the electrical equipment causes magnetic interference to computer equipment or electronic equipment operated within the lot burdened.

1.6 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System

1.6.1 Notwithstanding any other provision in this easement, the owner grants to Epsilon Distribution Ministerial Holding Corporation the easement and acknowledges and agrees that any lessee of Epsilon Distribution Ministerial Holding Corporation's distribution system, and any nominee of such lessee (which may include a sublessee of Epsilon Distribution Ministerial Holding Corporation's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation as if that lessee or nominee were Epsilon Distribution Ministerial Holding Corporation, but only for so long as the lessee leases Epsilon Distribution Ministerial Holding Corporation's distribution system from Epsilon Distribution Ministerial Holding Corporation.

1.6.2 The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation.

Name of person empowered to release, vary or modify the EASEMENT FOR PADMOUNT SUBSTATION 4.75 WIDE (A) numbered 1 in the plan

Epsilon Distribution Ministerial Holding Corporation

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2. Terms of RESTRICTION ON THE USE OF LAND (B) numbered 2 in the plan

2.1 Definitions

2.1.1 **120/120/120 fire rating** and **60/60/60 fire rating** means the fire resistance level of a building expressed as a grading period in minutes for structural adequacy / integrity failure / insulation failure calculated in accordance with Australian Standard 1530.

2.1.2 **building** means a substantial structure with a roof and walls and includes any projections from the external walls.

2.1.3 **erect** includes construct, install, build and maintain.

2.1.4 **restriction site** means that part of the lot burdened affected by the restriction on the use of land as shown on the plan.

2.2 No building shall be erected or permitted to remain within the restriction site unless:

2.2.1 the external surface of the building erected within 1.5 metres from the substation footing has a 120/120/120 fire rating, and

2.2.2 the external surface of the building erected more than 1.5 metres from the substation footing has a 60/60/60 fire rating, and

2.2.3 the owner provides the authority benefited with an engineer's certificate to this effect.

2.3 The fire ratings mentioned in clause 2.2 must be achieved without the use of fire fighting systems such as automatic sprinklers.

2.4 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System

2.4.1 Notwithstanding any other provision in this Restriction on the Use of Land, the owner acknowledges and agrees that any lessee of Epsilon Distribution Ministerial Holding Corporation's distribution system, and any nominee of such lessee (which may include a sublessee of Epsilon Distribution Ministerial Holding Corporation's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation as if that lessee or nominee were Epsilon Distribution Ministerial Holding Corporation, but only for so long as the lessee leases Epsilon Distribution Ministerial Holding Corporation's distribution system from Epsilon Distribution Ministerial Holding Corporation.

2.4.2 The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation.

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Name of person empowered to release, vary or modify the RESTRICTION ON THE USE OF LAND (B) numbered 2 in the plan

Epsilon Distribution Ministerial Holding Corporation

3. Terms of EASEMENT FOR UNDEGROUND CABLES 3 WIDE (C) numbered 3 in the plan

3.1 Definitions

3.1.1 **easement site** means that part of the lot burdened that is affected by this easement.

3.1.2 **electrical equipment** includes underground electrical cable, duct, service pillar, underground earthing system, and ancillary equipment.

3.1.3 **Epsilon Distribution Ministerial Holding Corporation** means Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878 and its successors (who may exercise its rights by any persons authorised by it).

3.1.4 **install** includes construct, repair, replace, maintain, modify, use, and remove.

3.1.5 **owner** means the registered proprietor of the lot burdened and its successors (including those claiming under or through the registered proprietor).

3.1.6 **services** includes overhead and underground gas, telephone, communications, water, sewage, and drainage services.

3.1.7 **structure** includes building, wall, retaining wall, carport, driveway, fence, swimming pool, and fixed plant or equipment; but excludes garden furniture and garden ornament.

3.2 Epsilon Distribution Ministerial Holding Corporation may:

3.2.1 install electrical equipment within the easement site,

3.2.2 excavate the easement site to install the electrical equipment.

3.2.3 use the electrical equipment for the transmission of electricity,

3.2.4 enter the lot burdened using the most practical route (with or without vehicles, machinery or materials) at all reasonable times (and at any time in the event of an emergency) and remain there for any reasonable time,

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__AI__ Authorised Person

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3.2.5 trim or remove any vegetation from the lot burdened that interferes with or prevents reasonable access to the easement site or the electrical equipment, and

3.2.6 remove any encroachments from the easement site and recover the costs of carrying out the removal work and repairing any damage done to the electrical equipment by the encroachment.

3.3 In exercising its rights under this easement Epsilon Distribution Ministerial Holding Corporation will take reasonable precautions to minimise disturbance to the lot burdened and will restore the lot burdened as nearly as practicable to its original condition.

3.4 The owner agrees that, without the prior written permission of Epsilon Distribution Ministerial Holding Corporation and in accordance with such conditions as Epsilon Distribution Ministerial Holding Corporation may reasonably impose, it will not:

3.4.1 install or permit to be installed any services or structure within the easement site, or

3.4.2 alter the surface level of the easement site, or

3.4.3 do or permit to be done anything that restricts access to the easement site by Epsilon Distribution Ministerial Holding Corporation.

3.5 Epsilon Distribution Ministerial Holding Corporation will not be responsible if the electrical equipment causes magnetic interference to computer equipment or electronic equipment operated within the lot burdened.

3.6 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System

3.6.1 Notwithstanding any other provision in this easement, the owner grants to Epsilon Distribution Ministerial Holding Corporation the easement and acknowledges and agrees that any lessee of Epsilon Distribution Ministerial Holding Corporation's distribution system, and any nominee of such lessee (which may include a sublessee of Epsilon Distribution Ministerial Holding Corporation's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation as if that lessee or nominee were Epsilon Distribution Ministerial Holding Corporation, but only for so long as the lessee leases Epsilon Distribution Ministerial Holding Corporation's distribution system from Epsilon Distribution Ministerial Holding Corporation.

3.6.2 The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation.

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Name of person empowered to release, vary or modify the EASEMENT FOR UNDEGROUND CABLES 3 WIDE (C) numbered 3 in the plan

Epsilon Distribution Ministerial Holding Corporation

4. Terms of RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (D) numbered 4 in the plan

4.1 A Right of Access as defined in Part 14 Schedule 8 of the Conveyancing Act 1919 together with the following additional terms:

4.2 The owner(s) of the lot benefited agree to release the easement at the same time that the land burdened by the easement is dedicated as a public road or allocated as a private road, which the Grantor will notify the Grantee in writing and to execute all necessary documents and to do all things reasonably required to effect the release.

Name of person empowered to release, vary or modify the RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (D) numbered 4 in the plan
Wollondilly Shire Council

5. Terms of RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (DA) numbered 5 in the plan

5.1 A Right of Access as defined in Part 14 Schedule 8 of the Conveyancing Act 1919 together with the following additional terms:

5.2 The owner(s) of the lot benefited agree to release the easement at the same time that the land burdened by the easement is dedicated as a public road or allocated as a private road, which the Grantor will notify the Grantee in writing and to execute all necessary documents and to do all things reasonably required to effect the release.

Name of person empowered to release, vary or modify the RIGHT OF ACCESS 21 WIDE AND VARIABLE WIDTH (DA) numbered 5 in the plan
Wollondilly Shire Council

6. Terms of EASEMENT FOR SERVICES 5 WIDE (E) and EASEMENT FOR SERVICES 4 & 7 WIDE AND VARIABLE (EA) numbered 6 & 7 in the plan

6.1 Definitions
In this clause 6:

Act means the Conveyancing Act 1919 (NSW)

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Ancillary Works means works ancillary to the functions, performed by Services Equipment, including structures (whether above, below or on the ground).

Authorised Users means every person authorised by the Grantee for the purposes of any easement created by this instrument (including, without limitation, the Grantee's tenants, employees, agents, contractors and licensees) and any Service Utility Provider.

Easement Site means that part of each Burdened lot shown on the Plan as affected by this easement

Government Agency means a government or governmental, semi governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity whether foreign, federal, state, territorial or local.

Grantee means every person who is at any time entitled to an estate or interest in possession of the benefited lot.

Grantor means every person who is at any time entitled to an estate or interest in possession of the burdened lot but excluding a person taking an interest under a lease.

Gross Pollutant Traps means any filters designed to catch stormwater pollution from entering any Service Equipment

Service includes, without limitation, a water, sewerage, drainage, gas, electricity, oil, garbage, conditioned air or telephone, television, optic, data, radio impulses or signals service.

Service Equipment means the equipment, structures (whether above, below or on the ground), machinery, plant, equipment and things required for providing or facilitating the provision of a Service and includes any delivery means for the passage of a Service, mains, pumps, pipe, conduit, cable (including optic cable), duct, drain, other delivery means for the passage of a Service. gully, trap, pit, sump tank, mast, pole, aerial, wire, switches, switchgear, fuses, control equipment, pillars, transformers, substations, kiosks and their contents and Ancillary Works

Service Utility Providers means every:

(a) Government Agency (including, without limitation, their employees, agents, contractors and licensees); or

(b) other entity (including, without limitation, their employees, agents, contractors and licensees),

which provides services in connection with or is responsible for the management of Service, Service Equipment or Service Works.

Service Works means any works relating to the installation, repair, maintenance, renewal, replacement, testing, inspection or augmentation of the Services or Service Equipment.

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6.2 Grant

An easement for services is granted in accordance with the powers and obligations described under Schedule 8 Part 11 of the Act, incorporated by reference to the extent described there in, and for clarity included below as described in the Act as at the time of the making of this grant.

a) The owner of the lot benefited may:

i. Use each lot burdened, but only within the site of this easement, to provide domestic services to or from each lot benefited: and

ii. Do anything reasonably necessary for that purpose, including:

A. Entering the lot burdened, and

B. taking anything on to the lot burdened, and

C. carrying out work, such as constructing, placing, repairing and maintaining pipes, poles, wires, cables, conduits, structures and equipment.

b) In exercising those powers, the owner of the lot benefited must:

i. ensure all work is done properly: and

ii. cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened: and

iii. cause as little damage as is practicable to the lot burdened and any improvement on it: and

iv. restore the lot burdened as nearly as is practicable to its former conditions: and

v. make good any collateral damage.

c) For the purposes of this easement "domestic services" includes supply of water, gas, electricity, telephone and television and discharge of sewage, sullage and other fluid wastes.

6.3 Further and additional to those powers and obligations and without limiting the generality of those powers and obligations, the Grantor grants the full right for the Grantee and its Authorised Users:

a) to install Services and other structures and things in that part of the burdened lot identified on the Plan; and

b) to carry out Service Works and to otherwise use, monitor, repair or replace any wires, cables, pipes, conduits, equipment and other structures and things in part of the burdened lot shown on the Plan which service the

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benefited lot or those which service the burdened lot and the benefited lot jointly; and

c) to enter, pass and repass over the burdened lot on foot or by vehicles with or without materials, tools and equipment for the purpose of obtaining access to that part of the burdened lot identified in the Plan as being subject to this easement and remain on the burdened lot for any reasonable time for the purposes permitted in this easement; and

d) the free and uninterrupted passage within and through the Service Equipment of any Service which is reasonably necessary for the use and enjoyment of the benefited lot and which is capable of passing through the Service Equipment.

6.4 When exercising its rights or complying with obligations under this easement, the Grantee and its Authorised Users must:

(a) ensure that any person carrying out Service Works is qualified to do those works;

(b) ensure that the Service Works are carried out in a proper and workmanlike manner and comply with all laws and all necessary safety measures are taken;

(c) use their reasonable endeavours to minimise inconvenience, damage and interruption to Services, the burdened lot and activities carried out on the burdened lot; and

(d) make good any damage to the burdened lot caused during exercise of the rights conferred by this easement.

6.5 The Grantor must, at the request of the Grantee or a Service Utility Provider, sign any necessary documents to reflect the grant of the easement in favour of Service Utility Providers.

6.6 The Grantee and its Authorised Users may:

(a) By any means pass and repass over the Easement site for the purpose of getting to or from each benefited lot and any other lot adjoining each burdened lot or each benefited lot:

(i) On foot;

(ii) With wheelchair or other disabled access aides;

(iii) With or without animals; and

(iv) With or without vehicles.

(b) Do anything reasonably necessary for that purposes, including:

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(I) Entering a burdened lot;

(ii) Taking anything on to a burdened lot; and

(III) Carrying out work within the Easement Site, such as constructing, placing, repairing or maintaining trafficable surfaces, driveways or structures, and including any Services Work.

6.7 In exercising its rights under clause 6.6, the Grantee and its Authorised Users must:

(a) Ensure all work is done properly;

(b) Cause as little inconvenience as is practicable to the Grantor;

(c) Cause as little damage as practicable to any Burdened lot and any improvements on them;

(d) Restore the Burdened lot as nearly as is practicable to its former condition; and

(e) Make good any collateral damage.

6.8 The Grantee and its Authorised Users may:

(a) Construct, place, alter, extend, repair, inspect, renew, replace, maintain, remove, and use any Services Equipment within the Easement Site for conveying Services; and

(b) Convey or permit the conveyance of Services through the Services Equipment within the Easement Site.

6.9 For the purpose of exercising its rights under clause 6.8 the Grantee and its Authorised Users may:

(a) Enter a burdened lot at any time, with or without vehicles, plant and equipment, for any purposes within the terms of this easement;

(b) Do anything reasonably necessary to obtain access to the Easement Site;

(c) Cut fences and walls within the Easement Site and install gates in them;

(d) On any part of the Easement Site, cut, trim or remove any trees, vegetation, undergrowth or anything that may interfere with the exercise of the Grantee's rights under this easement; and

(e) Do anything reasonably necessary for the exercise of the Grantee's rights under this easement.

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6.10 The Grantee and its Authorised Users must::

(a) Ensure all Service Equipment is used in a proper and workmanlike manner;;

(b) In exercising its rights, cause as little inconvenience as is practicable to the Grantor;

(c) In exercising its rights, cause as little damage as practicable to any Burdened lot and any improvements on them;

(d) restore each Burdened lot as nearly as is practicable to its former condition; and

(e) Make good any collateral damage

6.11 This easement will no longer apply if and when any part of the Easement Site is dedicated as a public road or allocated as a private road, which the Grantor will notify the Grantee in writing.

6.12 Notwithstanding any other clause, before carrying out any Service Works under this easement or accessing the Easement site, the Grantee or its Authorised Users must:

(a) Give reasonable notice to the Grantor of the Intention to carry out the Service Works and/or the Easement Site; and

(b) Provide to the Grantor a schedule of works for the Service Works and/or a reason for accessing the Easement Site.

6.13 The Grantee or its Authorised Users are not required to give notice under clause 6.12 for the carrying out of Service Works if the Service Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

6.14 The Grantee and its Authorised Persons release the Grantor from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the Grantee and its Authorised Persons complying with obligations or exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the Grantor.

6.15 The Grantee and its Authorised Person indemnify and agree to keep indemnified the Grantor in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the Grantee complying with obligations and exercising rights under this easement except to the extent where they are caused or contributed to by the wilful or negligent act or omission of the Grantor.

Name of person empowered to release, vary or modify the EASEMENT FOR SERVICES 5 WIDE (E) and EASEMENT FOR SERVICES 4 & 7 WIDE AND VARIABLE (EA) numbered 6 & 7 in the plan

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Wollondilly Shire Council

7. Terms of EASEMENT FOR SERVICES 5 WIDE (EB) numbered 8 in the plan, EASEMENT FOR SERVICES 7 WIDE AND VARIABLE (EC) numbered 9 in the plan, EASEMENT FOR SERVICES 13.13 WIDE (ED) numbered 10 in the plan AND EASEMENT FOR SERVICES 4 WIDE (EE) numbered 11 in the plan

7.1 An Easement for Services as defined in Part 11 Schedule 8 of the Conveyancing Act 1919.

7.2 The owner(s) of the lot benefited agree to release the easement at the same time that the land burdened by the easement is dedicated as a public road or allocated as a private road, which the Grantor will notify the Grantee in writing and to execute all necessary documents and to do all things reasonably required to effect the release.

7.3 The easement release referred to in clause 7.2 only applies to that part of the easement that is located within any future public road dedication or allocated as a private road, which the Grantor has notified the Grantee in writing and does not apply to any part of the easement not affected by public road dedication or private road allocation.

Name of person empowered to release, vary or modify the EASEMENT FOR SERVICES 5 WIDE (EB) numbered 8 in the plan, EASEMENT FOR SERVICES 7 WIDE AND VARIABLE (EC) numbered 9 in the plan, EASEMENT FOR SERVICES 13.13 WIDE (ED) numbered 10 in the plan AND EASEMENT FOR SERVICES 4 WIDE (EE) numbered 11 in the plan
Wollondilly Shire Council

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The COMMON SEAL of **LEND LEASE COMMUNITIES (WILTON) PTY LIMITED (ACN 110 022 976)** was hereunto affixed by the authority of the Directors in the presence of:)

Electronic signature of me, Paul David Martin affixed by me, or at my direction, on 2 July 2020

.....
Signature of Director

Paul David Martin
.....
Name of Director

Electronic signature of me, Susan Ann Westlake affixed by me, or at my direction, on 2 July 2020

.....
Signature of Secretary

Susan Ann Westlake
.....
Name of Secretary

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EXECUTED by Arthur Ilias)
)
as attorney for **BRADCORP**)
WILTON PARK PTY LIMITED)
(ACN 086 388 212) under)
registered power of attorney Book 4637)
No.409 dated in the)
presence of: 29/09/12)

.....
Signature of witness

Tracey Davidson
.....
Name of witness (block letters)

21 Honeyeater Crescent
Blaxland NSW 2774
.....
Address of witness

.....
Occupation of witness

.....

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

Electronic signature of me, Arthur Ilias affixed by me, or at my direction, on 3 July 2020

Electronic signature of me, Tracey Davidson affixed by me, or at my direction, on 3 July 2020

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Covered by Subdivision Certificate No. 14/2017/356/1

I certify that the attorney signed this instrument in my presence.

Signed by the attorney named below who signed this instrument pursuant to the power of attorney specified for **Endeavour Energy Network Asset Partnership (ABN 30 586 412 717)** on behalf of **Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878)** pursuant to section 36 of the *Electricity Network Assets (Authorised Transactions) Act 2015* (NSW)

Signature of witness:

Name of witness:
MEGAN DOWDS

Address of witness:
c/- Endeavour Energy
51 Huntingwood Drive
Huntingwood NSW 2148

Signature of attorney:

Name and position of attorney:
Helen Smith
Manager Property

Signing on behalf of:
Endeavour Energy Network Asset Partnership
ABN 30 586 412 717

Power of attorney: Book: 4768

No: 870

EE reference: UIS0911 & NIL0226

Date: 7 July 2020

Req:R597511 /Doc:DP 1184442 B /Rev:30-Jul-2020 /NSW LRS /Pgs:ALL /Prt:13-Oct-2022 15:34 /Seq:44 of 44
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Plan: DP1184442

Plan of Subdivision of Lot 103 in D.P.1108927
Covered by Subdivision Certificate No. 14/2017/356/1

WOLLONDILLY SHIRE COUNCIL by its authorised delegate pursuant to s.377 Local Government Act 1993

Aimee Lee

Name: (authorised delegate)

Development Services Team Leader

Position Held: (authorised delegate)

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Tuesday, 21 July 2020 5:26:45 PM
Development Services

Signature: (authorised delegate)

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

Bridie Riordan

Name: (eligible witness)

62-64 Menangle Street, Picton

NSW, 2571

Address: (eligible witness)

Digitally Signed by Authorised Officer:
Bridie Riordan, Development Assessment Planner, Development Services
This document was signed in counter-part and witnessed over audio visual link in accordance with the Electronic Transactions Regulation 2017.
Tuesday, 21 July 2020 5:29:02 PM

Signature: (eligible witness)

REGISTERED 30.07.2020

InfoTrack

PLAN FORM 4

NAME OF DEVELOPMENT IF ANY

BINGARA GORGE

ADDRESS FOR SERVICE OF NOTICE

THE COMMUNITY MANAGER
P.O BOX 141
PICTON NSW
2571

Ⓔ DP270536

FOR REFERENCE TO ADDITIONAL SHEETS SEE SCHEDULE BELOW

Registered: 13.11.2007

THIS SHEET IS CONTINUALLY UPDATED TO SHOW THE CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS OF UPDATES AND ADDITIONAL AND REPLACEMENT SHEETS SEE SCHEDULE BELOW

APPROVAL No. ID 993-05 - Clerks Cert 31 of 2007

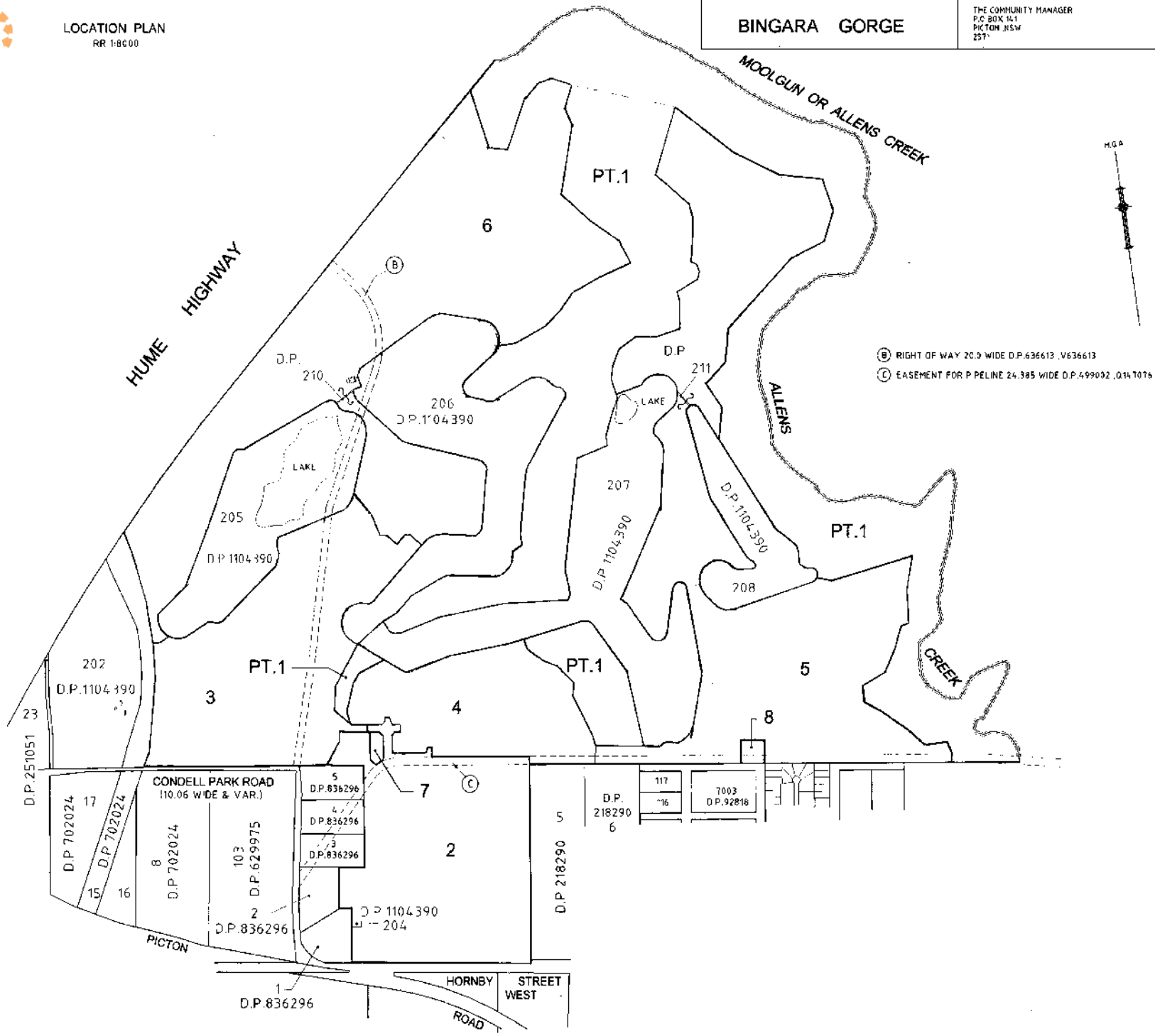
DATE: 8th October 2007

Authorised Person/~~General Manager/Accredited Certifier~~

SURVEYORS SIGNATURE B Franklin

DATE: 20/08/2007

LOCATION PLAN
RR 1:8000



SCHEDULE OF CHANGES TO THE SCHEME

LOT No.	DETAILS	SHEET No.
2	SUBDIVIDED INTO LOTS 1-91 IN DP280010	
3 & 6	SUBDIVIDED INTO LOTS 9-17	8-10
12	SUBDIVIDED INTO LOTS 1-33 IN DP280014	
7	SEVERED FROM SCHEME -AD969452	
4	SUBDIVIDED INTO LOTS 18-19	11
18	SEVERED FROM SCHEME - AF720808	-
19	SUBDIVIDED INTO LOT 20	12 - 13
20	SUBDIVIDED INTO LOTS 1-24 IN DP280028	
9, 15, 17	SUBDIVIDED INTO LOTS 21-23	14-15
14 & 21	SUBDIVIDED INTO LOTS 1-26 IN DP280029	
10, 11, 16, 22 & 23	SUBDIVIDED INTO LOTS 24-29	16-20
28	SUBDIVIDED INTO LOTS 1-5 IN DP280045	
29	SUBDIVIDED INTO LOTS 30-31	21, 22
31	SUBDIVIDED INTO LOTS 32-33	23-24
5 & 8	SUBDIVIDED INTO LOTS 34-36	25-26
34	SUBDIVIDED INTO LOTS 1-83 IN DP280044	
35	SUBDIVIDED INTO LOTS 84-141 IN DP280044	
26 & 33	SUBDIVIDED INTO LOTS 37-40	27-28
39	SUBDIVIDED INTO LOT 41 (NOW PUBLIC ROAD)	29

SURVEYOR'S REFERENCE: 23310 S6 Issue K

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:1 of 80
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PLAN FORM 2 (APPROVED FORM 3) — Plan Drawing only to appear in this space — *OFFICE USE ONLY

SIGNATURES AND SEALS ONLY

EXECUTED by [signature] as attorney for BRADCORP WILTON PARK PTY LIMITED (ACN 086 388 212) under registered power of attorney Book 4508 No.896 dated 3rd November 2006 in the presence of:

Signature of Witness: JAKE POOLE
Name of Witness (block letters)
Address of Witness: 474 SARGENTS RD, KYOGLE
Occupation of Witness: PLANNER

EXECUTED by [signature] as attorney for DLL WILTON PTY LIMITED (ACN 110 022 976) under registered power of attorney Book 4511 No.914 dated 26th February 2007 in the presence of:

Signature of Witness: JAKE POOLE
Name of Witness (block letters)
Address of Witness: 474 SARGENTS RD, KYOGLE
Occupation of Witness: PLANNER

EXECUTED by [signature] as attorney for ST GEORGE BANK LIMITED (ACN 055 513 070) under registered power of attorney Book 4182 No 125 dated 2/10/97 in the presence of:

Signature of Witness
Name of Witness (block letters): JOANNE YAMMINE
Address of Witness: LVL 4, 1 CHIFLEY SQ SYDNEY
Occupation of Witness: BANKER

Crown Lands Office Approval

PLAN APPROVED ..... Authorised Officer
Land District ...
Paper 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 in relation to the proposed SUBDIVISION set out herein
* (Insert "subdivision" or "new road")
* Authorised Person/~~General Manager/Accredited Certifier~~
Consent Authority: WOLLONDILLY SHIRE COUNCIL
Date of Endorsement: 8th OCTOBER 2007
Accreditation no:
Subdivision Certificate no: 31 of 2007
File no: 10498-05

Note: Where this plan is to be lodged electronically in the Land Titles Office, it should include a signature in an electronic or digital format approved by the Registrar-General.

* Delete if inapplicable

SURVEYOR'S REFERENCE: 2331096 Issue K

SHORT LINE TABLE

No.	BEARING	CHORD	ARC	RAD-US
96	181°18'50"	24.595		
49	26°43'30"	65.26	68.86	61
50	32°27'00"	41.725	46.145	30
51	48°43'40"	56.87	59.765	61
52	20°56'30"	8.495		
97	127°57'00"	66.155		
98	102°17'35"	25.98	26.865	30
99	84°40'45"	10.72	10.735	61
100	84°19'05"	5.115	5.115	61
101	87°54'50"	41.455		
102	97°47'55"	50.18		
103	78°51'55"	31.405	33.05	30
104	64°45'35"	87.265	97.24	61
105	8°17'05"	22.875	23.01	61
106	276°08'15"	43.5	62.665	22
107	263°13'15"	55.795	71.655	30
108	196°09'30"	52.57	52.97	61
109	21°34'40"	21.97	22.09	61
110	345°25'20"	53.07	56.9	61
111	8°39'30"	46.295	51.335	30
112	52°40'45"	54.135		
113	12°40'45"	85.265	95.815	61
114	269°39'05"	103.495	123.56	61
115	259°21'25"	78.805		
116	159°58'40"	59.665		
117	17°06'30"	38.11		
118	31°52'50"	57.22		
119	61°45'45"	59.145		
120	98°23'45"	60.6		
121	81°11'25"	83.225		
122	8°16'05"	73.795		
123	175°31'40"	34.745		
124	68°27'50"	71.325		
125	25°04'30"	23.475		
126	70°46'50"	23.275		
127	123°00'05"	21.75		
128	14°30'45"	35.855		
129	11°38'35"	44.465		
130	10°37'25"	47.175		
131	178°44'30"	46.31		
132	169°29'15"	98.695		
133	25°01'00"	99.32		
134	53°42'30"	99.845		
135	152°54'10"	83.695		
136	13°19'10"	98.985		

SHORT LINE TABLE

No.	BEARING	CHORD	ARC	RADIUS
137	253°18'05"	43.6	62.465	22
138	163°46'15"	17.385	17.445	61
150	137°29'50"	44.935		
151	185°41'45"	98.97		
152	76°43'25"	24.19		
153	24°06'35"	71.205		
154	38°37'20"	74.915		
155	67°35'40"	80.71		
156	180°15'45"	51.045		
157	126°57'40"	65.53		
158	139°54'35"	77.68		
159	138°40'35"	82.07		
160	93°11'15"	73.73		
161	166°17'40"	36.215		
162	187°45'35"	30.45		
163	102°36'50"	59.195		
167	47°58'20"	53.62		
165	79°20'55"	51.115		
170	115°25'45"	64.2		
171	25°06'05"	74.135		
172	164°15'30"	55.645		
173	159°57'15"	77.26		

NOTE
SEE SHEET 3 FOR REFERENCE MARK TABLE

SHORT LINE TABLE

No.	BEARING	CHORD
174	78°33'05"	94.25
175	44°23'55"	65.04
176	52°52'10"	73.075
177	89°00'55"	48.56
178	67°50'40"	6.05

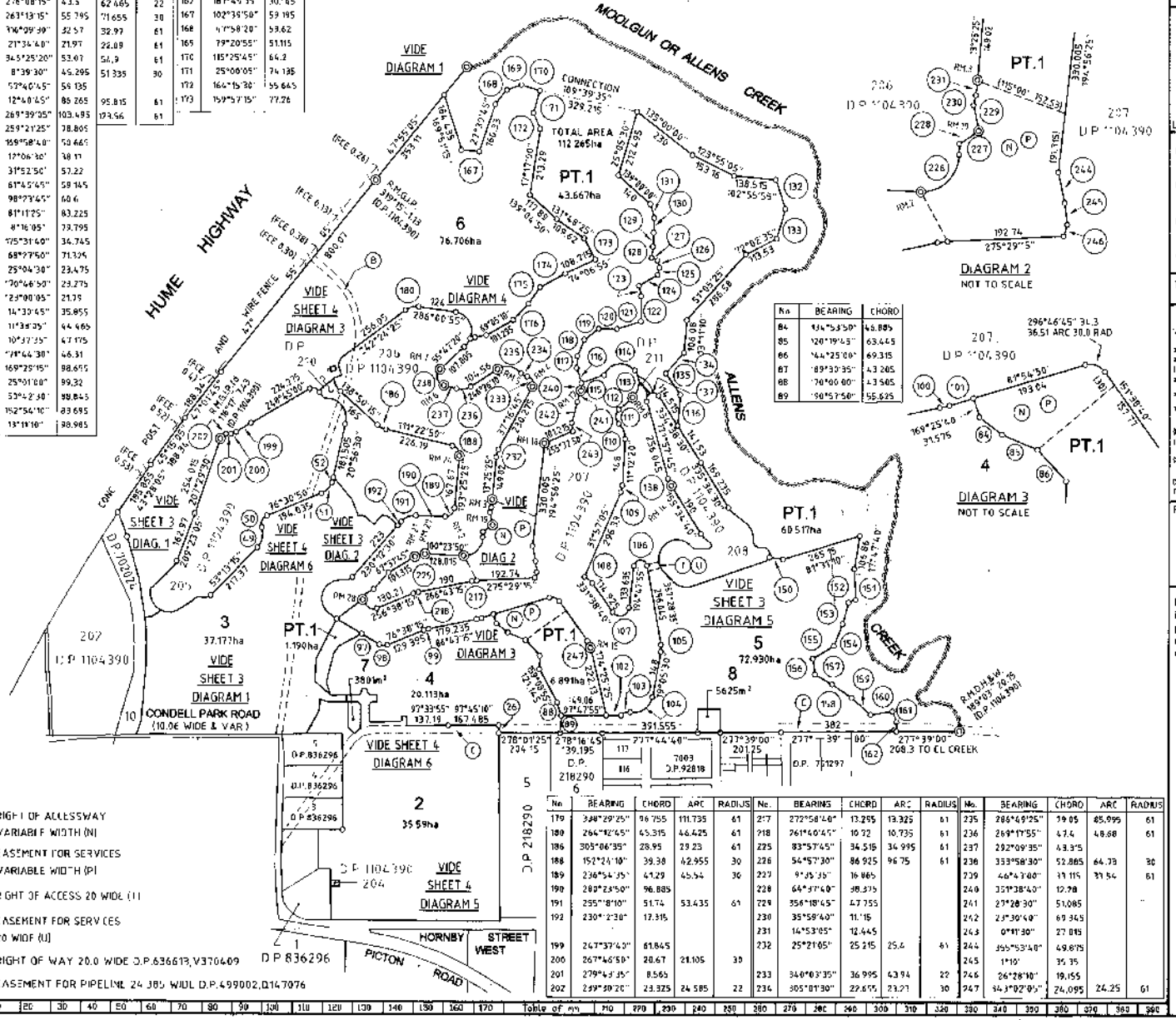
DIAGRAM 1
NOT TO SCALE

DIAGRAM 4
NOT TO SCALE

DIAGRAM 2
NOT TO SCALE

DIAGRAM 3
NOT TO SCALE

DETAIL PLAN
SHEET 1 OF 4 SHEETS



No	BEARING	CHORD
84	134°53'50"	46.885
85	120°19'45"	63.445
86	144°25'00"	69.315
87	89°30'35"	43.265
88	70°00'00"	43.505
89	50°57'50"	55.625

No	BEARING	CHORD	ARC	RADIUS
179	348°29'25"	98.755	111.735	61
180	264°42'45"	45.315	46.425	61
186	305°06'35"	28.95	29.23	61
188	152°24'10"	39.38	42.955	30
189	236°54'35"	41.29	45.54	30
190	280°23'50"	96.885		
191	295°18'10"	51.74	53.435	61
192	230°12'30"	17.315		
199	247°37'40"	61.845		
200	267°46'50"	20.67	21.105	30
201	279°43'35"	8.565		
202	299°30'20"	23.325	24.585	22

No	BEARINGS	CHORD	ARC	RADIUS
217	272°58'40"	13.295	13.325	61
218	261°40'45"	10.72	10.735	61
225	83°57'45"	34.515	34.995	61
226	54°57'30"	86.925	96.75	61
227	9°35'35"	16.865		
228	64°37'40"	38.375		
229	356°18'45"	47.755		
230	35°59'40"	11.115		
231	14°53'05"	12.445		
232	25°21'05"	25.215	25.6	61
233	340°03'35"	36.995	43.94	22
234	305°01'30"	22.675	23.21	30

No.	BEARING	CHORD	ARC	RADIUS
235	286°45'25"	19.05	85.095	61
236	269°17'55"	47.4	48.68	61
237	292°09'35"	43.315		
238	353°58'30"	52.885	64.78	30
239	46°43'00"	33.115	33.54	61
240	351°38'40"	12.98		
241	27°28'30"	51.085		
242	23°30'40"	69.345		
243	0°41'30"	27.815		
244	355°53'40"	49.875		
245	1°19'	35.35		
246	26°28'10"	19.155		
247	54°02'05"	24.095	24.25	61

(N) RIGHT OF ACCESSWAY VARIABLE WIDTH (N)
(P) EASEMENT FOR SERVICES VARIABLE WIDTH (P)
(T) RIGHT OF ACCESS 20 WIDE (T)
(J) EASEMENT FOR SERVICES 20 WIDE (J)
(B) RIGHT OF WAY 20.0 WIDE D.P.636613, V370409
(C) EASEMENT FOR PIPELINE 24.385 WIDE D.P.499002, Q147076

1 RIGHT OF ACCESS VARIABLE WIDTH (N)
2 EASEMENT FOR SERVICES VARIABLE WIDTH (P)
3 RIGHT OF ACCESS 20 WIDE (R)
4 EASEMENT FOR SERVICES 20 WIDE (S)
5 RIGHT OF ACCESS 20 WIDE (T)
6 EASEMENT FOR SERVICES 20 WIDE (U)
7 RIGHT OF ACCESS VARIABLE WIDTH (V)
8 EASEMENT FOR SERVICES VARIABLE WIDTH (W)

continued sheet 3

LOTS 2 TO 8 INCLUSIVE ARE DEVELOPMENT LOTS

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP270536

Registered: 13.11.2007
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: U6407-3 * *
Last Plan: D.P.702024 * D.P.1104390

PLAN
OF SUBDIVISION OF LOT 200, 201, 203 & 209 IN D.P.1104390 AND EASEMENTS AND RESTRICTIONS ON THE USE OF LAND OVER 205-208 IN DP1104390 AND EASEMENTS OVER LOT 202 DP1104390
Lengths are in metres. Reduction Ratio 1:10,000

LGA: WOLLONDILLY
Locality: WILTON
Parish: WILTON
County: CAMDEN

This is sheet 2 of my plan in 7 sheets
(Delete if inapplicable)

Surveying Regulation, 2006

I, BRIAN JOHN FRANKLIN of WALTERS & MOORE PTY LTD at 55 EAST PARADE, SUTHERLAND 2232
a surveyor registered under the Surveying Act, 2002, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying Regulation, 2006 and was completed on 4th July 2007
The survey relates to Lots 1 - 8

(Strike out the inapplicable clause and specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature: [signature] Dated: 4 July 2007
Surveyor registered under the Surveying Act, 2002

Datum Line: 'X' - 'Y'
Type: Urban / Rural*

Plans used in preparation of Survey/Compilation
D.P.'s 251051, 629975, 702024, 836296, 837794, 849628, 858998

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 SEC 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE

1 RIGHT OF ACCESS VARIABLE WIDTH (N)
2 EASEMENT FOR SERVICES VARIABLE WIDTH (P)
3 RIGHT OF ACCESS 20 WIDE (R)
4 EASEMENT FOR SERVICES 20 WIDE (S)
5 RIGHT OF ACCESS 20 WIDE (T)
6 EASEMENT FOR SERVICES 20 WIDE (U)
7 RIGHT OF ACCESS VARIABLE WIDTH (V)
8 EASEMENT FOR SERVICES VARIABLE WIDTH (W)

continued sheet 3

LOTS 2 TO 8 INCLUSIVE ARE DEVELOPMENT LOTS

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:2 of 80
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PLAN FORM 3 To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

*OFFICE USE ONLY

DP270536

Registered: 13.11.2007

This is sheet 3 of my plan in 7 sheets dated

B Franklin
Surveyor registered under the Surveyors Act 1929

This is sheet 3 of the plan the plan of 7 sheets covered by subdivision certificate No. 31 of 2007

A Smith
Authorised Person/General Manager/Accredited Certifier

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

9	RIGHT OF ACCESS OVER DESIGNATED AREAS (1)
10	EASEMENT FOR RECREATION OVER DESIGNATES AREAS
11	EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J)
12	RESTRICTION ON USE OF LAND (F)
13	POSITIVE COVENANT
14	RIGHT OF ACCESS OVER DESIGNATED AREAS (2)
15	RIGHT OF ACCESS OVER DESIGNATED AREAS (3)
16	EASEMENT FOR DRAINAGE OF SEWAGE
17	RIGHT TO DISCHARGE SEWAGE 'K'
18	EASEMENT FOR DRAINAGE OF RECYCLED WATER
19	RIGHT TO DISCHARGE RECYCLED WATER
20	EASEMENT FOR DRAINAGE OF WATER
21	RIGHT TO DISCHARGE WATER
22	RESTRICTION ON USE OF LAND
23	EASEMENT FOR BATTER VARIABLE WIDTH (M)

Reduction Ratio 1:

SURVEYOR'S REFERENCE: 2331086 Issue K

SHORT LINE TABLE

No.	BEARING	CHORD	ARC	RADIUS
35	276°57'40"	62.715		
36	28°34'00"	45.275		
37	12°88'00"	49.195		
38	8°52'00"	49.195		
39	5°26'40"	49.195		
40	1°58'40"	49.16		
41	97°53'15"	20.33		
42	66°30'10"	41.13		
43	109°58'45"	25.87	26.365	61.75
44	93°53'15"	16.035		
45	67°35'40"	69.885		
46	54°25'05"	6.455		
47	86°00'30"	29.66	31.025	30
48	86°36'55"	29.1	30.39	30
82	276°03'25"	81.47		
163	1°58'40"	9.04		
164	358°33'20"	49.195		
165	359°19'20"	64.875		
203	221°53'20"	26.39	26.6	61
204	234°22'50"	59.97		
205	237°39'15"	36.225		
206	162°08'05"	79.49	86.36	61.75
408	167°42'10"	30.69		
409	38°07'15"	68.285		
410	39°54'05"	8.8°		
411	127°46'55"	18.98		

REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
2	251°41'	2.93	RM DH&W FD. D.P 1104390
3	202°40'	23.44	RM DH&W FD. D.P 1104390
4	1°9'42"	6.095	RM DH&W FD D.P 1104390
5	107°18'	2.82	RM DH&W FD. D.P. 1104390
6	334°25'	16.19	RM DH&W FD. D.P. 1104390
7	76°57'	16.56	RM DH&W FD. D.P. 1104390
8	347°51'	12.065	RM DH&W FD. D.P. 1104390
14	324°13'	23.215	RM GIP FD. D.P. 1104390
15	75°49'	12.03	RM DH&W FD. D P 1104390
17	356°31'	21.22	RM DH&W FD. D.P. 1104390
18	233°11'	4.315	RM DH&W FD. D.P. 1104390
19	264°08'	15.335	RM DH&W FD. D.P. 1104390
20	125°26'	4.765	RM DH&W FD. D.P. 1104390
21	110°27'	23.32	RM DH&W FD. D.P. 1104390
24	124°54'	16.45	RM DH&W FD. D.P. 1104390
28	237°32'	17.105	RM GIP FD. D.P. 1104390

DIAGRAM 4 SHORT LINE TABLE

No.	BEARING	CHORD	ARC	RAD
414	114°37'05"	28.295	30.735	22
415	29°7'2.40"	26.635	28.605	22
416	324°33'30"	50.885		
417	9°4.0'25"	4.755	4.755	61
418	144°33'30"	55.435		
419	258°31'40"	3.12	3.125	22
420	211°47'30"	53.26	55.12	61
421	164°33'40"	35.42	35.94	61

(R) RIGHT OF ACCESS 20 WIDE (R)

(S) EASEMENT FOR SERVICES 20 WIDE (S)

DIAGRAM 2 SHORT LINE TABLE

No.	BEARING	CHORD	ARC	RADIUS
51	48°43'40"	56.87	59.165	61
52	20°56'30"	8.495		
53	146°49'20"	52.63		
54	148°14'15"	42.82		
55	166°30'50"	55.805		
56	76°30'05"	1.995		
57	108°21'40"	26.91	28.35	25.5
58	140°12'30"	27.5		
59	95°12'30"	7.485		
60	50°12'30"	22		
61	38°29'25"	11.17	11.25	27.5
62	105°38'15"	20.97		
63	140°12'30"	45.5		
192	230°12'30"	17.315		

DIAGRAM 5 SHORT LINE TABLE

No.	BEARING	CHORD	ARC	RADIUS
139	145°27'50"	21.425	21.535	61
140	135°20'55"	21.875		
141	206°09'25"	18.89	24.715	10
142	276°57'55"	45.27		
143	299°32'50"	7.68	7.885	10
144	322°07'50"	13.47		
145	277°07'50"	86.265	95.82	61
146	187°07'50"	86.265	95.82	61
147	142°07'50"	43		
148	110°53'15"	63.275	69.525	61
149	55°33'00"	17.965	18.505	22
150	107°21'50"	44.925		
408	334°12'35"	37.005	43.96	22
409	276°57'55"	9.025		
410	324°18'00"	36.775	41.32	25
411	343°30'30"	57.575	59.96	61
412	315°20'55"	54.235		
413	329°27'50"	21.425	21.535	61

DIAGRAM 1
R.R. 1:2500

DIAGRAM 2
R.R. 1:5000

DIAGRAM 4
R.R. 1.1250

DIAGRAM 5
R.R. 1:5000

Plan Drawing only to appear in this space

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:3 of 80
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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 3 OF 4 SHEETS

DIAGRAM 6 SHORT LINE TABLE

No.	BEARING	CHORD	ARC	RADIUS
1	278°03'20"	7.28		
2	37°47'25"	81.28		
3	12°10'20"	37.42		
4	109°18'25"	27.07	27.125	123.00
5	13°00'15"	2		
6	100°22'25"	11.44	11.445	125
7	97°45'05"	51.13		
8	187°45'05"	22		
9	97°45'05"	42.495		
10	45°31'50"	11.06		
11	20°06'15"	11.915		
12	97°45'05"	14.425		
13	69°08'40"	14.605		
14	37°08'20"	10.305		
15	97°45'05"	21.685		
16	87°45'05"	22		
17	97°45'05"	16.37		
18	52°45'05"	14.145		
19	87°36'05"	50.13		
20	142°35'50"	9.655		
21	97°33'55"	99.735		
22	52°48'50"	5.68		
23	88°03'40"	13.36		
24	98°03'40"	16		
25	188°03'40"	30.22		
64	243°26'05"	15.9		
65	278°56'15"	26.505		
66	268°42'50"	22.505		
67	247°53'55"	20.34		
68	238°33'40"	17.57		
69	216°20'35"	14		
70	201°01'05"	14		
71	189°01'05"	14		
72	171°27'55"	14.115		
73	159°07'00"	20.96		
74	133°20'25"	42.99		
75	36°37'45"	63.065		
80	131°29'30"	6.345		
81	97°45'05"	51.13		
92	171°35'00"	37.615		
93	20°40'05"	40.8		
94	23°01'30"	54.385		
95	42°42'35"	29.97		
96	70°38'35"	85.855		
97	127°57'00"	68.155		
98	102°17'35"	25.90	26.865	30
207	97°45'05"	31.73		
208	142°40'35"	14.16		
209	187°36'05"	72.335		
210	238°33'10"	30.265		
211	322°45'00"	26.155		
212	7°45'05"	82.965		
219	295°52'55"	37.96	41.095	30
220	335°07'35"	19.025		
221	6°00'40"	5.965		
222	34°16'35"	11.185		
223	68°19'30"	35.83		
224	51°02'55"	71.845		
250	127°57'00"	95.5		

VIDE SHEET 2

VIDE SHEET 2

206 D.P.1104390

PT.1

R.M.G.I.P.F.D. 237°32'-17.105 (D.P.1104390)

136.21 256° 38' 15"

219

207 D.P.1104390 VIDE SHEET 2

3

PT.1 1.190ha

127° 57' 40" 199.705

57' 90° 76° 38' 15" 129.395

4

278° 12' 82.66

31°36'30" 70.33

64.225 97°45'50"

VIDE DIAGRAM 9

2

(I)

7 3801m²

97°45'05"-4.91

(19.31) (23.06)

M

VIDE SHEET 2

DIAGRAM 3 R.R. 1:1250

SANDSTONE RESIDENCE

6

210 D.P.1104390

206 D.P.1104390

R.M.G.I.P.F.D. 201.34-2.95 (D.P.1104390)

3°07'40" 3.575 Arc 3.575 Rad 61

ESMT Connection 137°40'10" 16.515

6

VIDE SHEET 2 ESMT Connection 152°24'30" 15.765

205 D.P.1104390 Ch 149°44'10"-95.085 Arc 109.035 Rad 61.0

VIDE SHEET 2

DIAGRAM 3 SHORT LINE TABLE

No.	BEARING	CHORD	ARC	RAD
197	313°05'10"	34.03	36.185	30
181	221°27'00"	15.71	16.065	22
182	213°53'50"	13.87	13.995	30
183	170°21'15"	35.905		
184	250°24'15"	25.765		
422	289°27'55"	28.70	31.265	22
423	334°05'55"	3.005	3.005	22
424	342°49'45"	3.69	3.695	22
425	340°08'35"	44.33	45.365	61

(B) RIGHT OF WAY 20.0 WIDE D.P.636613 V370409

(V) RIGHT OF ACCESSWAY VARIABLE WIDTH

(W) EASEMENT FOR SERVICES VARIABLE WIDTH

(M) EASEMENT FOR BATTER VARIABLE WIDTH (H)

(I) LAND EXCLUDES MINERALS & IS SUBJECT TO RIGHTS TO MINE-B896179

(D) EX-MINERALS BELOW DEPTH OF 192.4 METRES AND IS SUBJECT TO RIGHTS TO MINE.

(E) COVENANT-BK 2561 N°902.

(F) RESERVATIONS & CONDITIONS IN THE CROWN GRANT.

97° 33' 55" 251.545

97° 45' 10" 936.4 TO CONC BLK (ANGLE)

97° 33' 55" 97° 45' 10" 37.19 167.485

CONDELL PARK ROAD (10.06 WIDE & VARI)

131.66 98°17'40" 176.005 277°56'55" 81.47 278°03'25" 110.165 278° 19' 20"

POST AT COR. R.M.G.I.P.F.D. 72°39'-2.565 (D.P.636613)

(FCE 10.0 N)

(FCE 0.11)

OLD POST AND WIRE FENCE

R.M.G.I.P.F.D. 8°12'-1.0 (D.P.629975)

R.M. GONE (D.P.836296) OLD PEG FD. AT BASE OF ORP

(FCE 0.22)

CONC BLK FD AT ANGLE (D.P.499022)

CONC BLK GONE (D.P.499022)

CONC BLK FD AT ANGLE (D.P.499022)

CONC BLK FD. AT COR. (D.P.499022)

R.M.G.I.P. 24.3°33'-6.25 (D.P.1104390)

OLD PEG FD. AT COR. R.M.G.I.P. GONE (D.P.218290)

124.385 (ESMT) 187°48'50" 24.575

601525

187° 37' 55" (FCE 0.21)

5 D.P.218290

5 D.P.836296

103 D.P.629975

4 D.P.836296

HORNBY STREET WEST 130.475 WIDE & VAR.)

POST & WIRE FENCE DN 0.07 BLDY

(4.195) (ESMT)

306.475 37°

7°

50°

VIDE SHEET 5 DIAG 6

VIDE SHEET 5 DIAG 8

SEE SHEET 5 FOR CONTINUATION

DIAGRAM 6 R.R. 1:1800

(C) EASEMENT FOR PIPELINE 24.385 WIDE D.P.499002,Q147076

(J) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J)

(F) RESTRICTION ON USE OF LAND (F)

(19.31) 3.0 2.75 3.0 123.06

5.5 5.5 2.75

DIAGRAM 9 1:200

VIDE SHEET 7 FOR CONTINUATION

DP270536

Registered 13-11-2007

This is sheet 4 of my plan in 7 sheets dated

B Franklin

Surveyor registered under the Surveyors Act 1929

This sheet 4 of the plan the plan of 7 sheets covered by subdivision certificate No. 31 of 2007

Authorised Person/~~General Manager~~/~~Accredited Certifier~~

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

Reduction Ratio 1:

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

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DETAIL PLAN

SHEET 4 OF 4 SHEETS

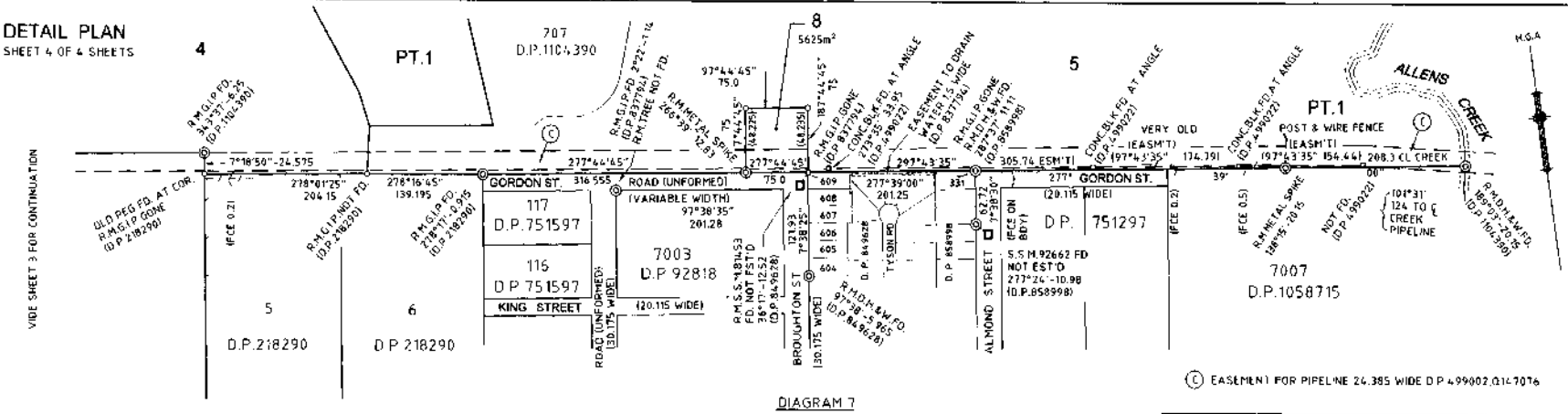
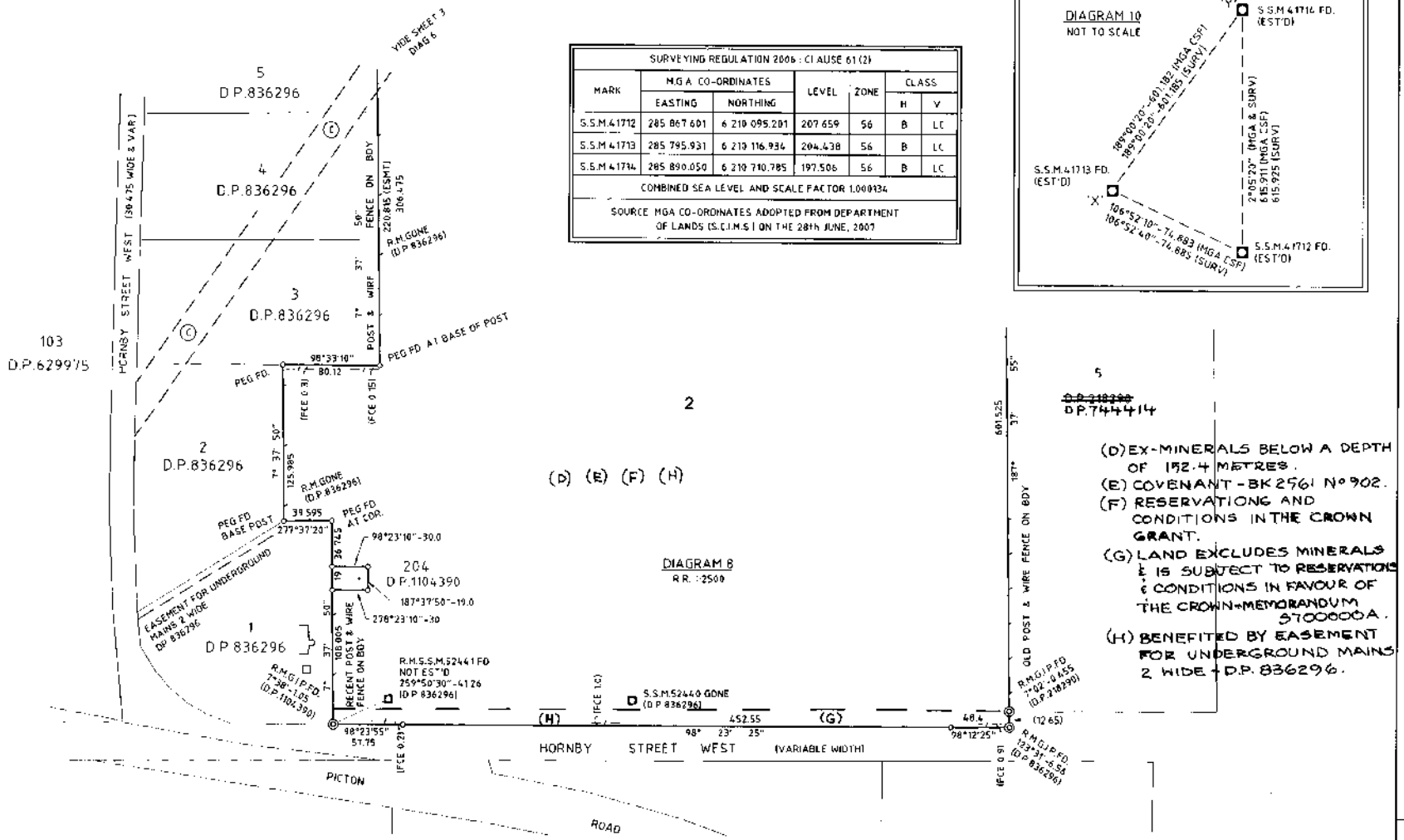


DIAGRAM 7
R.P. 1:4000

Ⓒ EASEMENT FOR PIPELINE 24.385 WIDE D.P.499002,D.147076

SURVEYING REGULATION 2006 : CLAUSE 61 (2)						
MARK	M.G.A CO-ORDINATES		LEVEL	ZONE	CLASS	
	EASTING	NORTHING			H	V
S.S.M.41712	285 867.601	6 210 095.201	207.659	56	B	LC
S.S.M.41713	285 795.931	6 210 116.936	204.438	56	B	LC
S.S.M.41714	285 890.050	6 210 710.785	197.506	56	B	LC
COMBINED SEA LEVEL AND SCALE FACTOR 1.000434						
SOURCE MGA CO-ORDINATES ADOPTED FROM DEPARTMENT OF LANDS (S.C.I.M.S.) ON THE 28th JUNE, 2007						

DIAGRAM 10
NOT TO SCALE



~~D.P.218290~~
D.P.744414

(D) EX-MINERALS BELOW A DEPTH OF 152.4 METRES.
(E) COVENANT - BK 2561 Nº 902.
(F) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT.
(G) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS IN FAVOUR OF THE CROWN - MEMORANDUM 9700000A.
(H) BENEFITED BY EASEMENT FOR UNDERGROUND MAINS 2 WIDE - D.P. 836296.

DP270536

Registered: 13-11-2007

This is sheet 5 of my plan in 7 sheets dated

B Franklin
Surveyor registered under the Surveyors Act 1929

Title is sheet 5 of the plan the plan or 7 sheets covered by subdivision certificate No 31 dated at 2007

Authorised Person/~~General Manager/Accredited Officer~~

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

Reduction Ratio 1:

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 2331036 Issue K

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

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Registered: 13.11.2007

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B Frankl

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Authorised Person/~~General Manager~~/~~Accredited Certifier~~

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

Reduction Ratio 1: 10000

SHORT LINE TABLE

No.	BEARING	CHORD	ARC	RADIUS
1	272°58'40"	13.295	13.325	61
2	261°40'45"	10.72	10.735	61
3	295°52'55"	37.96	41.095	30
4	335°07'35"	19.025		
5	6°00'40"	5.965		
6	34°16'30"	11.185		
7	68°19'10"	35.83		
8	51°02'55"	71.845		
9	83°57'45"	34.515	34.995	61
10	54°57'30"	86.925	96.75	61
11	9°35'35"	16.865		
12	64°37'40"	38.375		
13	356°18'45"	47.755		
14	35°59'40"	11.115		
15	14°53'05"	12.445		
16	25°21'05"	25.215	25.4	61
17	340°03'35"	36.995	43.94	22
18	305°01'30"	22.655	23.23	30
19	286°49'20"	79.05	85.995	61
20	269°17'55"	47.4	48.68	61
21	292°09'35"	43.315		
22	353°58'30"	52.885	64.73	30
23	46°43'00"	33.115	33.54	61
24	67°50'40"	6.05		
25	89°00'55"	68.54		
26	52°52'10"	73.075		
27	44°23'55"	65.04		
28	339°57'15"	77.26		
29	344°15'30"	55.645		
30	25°00'05"	74.135		
31	171°44'30"	46.31		
32	190°37'35"	47.175		
33	191°33'05"	44.465		
34	194°30'45"	35.855		
35	123°00'05"	21.79		
36	170°46'50"	23.275		
37	205°04'30"	23.475		
38	248°27'50"	71.325		
39	175°31'40"	34.745		
40	188°16'05"	78.795		
41	278°23'45"	60.6		
42	243°45'45"	59.145		
43	211°52'50"	57.22		
44	192°06'30"	38.17		
45	169°58'40"	50.665		
46	171°38'40"	12.28		
47	207°28'30"	57.085		
48	203°30'40"	69.345		
49	180°11'30"	27.015		
50	175°53'40"	49.875		
51	181°10'30"	35.35		
52	206°28'10"	19.155		
53	222°42'35"	29.97		
54	293°01'30"	54.385		
55	200°48'05"	40.8		
56	171°45'00"	37.615		
57	317°45'50"	64.225		
58	11°36'25"	70.33		
59	36°32'45"	63.065		
60	101°45'20"	23.555		

REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
2	251°47'	2.93	RM DH&W.FD D.P.1104390
3	202°40'	23.44	RM.DH&W.FD. D.P.1104390
4	119°42'	6.095	RM.DH&W.FD. D.P.1104390
5	107°18'	2.82	RM DH&W.FD. D.P.1104390
6	334°25'	16.19	RM DH&W.FD D.P.1104390
7	76°57'	16.56	RM DH&W.FD. D.P.1104390
15	75°49'	12.03	RM DH&W.FD. D.P.1104390
17	356°31'	21.22	RM.DH&W.FD. D.P.1104390
18	233°11'	4.3	RM.DH&W.FD. D.P.1104390
19	264°08'	15.335	RM DH&W.FD. D.P.1104390
20	125°26'	4.765	RM DH&W.FD D.P.1104390
21	110°27'	23.32	RM DH&W.FD. D.P.1104390
28	237°32'	17.105	RM GIP FD. D.P.1104390

SHORT LINE TABLE

No.	BEARING	CHORD	No.	BEARING	CHORD	No.	BEARING	CHORD
251	101°45'20"	23.555	265	101°10'00"	18.67	279	120°01'00"	17.585
252	69°15'10"	13.09	266	108°44'30"	21.34	280	127°55'15"	36.91
253	78°00'15"	34.535	267	122°03'55"	22.79	281	122°21'25"	14.29
254	61°41'45"	20.275	268	128°11'50"	24.72	282	123°28'25"	80.705
255	58°58'05"	16.545	269	141°14'10"	34.7	283	115°47'50"	40.7
256	58°19'20"	39.55	270	123°08'55"	21.035	284	119°33'20"	27.29
257	50°57'25"	26.86	271	127°44'45"	42.255	285	93°18'55"	29.4
258	57°40'40"	48.085	272	120°32'55"	54.515	286	120°01'55"	92.695
259	67°23'30"	22.09	273	121°49'20"	67.595	287	110°52 25"	12.79
260	54°43'00"	35.335	274	130°15'40"	43.9	288	138°42'50"	10.42
261	81°40'35"	16.105	275	126°57'35"	16.135	289	143°59'35"	22.43
262	69°35'10"	24.77	276	125°25'00"	69.135	290	166°48'30"	63.525
263	93°22'45"	41.33	277	134°43'40"	58.7	291	191°09'05"	19.915
264	81°29'40"	18.85	278	132°10'20"	64.58	292	138°38'00"	18.17

SHORT LINE TABLE

No.	BEARING	CHORD
293	201°42'55"	49.945
294	191°15'20"	19.055
295	160°27'55"	55.6
296	172°10'15"	11.295
297	173°13'00"	17.31
298	191°02'40"	16.71
299	204°06'45"	27.765
300	210°28'50"	22.385
301	245°02'45"	32.76
302	217°48'00"	66.985
303	263°38'50"	36.09
304	293°31'10"	15.135
305	276°14'40"	23.515
306	270°39'50"	30.66
307	247°03'55"	28.24
308	239°22'05"	35.64
309	259°07'45"	21.815
310	227°36'30"	24.805
311	229°52'30"	13.875
312	228°14'10"	25.535
313	247°46'05"	27.945
314	239°10'10"	25.535
315	275°12'30"	45.25
316	199°51'20"	22.205
317	196°10'45"	68.05
318	182°13'10"	72.93
319	168°52'55"	62.575
320	172°33'20"	33.3
321	177°08'15"	26.605
322	175°46'40"	51.035
323	189°10'10"	22.555
324	155°08'20"	37.725
325	144°59'20"	59.665
326	135°26'20"	49.1
327	130°56'05"	53.13
328	192°58'35"	8.315
329	144°41'15"	31.225
330	129°16'55"	23.905
331	105°08'30"	40.49
332	89°28'10"	21.965
333	81°56'25"	48.08
334	93°35'55"	15.345
335	105°02'25"	56.135
336	124°46'15"	10.915
337	114°46'00"	39.01

SHORT LINE TABLE

No.	BEARING	CHORD
338	106°08'35"	31.565
339	113°46'35"	8.81
340	74°09'40"	12.52
341	66°30'30"	7.5
342	47°22'45"	51.15
343	49°58'45"	15.22
344	54°22'40"	29.155
345	49°09'35"	26.2
346	75°47'10"	10.815
347	84°32'55"	6.525
348	152°48'20"	9.265
349	178°46'15"	38.495
350	197°37'20"	62.315
351	191°57'05"	38.1
352	191°48'30"	41.545
353	200°08'00"	36.61
354	205°19'55"	22.02
355	200°30'55"	19.56
356	202°33'20"	20.12
357	205°20'35"	26.855
358	178°24'15"	25.85
359	197°11'15"	29.4
360	207°32'10"	19.115
361	185°09'10"	38.89
362	175°18'05"	29.62
363	212°27'35"	14.51
364	228°12'35"	30.58
365	236°03'55"	19.755
366	244°03'00"	27.155
367	226°59'00"	11.355
368	188°13'15"	41.215
369	166°04'10"	8.21
370	174°16'00"	6.885
371	181°14'10"	8.57
372	180°53'30"	31.74
373	154°38'05"	20.66
374	162°04'30"	17.16
375	127°28'05"	39.48
376	137°45'50"	9.08
377	112°38'50"	27.145
378	95°41'35"	22.96
379	60°08'35"	5.365
380	38°52'55"	13.91
381	34°19'00"	33.22
382	43°18'30"	23.025
383	62°34'50"	26.59
384	75°05'10"	49.37
385	71°28'00"	13.185
386	81°53'50"	21.325
387	102°20'55"	6.71
388	134°52'05"	6.54
389	177°32'05"	10.98
390	206°48'40"	79.085
391	209°01'40"	32.06
392	218°58'05"	99.935
393	212°47'45"	21.735
394	259°50'45"	23.55
395	214°01'50"	14.39
396	179°08'20"	7.65
397	163°06'20"	18.39
398	113°27'15"	28.575
399	78°11'00"	26.585
400	101°13'15"	15.24
401	112°24'10"	26.61
402	121°19'30"	13.895
403	149°51'00"	27.085
404	158°37'10"	21.185
405	180°20'10"	22.52
406	185°26'40"	19.7
407	70°38'35"	85.655

COMMUNITY PLAN

(A) RIGHT OF ACCESSWAY VARIABLE WIDTH IN

(P) EASEMENT FOR SERVICES VARIABLE WIDTH (P)

(M) EASEMENT FOR BATTER VARIABLE WIDTH (M)

VIDE DIAGRAM 12

DIAGRAM 12 NOT TO SCALE

DIAGRAM 14 NOT TO SCALE

DIAGRAM 15 NOT TO SCALE

DIAGRAM 16 NOT TO SCALE

DIAGRAM 13 NOT TO SCALE

MOOLGUN OR ALLENS CREEK — CENTRE LINE OF ALLENS CREEK IS THE BOUNDARY VIDE SHORT LINE TABLE LINE 251 TO 289

HUME HIGHWAY

CONNECTION 109°39'35" 329.215

TOTAL AREA 112.265ha

PT.1 43.667ha

PT.1 6.894ha

PT.1 60.517ha

PT.1 1.190ha

CONDELL PARK ROAD (10.06 WIDE & VAR.)

D.P.1104390

D.P.1108927

D.P. 210

D.P. 211

D.P. 205

D.P. 103

D.P. 102

D.P. 208

RM DH&WING FD 102°49' 11.83 DP1104390

RM DH&WING FD 104°33' 4.895 DP1044390

DH & WING FD DP251050

47°52'50"-12

47°52'50"-58.495

47°55'05"-46.925

R.M.METAL SPIKE 23°52'-27.15

R.M.METAL SPIKE 158°15'-26.15

RM DH&W 180°02'-29.15 DP1104390

279° 39' 208.3 TO CREEK

SHORT LINE No.251 IS START OF LREEK BOUNDARY AND PROCEEDS SEQUENTIALLY TO SHORT LINE No.406

SHORT LINE No.251 IS START OF CREEK BOUNDARY AND PROCEEDS SEQUENTIALLY TO SHORT LINE No.406

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 2331096 Issue K

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HISTORICAL FILE
SEE DOCUMENT A FILED WITH ADMINISTRATION SHEET

LOT NUMBER	UNIT ENTITLEMENT	SUBDIVISION
2	1,663,613	DP280010
3	1,736,456	
4	960,018	
5	2,714,133	
6	2,872,689	
7	31,973	
8	47,118	
TOTAL	10,000,000	

DP270536

Registered: DEC 13-11-2007

This is sheet 7 of my plan in 7 sheets dated

B Frankl
Surveyor registered under the Surveyors Act 1929

This is sheet 7 of the plan the plan of 7 sheets covered by subdivision certificate No. 31 of 2007

Authorised Person/~~General Manager/Accredited Certifier~~

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

THIS SHEET SHOWS AN INITIAL SCHEDULE FOR 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 SHEETS 7A,7B OR 7C AS THE CIRCUMSTANCES REQUIRE

I Elizabeth Snell
OF Lands Surys

BEING A VALUER REGISTERED UNDER THE VALUERS REGISTRATION ACT 1975, CERTIFY THAT THE UNIT ENTITLEMENTS SHOWN ON THIS SHEET ARE BASED UPON VALUATIONS MADE BY ME ON

1 September 2006

SIGNATURE.

DATE 28 August 2007

Reduction Ratio 1:

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SURVEYOR'S REFERENCE: 2331056 Issue K

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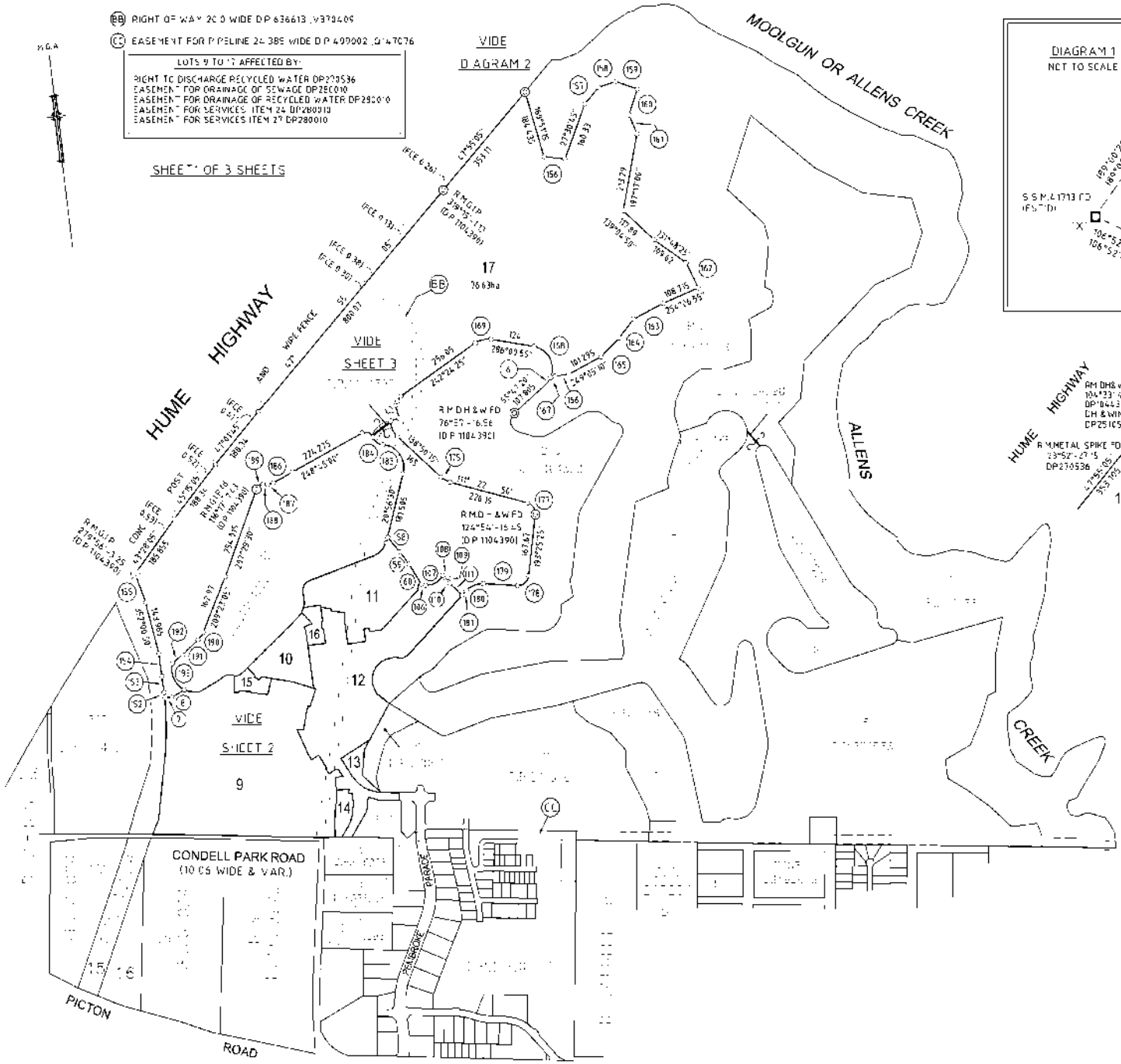
Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:8 of 80
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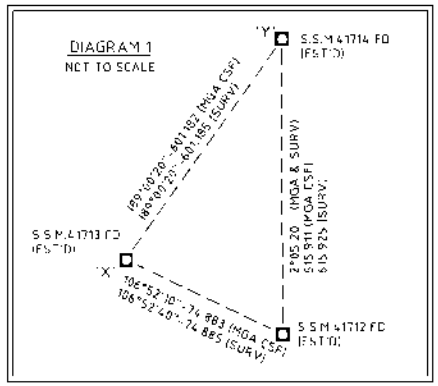
(BB) RIGHT OF WAY 20.0 WIDE DP 636613 ,W378406

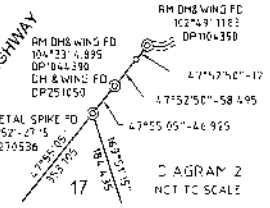
(C) EASEMENT FOR PIPELINE 24.385 WIDE DP 499002 ,Q147076

LOTS 9 TO 17 AFFECTED BY:
RIGHT TO DISCHARGE RECYCLED WATER DP270536
EASEMENT FOR DRAINAGE OF SEWAGE DP280010
EASEMENT FOR DRAINAGE OF RECYCLED WATER DP280010
EASEMENT FOR SERVICES ITEM 24 DP280010
EASEMENT FOR SERVICES ITEM 27 DP280010

SHEET 1 OF 3 SHEETS







SCHEDULE OF SHORT & CURVED BOUNDARIES

No	BEARING	CHORD	ARC	RADIUS
6	46°43'00"	35.195	38.54	61
7	97°53'10"	28.37		
8	66°36'10"	41.13		
58	145°49'20"	52.63		
59	148°15'50"	42.805		
60	154°52'45"	54.75		
106	111°10'05"	5.635		
107	72°45'05"	62.085	66.30	53
108	127°04'00"	15		
109	229°46'55"	38.895	80	69
110	110°45'50"	7.615		
111	140°12'30"	53.9		
152	1°58'45"	9.04		
153	358°33'20"	45.195		
154	359°19'20"	61.895		
155	346°25'20"	83.74		
156	102°39'50"	59.155		
157	47°58'20"	59.62		
158	79°28'55"	51.115		
159	115°25'45"	64.2		
160	285°00'25"	74.195		
161	154°15'30"	55.645		
162	159°57'15"	77.26		
163	253°03'25"	94.25		
164	226°23'55"	65.84		
165	232°52'10"	78.975		
166	269°00'55"	48.54		
167	247°56'40"	6.05		
168	338°29'25"	96.755	111.735	51
169	256°12'45"	45.315	46.425	51
170	175°06'35"	28.95	29.23	51
177	152°24'10"	39.38	42.955	30
178	236°56'45"	41.29	45.56	30
179	285°27'50"	36.885		
180	255°18'10"	51.24	53.435	61
181	235°12'50"	17.315		
183	279°44'10"	94.085	109.035	61
184	313°05'10"	34.03	35.185	30
185	298°11'45"	33.43	37.97	22
186	247°37'40"	61.845		
187	267°46'50"	20.67	21.135	30
188	279°43'35"	8.565		
189	239°30'20"	23.325	24.585	22
190	221°53'20"	26.39	26.6	61
191	234°22'50"	39.87		
192	237°39'55"	36.225		
193	152°58'05"	79.49	85.36	61.79

SURVEYING REGULATION 2006 CLAUSE 35 (1) (b) AND CLAUSE 61 (2)

MARK	M.G.A. CO-ORDINATES		LEVEL	CLASS		METHOD	ORIGIN
	EASTING	NORTHING		H	V		
S.S.M.41712	285 857.566	6 210 095.243	207.659	B	LC	S.C.I.M.S.	S.C.M.S.
S.S.M.41713	285 795.896	6 210 115.975	204.438	B	LC	S.C.I.M.S.	S.C.M.S.
S.S.M.41714	285 890.020	6 210 210.826	197.506	B	LC	S.C.I.M.S.	S.C.M.S.
S.S.M.100188	286 587.75	6 209 799.77	201.15	C	D	SURVEY	
S.S.M.165511	286 593.47	6 210 035.06	193.23	C	D	SURVEY	
COMBINED SEA LEVEL AND SCALE FACTOR 1.000134 ZONE 56							
SOURCE MGA CO-ORDINATES ADOPTED FROM DEPARTMENT OF LANDS (S.C.I.M.S.) ON THE 4TH March, 2008							

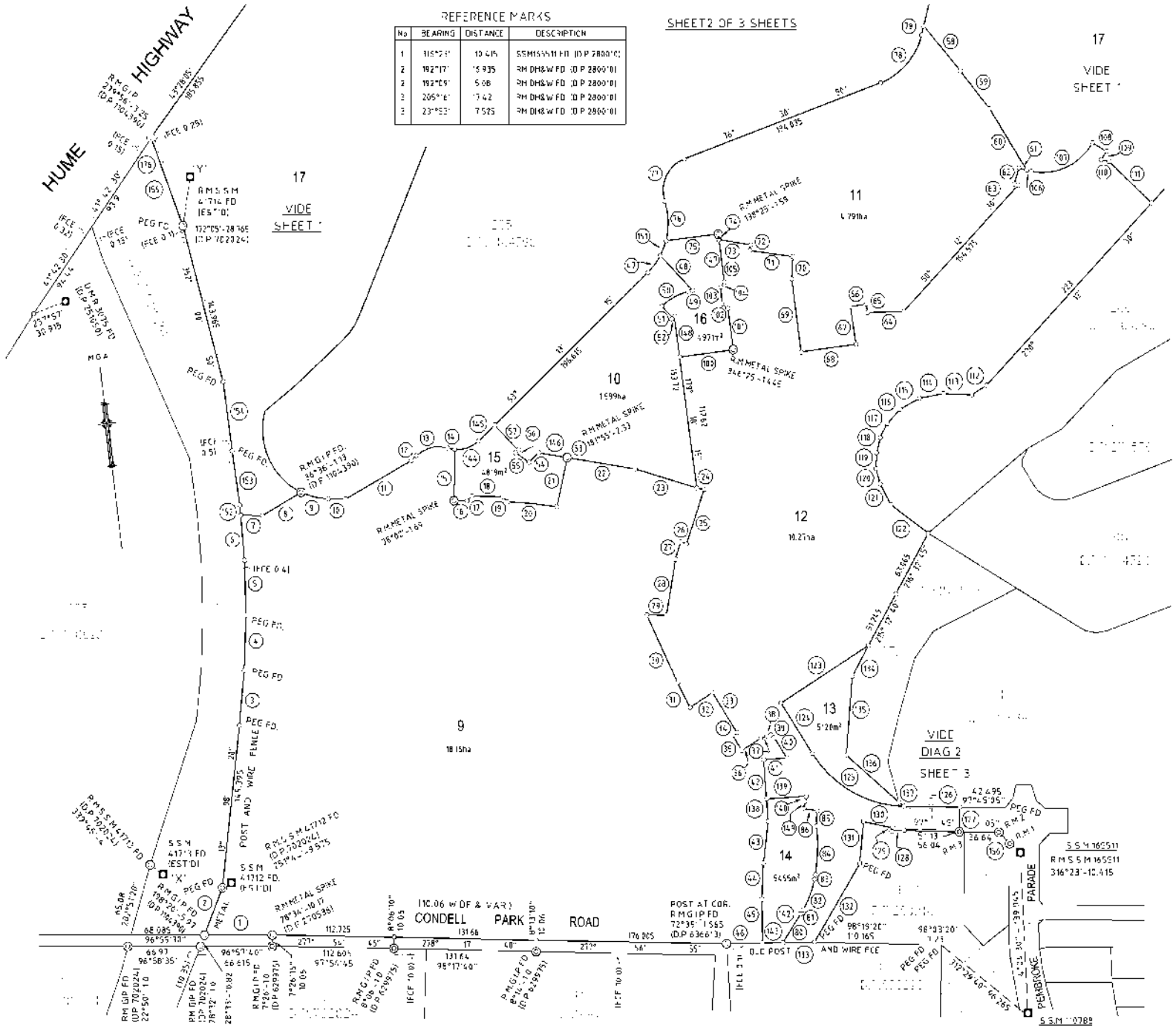
Surveyor : Brian John Franklin Date of Survey : 7th Feb 2008 Surveyor's Ref : 23310 S13 Issue Bc	PLAN OF SUBDIVISION OF LOT 3 & 6 IN D.P.270536	LGA : WOLLONDILLY Locality : WILTON Subdivision No : 21/2008 OF 26/4/2008 Lengths are in metres Reduction Ratio 1 : 8000	Registered 10-6-2008	DP270536

SCHEDULE of SHORT & CURVED BOUNDARIES

No	BEARING	CHORD	ARC	RAD	No	BEARING	CHORD	ARC	RAD
1	276°57'40"	62.715			74	359°16'20"	6.855		
2	28°34'00"	45.275			75	90°01'05"	43.58		
3	12°18'20"	49.195			76	5°09'05"	35.19	35.695	61
4	8°52'05"	49.195			77	32°21'00"	41.125	46.165	30
5	5°26'40"	49.195			78	43°43'40"	56.87	59.165	61
6	1°58'40"	43.16			79	20°56'30"	8.495		
7	97°53'15"	20.37			80	39°35'10"	31.345		
8	66°35'10"	41.13			81	39°35'10"	2.025		
9	109°58'45"	25.87	28.965	61.75	82	28°13'30"	32.13	32.34	61.5
10	97°53'15"	16.035			83	16°51'20"	0.775		
11	67°35'40"	69.855			84	9°01'45"	45.05	45.2	166.5
12	54°25'05"	6.455			85	8°39'55"	12.91	13.75	53.5
13	84°00'30"	29.66	31.025	30	86	106°01'35"	13		
14	107°21'05"	0.57	0.58	30	101	89°18'15"	90		
15	7°53'40"	45.225			102	179°18'15"	37.085		
16	97°53'10"	12.16			103	134°18'15"	9.78		
17	53°03'45"	6.195			104	182°19'55"	15.01		
18	97°53'10"	28.65			105	44°16'15"	5.655		
19	143°53'50"	6.28			106	359°18'15"	38.175		
20	102°26'35"	45.875	45.9	4.07.5	107	111°10'05"	4.435		
21	19°10'30"	44.985			108	72°55'05"	62.085	66.33	53
22	166°02'55"	63.955			109	127°04'00"	15		
23	113°38'25"	59.17			110	220°08'55"	9.895	89	58
24	107°21'00"	6.995			111	112°45'55"	7.65		
25	24°29'55"	51.11			112	110°12'30"	53.9		
26	115°22'35"	5.535			113	245°26'55"	15.9		
27	25°02'50"	16.145			114	218°56'15"	26.505		
28	156°28'35"	50.115			115	265°42'50"	22.605		
29	277°36'00"	18.24			116	245°53'55"	20.34		
30	161°50'20"	67.05			117	230°33'40"	17.57		
31	158°52'05"	24.65			118	214°09'35"	IL		
32	64°41'45"	24.56			119	201°30'05"	IL		
33	156°41'20"	42			120	189°01'05"	IL		
34	244°41'35"	2.37			121	177°32'55"	IL 1.75		
35	154°41'35"	16			122	159°07'00"	20.96		
36	64°41'35"	18.385			123	143°20'25"	42.99		
37	175°49'00"	5.815			124	64°41'35"	95.71		
38	86°42'55"	3.85			125	154°09'25"	53.575		
39	109°05'30"	2.045			126	125°57'15"	57.355	101.4	153
40	154°41'55"	23.855			127	92°54'55"	51.13		
41	272°48'30"	21.425			128	187°45.05	22		
42	182°48'35"	35.18			129	280°22.25"	17.44	111.445	125
43	13°36'00"	37.445			130	13°50'55"	7		
44	9°41'15"	32.24			131	269°18.25	37.07	37.175	123
45	186°03'25"	38.985			132	192°10'25"	37.42		
46	276°02'25"	33.26			133	217°47'25"	81.78		
47	66°16'35"	18.535	18.705	61	134	276°03.25"	29.29		
48	143°03'45"	43.49			135	215°27'40"	31.45		
49	89°51'00"	0.945			136	19°36'15"	70.31		
50	71°10.23"	31.81	31.83	49.5	137	137°45'50"	64.225		
51	322°59'15"	15			138	13°29'30"	6.315		
52	54°21'50"	1.565	1.565	34.5	139	92°40'30"	12.12		
53	286°07'55"	90.67			140	26°37'35"	4.275	4.28	3.5
54	53°03'45"	12.195			141	219°35'15"	13.43		
55	131°45'10"	15.295			142	216°03.25"	18.92		
56	53°03'45"	3			143	78°19'40"	23.19	23.61	30
57	143°07'55"	31.045			144	53°01'55"	28.755		
58	146°45'20"	52.63			145	106°07'55"	26.68		
59	148°15'50"	42.805			146	179°18'15"	43.03		
60	154°52'45"	64.75			147	359°18'15"	36.105		
61	113°34.05	7.38			148	169°01'55"	7.18	7.185	66.5
62	23°35.05"	15			149	28°47'10"	14.415	14.45	61
63	113°34'05"	3.1			150	1°58.40"	9.04		
64	95°26.55	33.485			151	358°33.20"	64.195		
65	178°01'50"	7.725			152	359°18'20"	61.875		
66	88°01'30"	15			153	346°25'20"	23.74		
67	178°01.50	34.085			154	42°48'05"	14.16		
68	88°17'10"	51.21			155	42°28'05"	2.485		
69	179°23'25"	65.655							
70	9°20'20"	19.99							
71	104°34.20"	43.12							
72	15°34'25"	5	5	143					
73	106°34'30"	29.75							

REFERENCE MARKS

No	BEARING	DISTANCE	DESCRIPTION
1	115°23'	10.415	SSM165511 FD (D P 2800'01
2	192°17'	15.935	RM DH&W FD (D P 2800'01
3	192°09'	5.98	RM DH&W FD (D P 2800'01
3	205°18'	17.42	RM DH&W FD (D P 2800'01
3	23°53'	7.525	RM DH&W FD (D P 2800'01


SHEET2 OF 3 SHEETS
HUME HIGHWAY
17
VIDE SHEET 1
11
4.791ha
16
4.971m²
10
1.599ha
15
48.9m²
12
10.27ha
13
5.20m²
14
5455m²
9
18.15ha
VIDE DIAG 2 SHEET 3
CONDELL PARK ROAD
(10.06 W.OF & WARJ)
POST AT COR. R.M.G.I.P.FD 72°35' 1.565 (D.P.636613)
R.M.S.M.165511 316°23'-10.415
PARADE
PEMBROKE
POST AND WIRE FENCE
R.M.S.M.41712 FD (D.P.702024)
S.S.M. 41712 FD. (EST'D)
R.M.G.I.P.FD (D.P.702024)
R.M.METAL SPIKE
PEG FD
IRON PEG FD
IRON PIPE FD
IRON PIPE
IRON PEG
IRON PIPE FD
IRON PEG
IRON PIPE
IRON PEG
IRON PIPE
IRON PEG
IRON PIPE

SHEET 3 OF 3 SHEETS

DIAGRAM 3
R.R. 1:1250

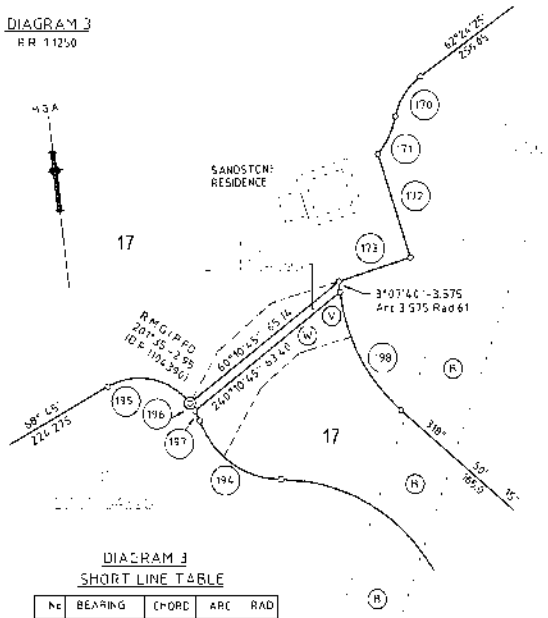


DIAGRAM 3
SHORT LINE TABLE

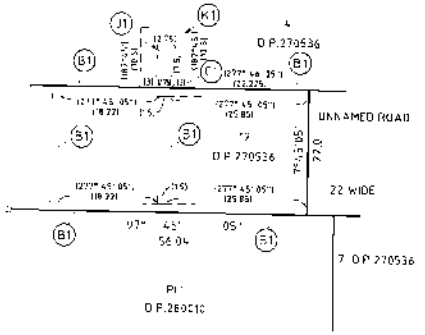
No	BEARING	CHORD	ARC	RAD
170	221°27'00"	15.71	15.365	22
171	213°53'50"	13.87	13.995	30
172	175°21'15"	35.905		
173	260°24'15"	25.765		
194	313°05'15"	34.03	36.185	30
195	289°27'55"	28.70	31.265	22
196	334°05'55"	3.505	3.695	22
197	342°19'45"	3.69	3.695	22
198	314°08'35"	44.33	45.365	51

(R) RIGHT OF WAY 20.0 WIDE D.P.536613 W370409

(V) RIGHT OF ACCESSWAY
VARIABLE WIDTH (D.P.270536)

(W) EASEMENT FOR SERVICES
VARIABLE WIDTH (D.P.270536)

DIAGRAM 2
R.R. 1:650



(31) EASEMENT FOR UNDERGROUND CABLES 1.5 WIDE VIDE DP280010

(C) EASEMENT FOR UNDERGROUND CABLES 2 WIDE VIDE DP280010

(J1) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE VIDE DP280010

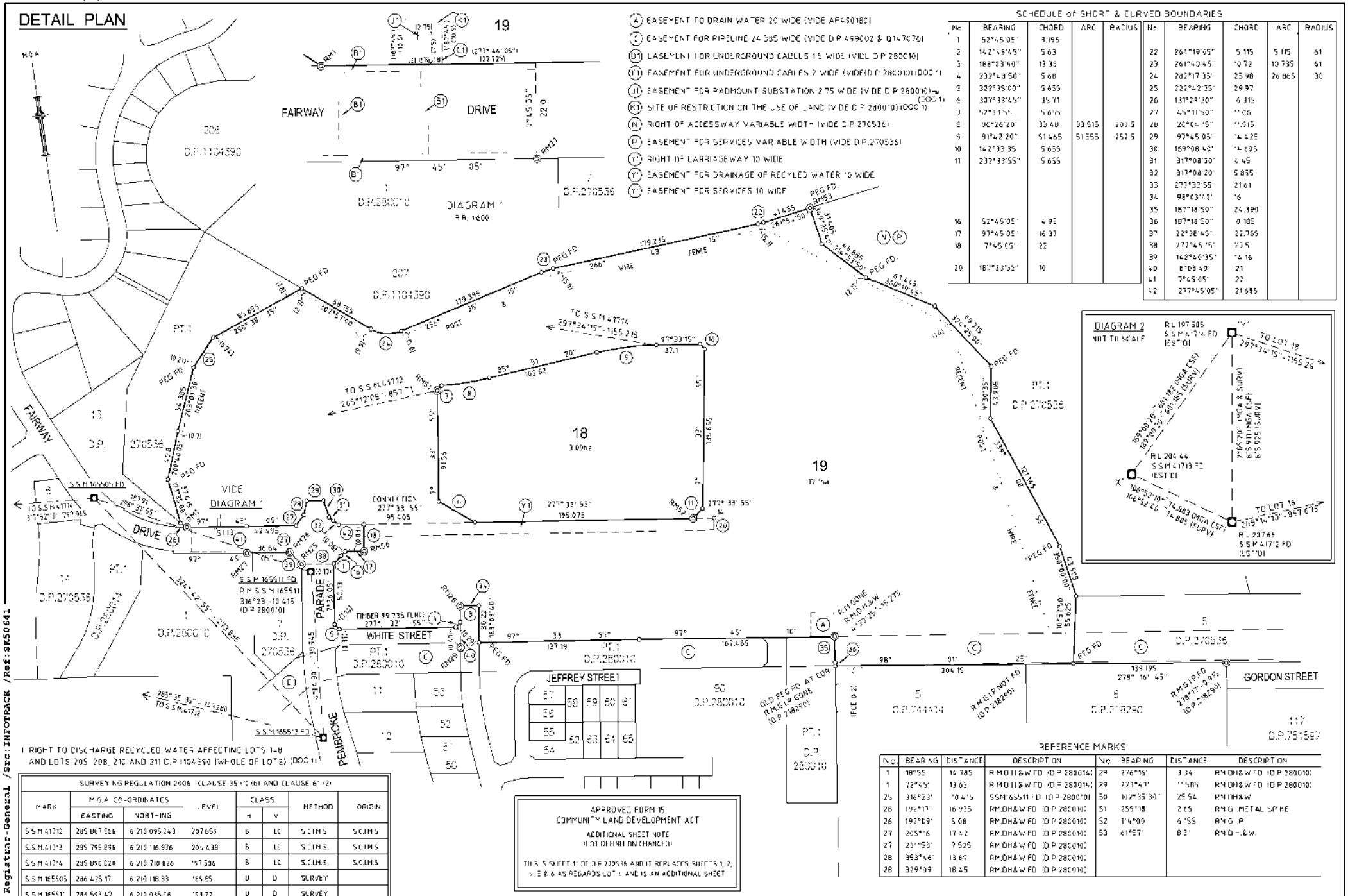
(K) SITE OF RESTRICTION ON THE USE OF LAND VIDE DP280010

Surveyor : Brian John Franklin Date of Survey : 7th Feb 2008 Surveyor's Ref : 23310 S13 Issue Bc	**PLAN OF** SUBDIVISION OF LOT 3 & 6 IN D.P.270536	LGA : WOLLONDILLY Locality : WILTON Subdivision No : 21/2008 OF 28/4/2008 Lengths are in metres Reduction Ratio :	Registered 10-6-2008	DP270536

ADDITIONAL SHEET 10

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DETAIL PLAN



(A) EASEMENT TO DRAIN WATER 20 WIDE (VIDE AF490180)
(B) EASEMENT FOR PIPELINE 24.385 WIDE (VIDE D.P.459002 & D.1470761)
(B1) EASEMENT FOR UNDERGROUND CABLES 15 WIDE (VIDE D.P.280010)
(J1) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (VIDE D.P.280010) (DOC 1)
(K1) SITE OF RESTRICTION ON THE USE OF LAND (VIDE D.P.280010) (DOC 1)
(M) RIGHT OF ACCESSWAY VARIABLE WIDTH (VIDE D.P.270536)
(N) EASEMENT FOR SERVICES VARIABLE WIDTH (VIDE D.P.270536)
(P) EASEMENT FOR SERVICES 10 WIDE
(Y) RIGHT OF CARRIAGEWAY 10 WIDE
(Y) EASEMENT FOR DRAINAGE OF RECYCLED WATER 10 WIDE
(Y) EASEMENT FOR SERVICES 10 WIDE

(Y1) RIGHT TO DISCHARGE RECYCLED WATER AFFECTING LOTS 1-8 AND LOTS 205, 208, 210 AND 211 D.P.1104390 (WHOLE OF LOTS) (DOC 1)

SCHEDULE of SHORT & CURVED BOUNDARIES

No	BEARING	CHORD	ARC	RADIUS
1	52°45'05"	9.195		
2	142°45'45"	5.63		
3	188°03'40"	13.35		
4	232°43'50"	5.68		
5	322°35'00"	5.655		
6	307°33'45"	35.71		
7	52°33'55"	5.655		
8	90°26'20"	33.48	33.515	209.5
9	91°42'20"	51.465	51.555	252.5
10	142°33'35"	5.655		
11	232°33'55"	5.655		
16	52°45'05"	4.95		
17	97°45'05"	16.33		
18	7°45'05"	22		
20	181°33'55"	10		

No	BEARING	CHORD	ARC	RADIUS
22	264°19'05"	5.115	5.115	61
23	261°40'45"	10.72	10.735	61
24	282°17'35"	25.98	26.865	30
25	228°42'35"	29.97		
26	131°29'20"	6.315		
27	45°31'50"	11.26		
28	20°04'15"	11.915		
29	97°45'05"	14.425		
30	169°08'40"	14.605		
31	317°08'20"	4.45		
32	317°08'20"	5.835		
33	277°33'55"	21.61		
34	98°03'40"	16		
35	187°18'50"	24.390		
36	187°18'50"	0.185		
37	22°38'45"	22.765		
38	277°45'05"	23.5		
39	142°40'35"	14.16		
40	8°03'40"	21		
41	7°45'05"	22		
42	277°45'05"	21.685		

REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION	No	BEARING	DISTANCE	DESCRIPTION
1	18°55	14.785	RM DH&W FD (D.P.280010)	29	276°16'	3.34	RM DH&W FD (D.P.280010)
1	72°45'	13.65	RM DH&W FD (D.P.280010)	29	277°47'	11.585	RM DH&W FD (D.P.280010)
25	316°23'	10.415	S.S.M.16551 FD (D.P.280010)	50	102°35'30"	25.54	RM DH&W
26	192°17'	16.935	RM DH&W FD (D.P.280010)	51	255°18'	2.65	RM G.I. METAL SPIKE
26	192°09'	5.08	RM DH&W FD (D.P.280010)	52	1°49'00	6.155	RM G.I.P.
27	205°16'	17.42	RM DH&W FD (D.P.280010)	53	61°57'	8.31	RM D.H.&W.
27	23°59'	2.525	RM DH&W FD (D.P.280010)				
28	358°46'	13.65	RM DH&W FD (D.P.280010)				
28	329°09'	18.45	RM DH&W FD (D.P.280010)				

SURVEYING REGULATION 2006 CLAUSE 35 (1) (b) AND CLAUSE 61 (2)							
MARK	MGA CO-ORDINATES		LEVEL	CLASS		METHOD	ORIGIN
	EASTING	NORTHING		H	V		
S.S.M.41712	285 867 956	6 210 095 243	297.659	B	LC	S.C.I.M.S.	S.C.I.M.S.
S.S.M.41713	285 795 836	6 210 116.976	294.439	B	LC	S.C.I.M.S.	S.C.I.M.S.
S.S.M.41714	285 890 020	6 210 210 826	297.306	B	LC	S.C.I.M.S.	S.C.I.M.S.
S.S.M.16550	286 425.17	6 210 118.33	165.85	U	D	SURVEY	
S.S.M.16551	286 553.42	6 210 035.08	153.22	U	D	SURVEY	
S.S.M.16553	286 583.33	6 209 835.47	159.11	U	D	SURVEY	
COMBINED SEA LEVEL AND SCALE FACTOR 1.000124 ZONE 56							
SCURCE MGA CO-ORDINATES ACCEPTED FROM DEPARTMENT OF LANDS (S.C.I.M.S.) ON THE 10th FEBRUARY, 2010							

APPROVED FORM 15
COMMUNITY LAND DEVELOPMENT ACT
ADDITIONAL SHEET NOTE
(LOT DEFINITION CHANGED)
THIS SHEET 11 OF DP270536 AND IT REPLACES SHEETS 1, 2, 5, 6 & 8 AS REGARDS LOT 4 AND IS AN ADDITIONAL SHEET

Surveyor : Brian John Franklin
Date of Survey : 18 MAY 2010
Surveyor's Ref : D367SWS'8 Issue 1

PLAN OF
SUBDIVISION OF LOT 4 IN D.P.270536

LGA : WOLLONDILLY
Locality : WILTON
Subdivision No : 26 OF 2010
Lengths are in metres Reduction Ratio 1 : 2000

Registered
28.2010

DP270536
ADDITIONAL SHEET 11

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:11 of 80
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DETAIL PLAN

ADDITIONAL SHEET 12

(R1) EXTENSION FAIRWAY DRIVE AND EASEMENT FOR DRAINAGE OF RECYCLED WATER, EASEMENT FOR SERVICES, RIGHT TO DISCHARGE RECYCLED WATER (DP270536), EASEMENT FOR DRAINAGE OF SEWAGE (DP270536), EASEMENT FOR SERVICES (DP270536) AND EASEMENT FOR DRAINAGE OF WATER (DP270536)

(R2) EXTENSION WHITE STREET AND EASEMENT FOR DRAINAGE OF RECYCLED WATER, EASEMENT FOR SERVICES, RIGHT TO DISCHARGE RECYCLED WATER (DP270536), EASEMENT FOR DRAINAGE OF SEWAGE (DP270536), EASEMENT FOR SERVICES (DP270536) AND EASEMENT FOR DRAINAGE OF WATER (DP270536)

(R3) KENNIFF STREET AND EASEMENT FOR DRAINAGE OF RECYCLED ~~RECYCLED~~ WATER, EASEMENT FOR SERVICES, RIGHT TO DISCHARGE RECYCLED WATER (DP270536), EASEMENT FOR DRAINAGE OF SEWAGE (DP270536), EASEMENT FOR SERVICES (DP270536) AND EASEMENT FOR DRAINAGE OF WATER (DP270536)

SCHEDULE of SHORT BOUNDARIES

No.	BEARING	DISTANCE
1	142°33'50"	5.655
2	52°33'50"	5.655
3	97°33'55"	4.28
4	8°03'40"	13.22
5	278°03'40"	16
6	188°03'40"	13.36
7	232°48'50"	5.68
8	322°35'00"	5.655
9	52°45'05"	9.195
10	317°08'20"	4.505
11	349°08'40"	14.605
12	277°45'05"	14.425
13	200°04'15"	11.915
14	225°31'50"	11.06
15	311°29'30"	6.375
16	42°42'35"	29.97
20	7°18'50"	0.185
21	7°18'50"	24.385
22	52°33'50"	5.655
23	7°33'50"	23
24	52°33'55"	5.655
25	322°33'35"	5.655
28	232°33'55"	5.655
29	97°33'55"	20
30	52°33'55"	5.655
31	277°33'55"	28.425
32	8°03'40"	17
33	52°45'05"	4.95
34	97°45'05"	16.37
35	7°45'05"	22
36	277°45'05"	21.685
37	317°08'20"	5.8

SCHEDULE of CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
17	102°17'35"	25.98	26.865	30
18	81°40'45"	10.72	10.735	61
19	84°19'05"	5.115	5.115	61
26	271°42'20"	51.465	51.555	252.5
27	270°26'20"	33.48	33.515	209.5

SCHEDULE of REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
54	282°27'	5.925	R.M.D.H.&W.
54	281°16'	13.995	R.M.D.H.&W.
55	282°13'	5.94	R.M.D.H.&W.
55	279°53'	14.025	R.M.D.H.&W.
56	174°05'	7.925	R.M.D.H.&W.
56	183°48'	22.27	R.M.D.H.&W.
57	139°52'	8.735	R.M.D.H.&W.
57	171°53'	21.55	R.M.D.H.&W.
58	109°29'	23.585	S.S.M.165503
59	157°46'	13.53	R.M.D.H.&W.
59	146°57'	23.61	R.M.D.H.&W.
60	189°10'	2.8	R.M.D.H.&W.
60	183°48'	16.65	R.M.D.H.&W.

(A) EASEMENT TO DRAIN WATER 20 WIDE (VIDE AF490180)
(C) EASEMENT FOR PIPELINE 24.385 WIDE (VIDE DP499002 & Q147076)
(C1) EASEMENT FOR UNDERGROUND CABLES 2 WIDE (VIDE DP280010)
(J) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (VIDE DP280010)
(K1) RESTRICTION ON THE USE OF LAND (VIDE DP280010)
(U3) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
(V3) RIGHT OF CARRIAGEWAY VARIABLE WIDTH

THIS IS SHEET 12 OF D.P.270536 AND IT REPLACES SHEET 11 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

Surveyor : Brian Franklin
Date of Survey 20-01-2011
Surveyor's Ref D367SW S19 H

PLAN OF
Subdivision of Lot 19 DP270536, Easement and Restriction on the Use of Land Within Lot 18 DP270536

LGA : WOLLONDILLY
Locality : Wilton
Subdivision No : 5 of 2011
Lengths are in metres. Reduction Ratio 1 : 2000

Registered
6.6.2011

DP270536
ADDITIONAL SHEET 12

AREA OF LOT 20 AMENDED VIDE 2011/7075 1/8/2011

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:12 of 80
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ADDITIONAL SHEET 13

SURVEYING REGULATION 2006 : CLAUSE 35 (1) (b) AND CLAUSE 61 (2)							
MARK	M.G.A. CO-ORDINATES		LEVEL	CLASS		METHOD	ORIGIN
	EASTING	NORTHING		H	V		
S.S.M.41712	285 867.566	6 210 095.243	207.659	B	LC	S.C.I.M.S.	S.C.I.M.S.
S.S.M.41713	285 795.896	6 210 116.976	204.438	B	LC	S.C.I.M.S.	S.C.I.M.S.
S.S.M.41714	285 890.020	6 210 710.826	197.506	B	LC	S.C.I.M.S.	S.C.I.M.S.
S.S.M.165503	286 906.78	6 210 013.83	200.26	D	D	SURVEY	
S.S.M.175375	286 698.42	6 210 037.56	195.43	D	D	SURVEY	
COMBINED SEA LEVEL AND SCALE FACTOR 1.000134 ZONE 56.							
SOURCE: MGA CO-ORDINATES ADOPTED FROM DEPARTMENT OF LANDS (S.C.I.M.S.) ON THE 10th OCTOBER, 2010							

DIAGRAM 1
(1:200)

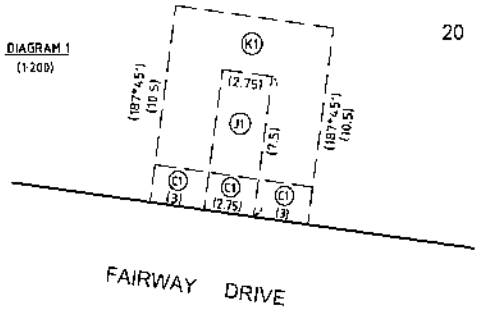
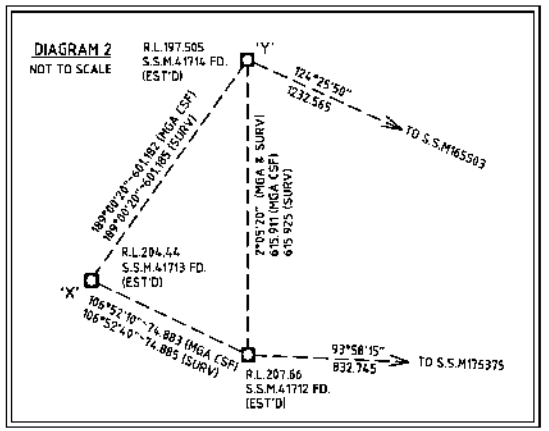


DIAGRAM 2
NOT TO SCALE



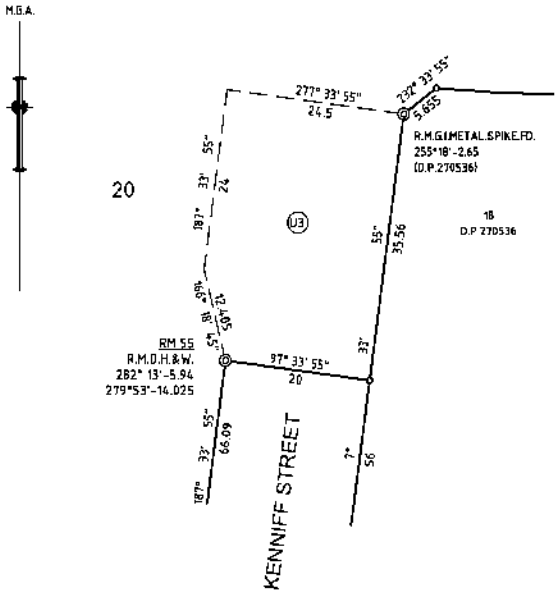


DIAGRAM 2
(1:500)

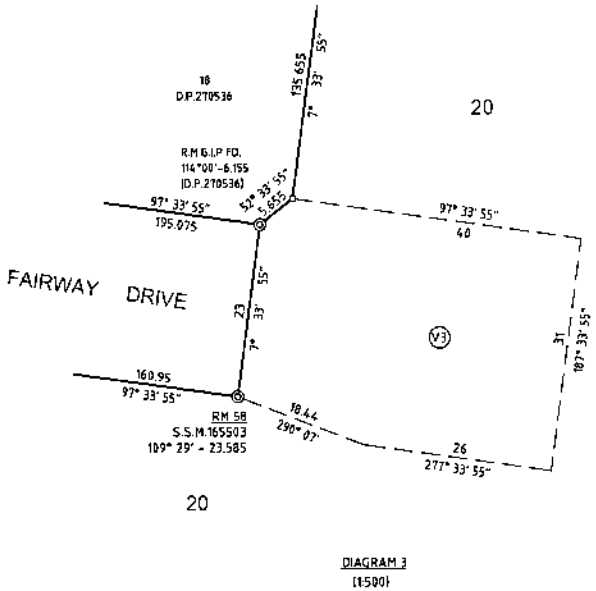


DIAGRAM 3
(1:500)

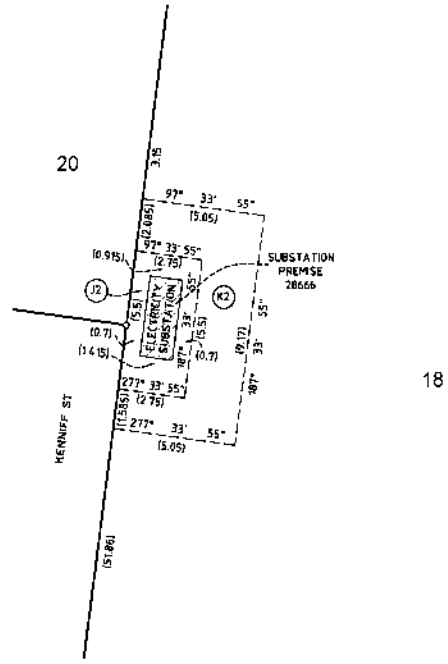


DIAGRAM 4
(1:150)

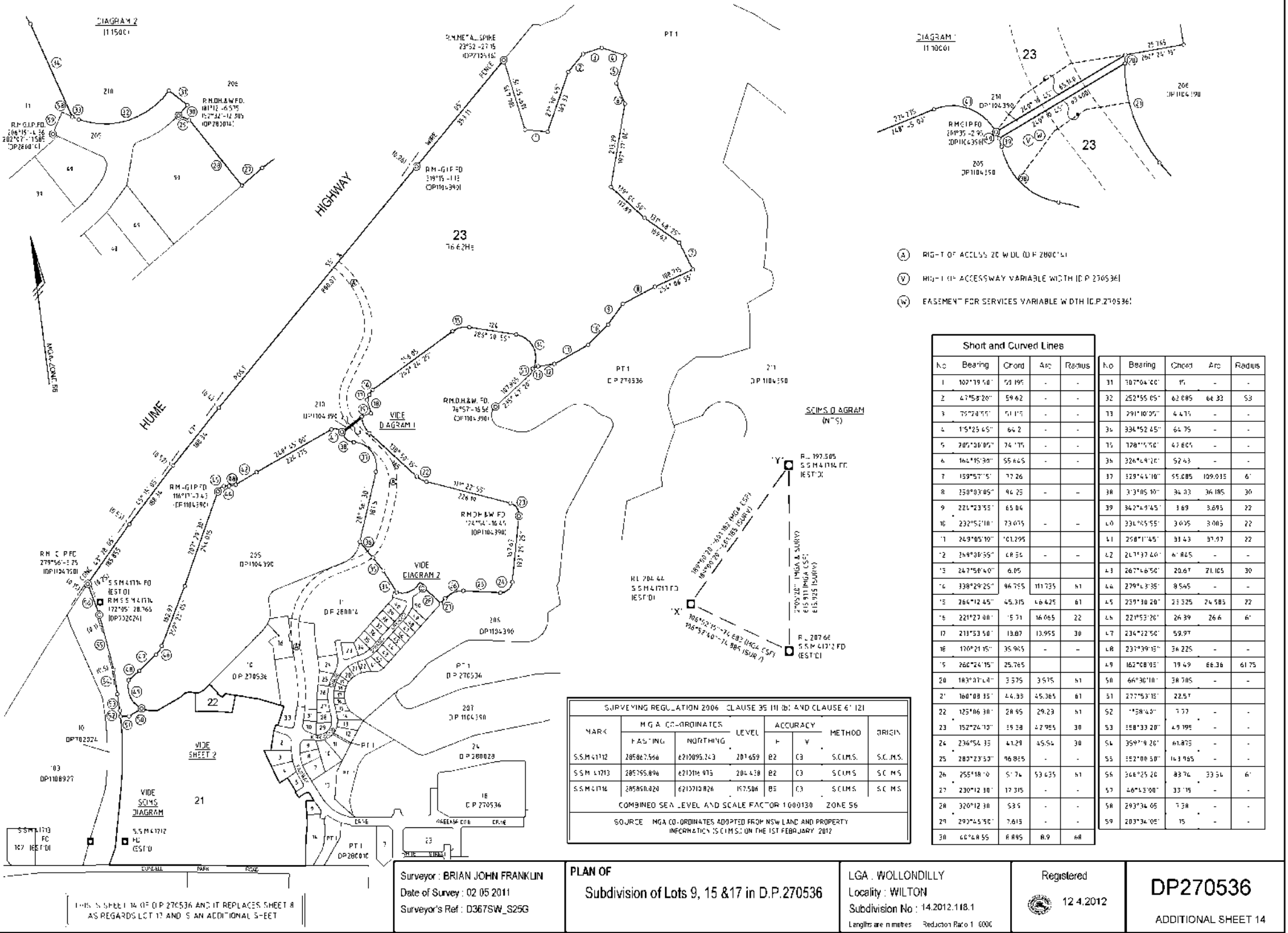
(C1) EASEMENT FOR UNDERGROUND CABLES 2 WIDE (VIDE DP280010)
(J1) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (VIDE DP280010)
(K1) RESTRICTION ON THE USE OF LAND (VIDE DP280010)

(J2) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
(K2) RESTRICTION ON THE USE OF LAND
(U3) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
(V3) RIGHT OF CARRIAGEWAY VARIABLE WIDTH

THIS IS SHEET 13 OF D.P.270536 AND IT REPLACES SHEET 11 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

Surveyor : Brian Franklin Date of Survey 20-01-2011 Surveyor's Ref D367SW S19 H	PLAN OF Subdivision of Lot 19 DP270536, Easement and Restriction on the Use of Land Within Lot 18 DP270536	LGA : WOLLONDILLY Locality : Wilton Subdivision No : 5 of 2011 Lengths are in metres. Reduction Ratio 1 : 2000	Registered 6.6.2011	DP270536 ADDITIONAL SHEET 13

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:13 of 80
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SURVEYING REGULATION 2006 CLAUSE 35 (1) (b) AND CLAUSE 61 (2)							
MARK	MGA CO-ORDINATES		LEVEL	ACCURACY		METHOD	ORIGIN
	EASTING	NORTHING		H	V		
S.S.M.41712	285867.566	6210095.743	201.659	02	C3	SCIMS	SCIMS
S.S.M.41713	285795.896	6210114.975	204.438	02	C3	SCIMS	SCIMS
S.S.M.41714	285850.020	6210210.826	197.506	05	C3	SCIMS	SCIMS
COMBINED SEA LEVEL AND SCALE FACTOR 1.000130 ZONE 56							
SOURCE MGA CO-ORDINATES ADOPTED FROM NSW LAND AND PROPERTY INFORMATION'S (SCIMS) ON THE 1ST FEBRUARY 2012							

Short and Curved Lines									
No	Bearing	Chord	Arc	Radius	No	Bearing	Chord	Arc	Radius
1	102°19'50"	50.195	-	-	31	307°04'00"	15	-	-
2	47°58'20"	59.62	-	-	32	252°55'05"	62.085	66.33	53
3	75°20'55"	50.175	-	-	33	291°10'05"	4.475	-	-
4	115°25'45"	64.2	-	-	34	334°52'45"	64.75	-	-
5	205°20'05"	74.175	-	-	35	128°15'50"	47.805	-	-
6	164°15'30"	55.645	-	-	36	326°49'20"	52.43	-	-
7	159°57'15"	72.26			37	329°44'10"	55.085	109.035	61
8	150°03'05"	96.25	-	-	38	313°05'10"	34.03	36.185	30
9	224°23'55"	65.04			39	342°49'45"	3.69	3.695	22
10	232°52'10"	73.075	-	-	40	331°05'55"	3.005	3.005	22
11	249°05'10"	101.295			41	268°11'45"	33.43	37.97	22
12	249°30'55"	68.36	-	-	42	217°37'40"	61.845	-	-
13	247°50'40"	6.05			43	267°46'50"	20.67	21.105	30
14	338°29'25"	96.795	111.735	61	44	279°43'35"	8.545	-	-
15	284°12'45"	45.315	46.625	61	45	239°30'20"	23.325	24.585	22
16	221°27'00"	15.71	16.065	22	46	221°53'20"	26.39	26.6	61
17	213°53'50"	13.87	13.955	30	47	234°22'50"	59.97		
18	170°21'15"	35.905	-	-	48	237°39'15"	34.225	-	-
19	260°24'15"	25.765			49	162°08'05"	19.49	66.36	61.75
20	183°37'40"	3.575	3.575	61	50	66°36'10"	38.705	-	-
21	160°08'35"	44.33	45.365	61	51	277°53'15"	22.57		
22	125°06'30"	28.95	29.23	61	52	1°58'40"	7.77	-	-
23	152°24'10"	39.38	42.955	30	53	358°33'20"	49.195	-	-
24	236°54'35"	41.29	45.54	30	54	359°19'20"	61.875	-	-
25	280°23'50"	96.865	-	-	55	352°00'50"	143.965	-	-
26	255°18'10"	51.74	53.635	61	56	346°25'20"	83.74	33.54	61
27	230°12'30"	17.315	-	-	57	46°43'00"	33.715	-	-
28	320°12'30"	5.35	-	-	58	293°34'05"	7.38	-	-
29	290°45'50"	7.615	-	-	59	203°34'05"	15	-	-
30	60°48'55"	8.895	8.9	68					

THIS SHEET 14 OF D.P.270536 AND IT REPLACES SHEET 8 AS REGARDS LOT 17 AND IS AN ADDITIONAL SHEET

Surveyor : BRIAN JOHN FRANKLIN Date of Survey : 02 05 2011 Surveyor's Ref : D367SW_S25G	PLAN OF Subdivision of Lots 9, 15 &17 in D.P.270536	LGA : WOLLONDILLY Locality : WILTON Subdivision No : 14.2012.118.1 Lengths are in metres Reduction Ratio 1 : 6000	Registered 12.4.2012	DP270536 ADDITIONAL SHEET 14

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(W) BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH (DP280014) (DOC 1)
(W2) BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH (DP280014) (DOC 2)

(X) - EASEMENT FOR DRAINAGE OF SEWAGE (DP280014) (DOC.1)
- EASEMENT FOR SERVICES (DP280014) (DOC.1)
- EASEMENT FOR DRAINAGE OF RECYCLED WATER (DP280014) (DOC.1)

Short and Curved Lines				
No	Bearing	Chord	Arc	Radius
50	66°30'10"	38.705	-	-
51	97°53'15"	22.57	-	-
59	109°59'45"	25.87	26.065	61.79
60	97°53'15"	16.035	-	-
61	84°25'05"	6.495	-	-
62	84°02'30"	29.66	31.025	30
63	107°21'20"	6.57	6.58	30
64	78°15'40"	23.19	23.81	30
65	93°31'15"	20.355	-	-
66	143°03'55"	31.065	-	-
67	233°03'45"	3	-	-
68	181°45'10"	15.295	-	-
69	83°03'45"	12.195	-	-
70	106°07'55"	26.68	-	-
71	96°51'00"	5.695	5.855	89.97
72	96°08'55"	43.935	43.955	437.5
73	102°26'35"	45.875	45.9	437.5
74	107°23'00"	6.935	-	-
75	205°22'25"	5.505	-	-
76	205°02'50"	16.145	-	-
77	277°36'00"	18.24	-	-
78	158°57'05"	24.65	-	-
79	64°26'45"	24.56	-	-
80	154°41'20"	42	-	-
81	244°41'30"	2.37	-	-
82	154°41'30"	16	-	-
83	64°41'30"	16.385	-	-
84	75°49'00"	5.815	-	-
85	86°42'55"	3.85	-	-
86	109°05'30"	2.045	-	-
87	154°05'25"	23.875	-	-
88	272°48'30"	21.53	-	-

(T) BENEFITED BY EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (DP280014) (DOC.1)
(T2) BENEFITED BY EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (DP280014) (DOC.2)
(S) BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE (DP280014) (DOC 1)
(S2) BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE (DP280014) (DOC 2)

(A) RIGHT OF ACCESS 20 WIDE (DP 280014) (DOC 1)
(W) EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH (DP 280014)
(S) BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE (DP280014) (DOC.1)
(T) BENEFITED BY EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (DP280014) (DOC 1)

THIS IS SHEET 15 OF DP 270536 AND IT REPLACES SHEET 9 AS REGARDS LOTS 9, 14 AND 15 AND IS AN ADDITIONAL SHEET

Surveyor : BRIAN JOHN FRANKLIN
Date of Survey : 02 05 2011
Surveyor's Ref : D367SW_S25G

PLAN OF
Subdivision of Lots 9, 15 &17 in D.P.270536

LGA : WOLLONDILLY
Locality : WILTON
Subdivision No : 14.2012.118.1
Lengths are in metres Reduction Ratio 1 : 500

Registered
12.4.2012

DP270536
ADDITIONAL SHEET 15

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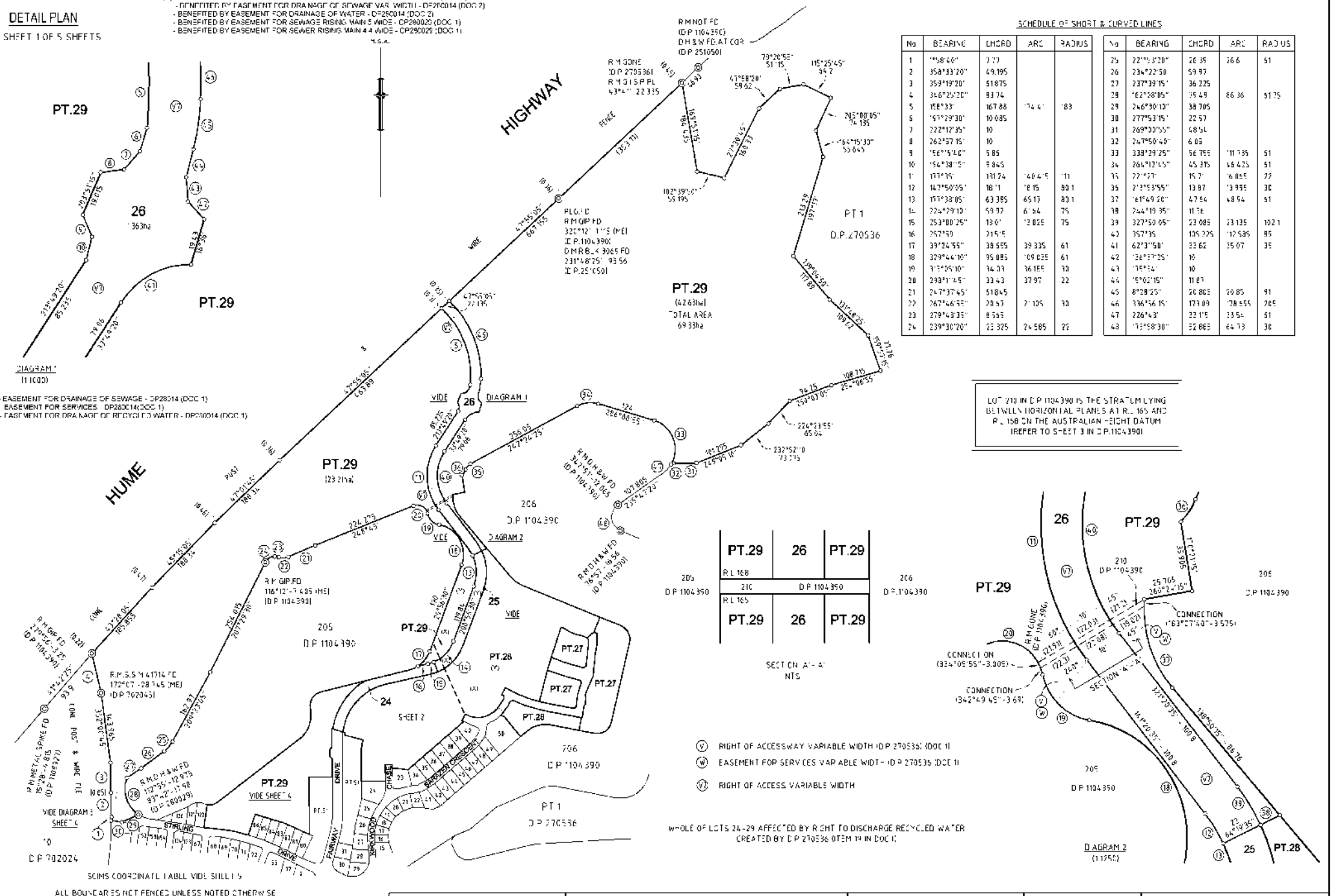
DFS GNATIONS & NOTAT ONS (W), (S), (T), (W2), (S2) & (T2) ADDED VIDE 20° 4 337 14.4.2014

DETAIL PLAN

SHEET 1 OF 5 SHEETS

(*) BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE - DP280014 (DOC 2)
- BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE VAR. WIDTH - DP280014 (DOC 2)
- BENEFITED BY EASEMENT FOR DRAINAGE OF WATER - DP280014 (DOC 2)
- BENEFITED BY EASEMENT FOR SEWAGE RISING MAIN 5 WIDE - DP280028 (DOC 1)
- BENEFITED BY EASEMENT FOR SEWER RISING MAIN 4.4 WIDE - DP280029 (DOC 1)

(X) - EASEMENT FOR DRAINAGE OF SEWAGE - DP280014 (DOC 1)
EASEMENT FOR SERVICES - DP280014(DOC 1)
- EASEMENT FOR DRAINAGE OF RECYCLED WATER - DP280014 (DOC 1)



SCHEDULE OF SHORT & CURVED LINES

No	BEARING	CHORD	ARC	RADIUS
1	1°58'40"	7.77		
2	358°33'20"	49.195		
3	359°19'20"	51.875		
4	316°25'20"	83.74		
5	158°33'	167.88	174.47	183
6	151°29'30"	10.695		
7	222°12'35"	10		
8	262°57'15"	10		
9	166°15'40"	5.85		
10	194°38'15"	9.845		
11	177°35'	131.74	140.45	111
12	147°50'05"	18.11	18.15	80.1
13	177°38'05"	63.385	65.17	80.1
14	224°29'10"	59.97	61.64	75
15	253°00'25"	13.0	13.025	75
16	357°59	215.15		
17	39°24'55"	38.555	39.335	61
18	329°44'10"	95.085	109.035	61
19	315°25'10"	14.33	16.155	10
20	298°11'45"	33.43	37.97	22
21	247°37'45"	51.845		
22	267°46'55"	28.63	29.105	10
23	279°43'35"	8.565		
24	239°30'20"	23.325	24.585	22

No	BEARING	CHORD	ARC	RADIUS
25	227°53'20"	26.35	26.6	51
26	234°22'50	59.97		
27	237°39'15"	36.225		
28	162°38'05"	85.49	86.36	51.75
29	246°30'10"	38.705		
30	277°53'15"	22.57		
31	269°30'55"	48.54		
32	247°50'40"	6.03		
33	338°39'25"	56.755	111.735	51
34	264°12'55"	45.315	46.425	51
35	22°27'	15.7	16.055	22
36	213°53'55"	13.87	13.995	30
37	161°49'20"	47.54	48.54	51
38	244°19'35"	11.78		
39	327°50'05"	23.085	23.135	102.1
40	357°35	105.225	112.585	85
41	62°31'50"	33.62	35.07	35
42	32°37'25"	10		
43	179°34'	10		
44	15°02'15"	11.87		
45	8°28'25"	20.805	20.85	91
46	336°56'15"	173.09	178.555	205
47	226°43'	33.15	33.54	51
48	13°58'30"	52.865	64.73	30

LOT 210 IN D.P.1104390 IS THE STRATUM LYING BETWEEN HORIZONTAL PLANES AT R.L. 165 AND R.L. 168 ON THE AUSTRALIAN HEIGHT DATUM (REFER TO SHEET 3 IN D.P.1104390)

(V) RIGHT OF ACCESSWAY VARIABLE WIDTH (D.P.270535) (DOC 1)
(W) EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.270535) (DOC 1)
(Y) RIGHT OF ACCESS VARIABLE WIDTH

WHOLE OF LOTS 24-29 AFFECTED BY RIGHT TO DISCHARGE RECYCLED WATER CREATED BY D.P.270536 (ITEM 14 IN DOC 1)

THIS IS SHEET 16 OF D.P.270536 AND IT REPLACES SHEETS 9, 14 AND 15 AS REGARDS LOTS 10, 11, 16, 22 AND 23 AND IS AN ADDITIONAL SHEET

Surveyor : LEE MICHAEL SCHMALFELDT
Date of Survey : 21/02/2014
Surveyor's Ref : D367SW - 560e

PLAN OF
SUBDIVISION OF LOTS 10, 11, 16, 22 AND 23 IN
D.P.270536

LGA : WOLLONDILLY
Locality : WILTON
Subdivision No : 14.2011.648.1
Lengths are in metres Reduction Ratio 1:1000

Registered
9.6.2015

DP270536
ADDITIONAL SHEET 16

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:16 of 80
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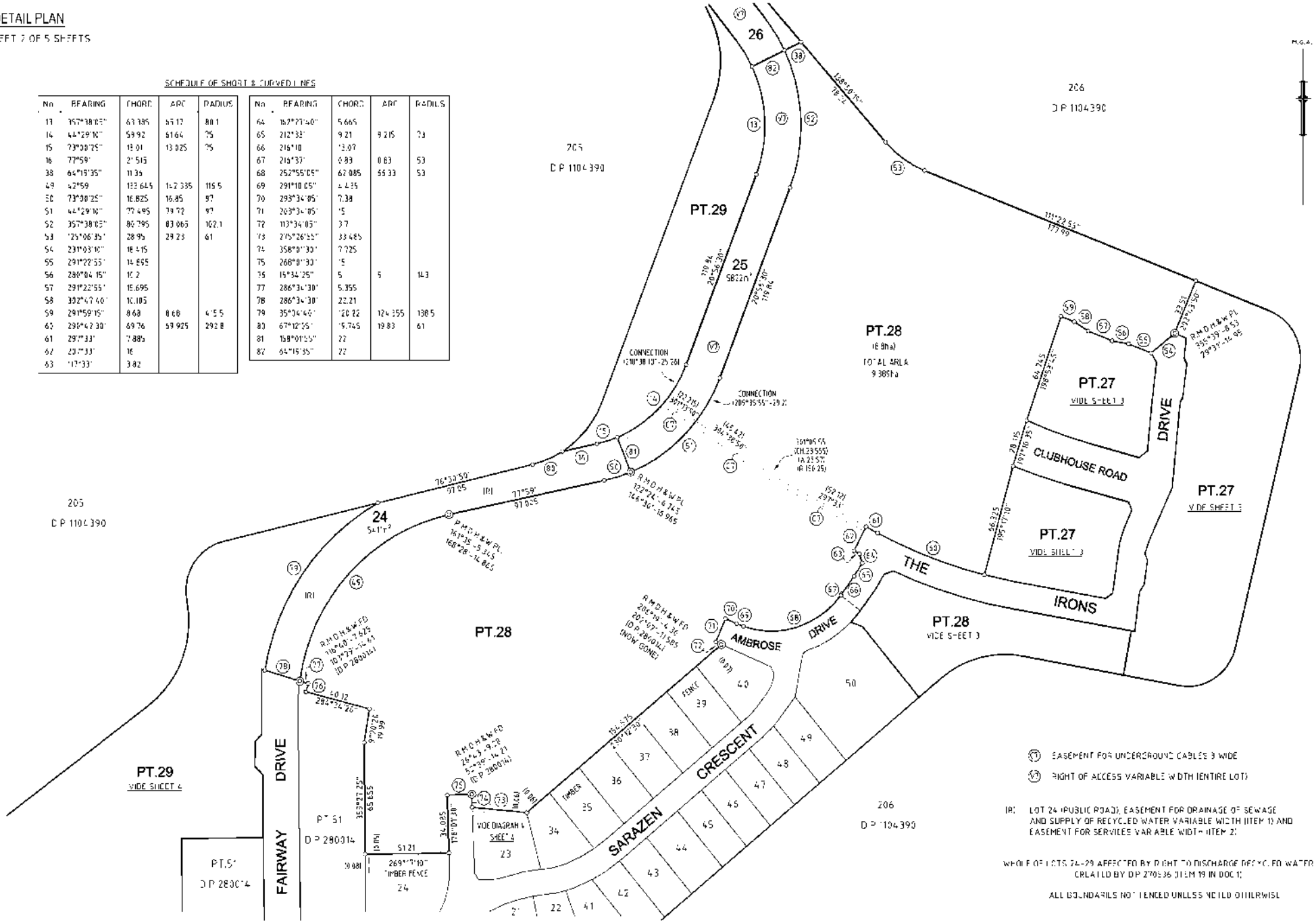
DETAIL PLAN

SHEET 2 OF 5 SHEETS

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	CHORD	ARC	RADIUS
13	357°38'05"	63.385	65.17	80.1
14	44°29'10"	59.92	61.64	75
15	73°30'25"	13.01	13.025	75
16	77°59'	2.515		
38	64°15'35"	11.36		
49	42°59'	133.645	142.335	119.5
50	73°30'25"	16.825	16.85	97
51	44°29'10"	72.495	73.72	97
52	357°38'05"	80.795	83.065	102.1
53	125°06'35"	28.95	29.23	61
54	231°03'10"	18.415		
55	291°22'55"	14.695		
56	288°04'15"	10.2		
57	291°22'55"	15.695		
58	302°47'40"	10.105		
59	291°59'15"	8.68	8.68	4.55
60	298°42'30"	69.76	69.925	292.8
61	291°33'	7.885		
62	291°33'	16		
63	117°33'	3.82		

No.	BEARING	CHORD	ARC	RADIUS
64	167°27'40"	5.665		
65	212°33'	9.21	9.215	23
66	216°10'	13.07		
67	216°33'	0.83	0.83	53
68	252°55'05"	62.085	66.33	53
69	291°10'05"	4.435		
70	293°34'05"	7.38		
71	203°34'05"	15		
72	113°34'05"	3.7		
73	275°26'55"	33.485		
74	358°01'30"	7.725		
75	268°01'30"	15		
76	15°34'25"	5	5	183
77	286°34'30"	5.355		
78	286°34'30"	22.21		
79	35°04'40"	120.22	124.355	1385
80	67°12'55"	16.745	19.83	61
81	158°01'55"	22		
82	64°15'35"	22		



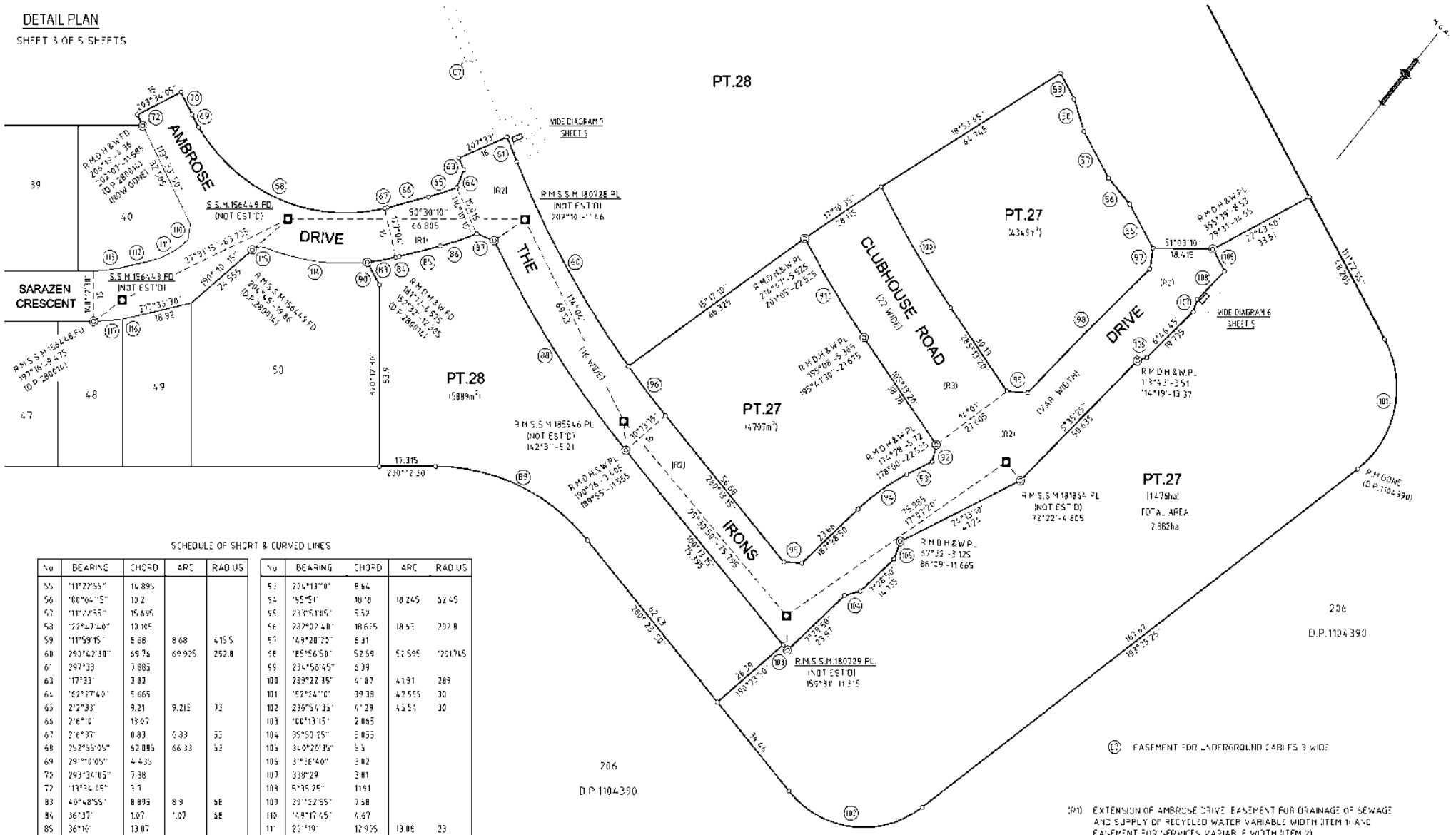
THIS IS SHEET 17 OF DP 270536 AND IT REPLACES SHEETS 9, 14 AND 15 AS REGARDS LOTS 10, 11, 16, 22 AND 23 AND IS AN ADDITIONAL SHEET

Surveyor : LEE MICHAEL SCHMALFELDT Date of Survey : 21/02/2014 Surveyor's Ref : D367SW_560e	PLAN OF SUBDIVISION OF LOTS 10, 11, 16, 22 AND 23 IN D P 270536	LGA : WOLLONDILLY Locality : WILTON Subdivision No : 14.2011.648.1 Lengths are in metres Reduction Ratio 1:500	Registered 9.6.2015	DP270536 ADDITIONAL SHEET 17

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:17 of 80
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DETAIL PLAN

SHEET 3 OF 5 SHEETS



SCHEDULE OF SHORT & CURVED LINES

No	BEARING	CHORD	ARC	RADIUS
55	111°22'55"	14.895		
56	106°04'15"	10.2		
57	111°22'55"	15.695		
58	122°47'40"	10.105		
59	111°59'15"	8.68	8.68	415.5
60	290°42'30"	69.76	69.925	252.8
61	297°33'	7.885		
62	117°33'	3.82		
63	152°27'40"	5.665		
64	212°33'	9.21	9.215	73
65	216°0'	13.69		
66	216°37'	0.83	0.83	53
67	252°55'05"	52.085	66.33	53
68	291°00'05"	4.435		
69	293°34'05"	7.38		
70	113°34'05"	3.7		
83	40°48'55"	8.895	8.9	56
84	36°37'	1.07	1.07	56
85	36°10'	13.07		
86	32°18'50"	11.625	11.835	86
87	70°47'	5.79		
88	107°07'45"	74.215	74.455	308.8
89	255°18'10"	51.74	53.435	51
90	290°45'50"	3.615		
91	108°25'10"	34.69	34.71	31
92	154°43'15"	5.195		

No	BEARING	CHORD	ARC	RADIUS
93	204°13'10"	8.64		
94	155°51'	18.18	18.245	52.45
95	237°51'05"	5.59		
96	232°02'40"	18.675	18.65	292.8
97	148°20'25"	8.31		
98	185°56'50"	52.59	52.595	1261.745
99	234°56'45"	5.39		
100	289°22'35"	41.87	41.91	289
101	152°24'10"	39.38	42.595	30
102	236°54'35"	41.29	45.54	30
103	100°13'15"	2.065		
104	35°50'25"	5.055		
105	340°20'35"	5.5		
106	31°30'40"	3.02		
107	338°29'	3.81		
108	5°35'25"	11.61		
109	291°52'55"	7.58		
110	148°17'45"	4.67		
111	23°19'	12.925	13.08	23
112	211°56'30"	5.685		
113	223°54'30"	8.34	8.355	38
114	238°03'05"	31.72	32.015	58
115	220°51'30"	4.085	4.285	4
116	215°00'15"	7.585	7.585	53
117	225°18'15"	5.06	5.07	53

WHOLE OF LOTS 24-29 AFFECTED BY RIGHT TO DISCHARGE RECYCLED WATER CREATED BY D P 270536 ITEM 19 IN DOC 11

ALL BOUNDARIES NOT FENCED UNLESS NOTED OTHERWISE

(R1) EXTENSION OF AMBROSE DRIVE EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH ITEM 1) AND EASEMENT FOR SERVICES VARIABLE WIDTH ITEM 2)

(R2) THE IRONS DRIVE EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH ITEM 1) AND EASEMENT FOR SERVICES VARIABLE WIDTH ITEM 2)

(R3) CLUBHOUSE ROAD EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH ITEM 1) AND EASEMENT FOR SERVICES VARIABLE WIDTH ITEM 2)

THIS IS SHEET 18 OF D P 270536 AND IT REPLACES SHEETS 9, 14 AND 15 AS REGARDS LOTS 10, 11, 16, 22 AND 23 AND IS AN ADDITIONAL SHEET

Surveyor : LEE MICHAEL SCHMALFELDT
Date of Survey : 21/02/2014
Surveyor's Ref : D367SW 560e

PLAN OF
SUBDIVISION OF LOTS 10, 11, 16, 22 AND 23 IN
D P 270536

LGA : WOLLONDILLY
Locality : WILTON
Subdivision No : 14.2011.648.1
Lengths are in metres Reduction Ratio 1:800

Registered
9.6.2015

DP270536
ADDITIONAL SHEET 18

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:18 of 80
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DETAIL PLAN

SHEET 4 OF 5 SHEETS

(X) - EASEMENT FOR DRAINAGE OF SEWAGE - DP280014 (DOC 1)
EASEMENT FOR SERVICES - DP280014 (DOC 1)
- EASEMENT FOR DRAINAGE OF RECYCLED WATER - DP280014 (DOC 1)

(A) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (D.P.280014) (DOC 1)

(B) RESTRICTION ON THE USE OF LAND (D P 280014) (DOC 1)

(N) RESTRICTION ON THE USE OF LAND (D P 280014) (DOC 1)

(J2) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (D P 280029) (DOC 3)

(K1) RESTRICTION ON THE USE OF LAND (D P 280029) (DOC 3)

(K2) RESTRICTION ON THE USE OF LAND (D P 280029) (DOC 3)

(P14) EASEMENT FOR DISCHARGE OF WATER 3 WIDE (D P 280029) (DOC 5)

(T4) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (D P 280029) (DOC 5)
EASEMENT FOR SERVICES 1.5 WIDE (D P 280029) (DOC 5)

SCHEDULE OF STRAIGHT & CURVED LINES

No	BEARING	CHORD	ARC	RADIUS
79	215°04'40"	129.22	134.155	1315
115	286°34'38"	2.225		
116	224°18'15"	5.655		
120	182°18'55"	15.01		
121	134°18'15"	6.78		
122	279°21'50"	89.676	85.86	4075
123	274°55'20"	5.655	5.695	90
124	78°19'40"	23.19	23.81	30
125	20°43'30"	65.26	66.86	61
126	32°27'	41.725	46.145	30
127	288°29'35"	21.943	22.015	80
128	295°22'35"	8.26		
129	287°23'	6.555		

PT.28

PT.29

STIRLING DRIVE

DIAGRAM 5
(1:200)

PT.29

DP 702024

DP 280029

DIAGRAM 3
(1:100)

PT.28

KIRKWOOD CHASE

DIAGRAM 4
(1:200)

205
D.P 1104390

PT.29
(3.494ha)

PT 51
D P 280029

24

DRIVE

FAIRWAY

STIRLING

121 122 DP 280029

VIDE DIAGRAM 5

S.S.M.185903 FD (NOT EST'D) 307°48' 5.925 (D.P.280025)

RM DH & WFD 16°43'30" 16.40 12.5 (D P 280029)

63.995 286°07'55"

59.77 293°58'20"

PENROSE STREET

BOWRAL STREET

S.S.M.185901 FD (NOT EST'D)

102°57'10" 129.255

102°45'30" 117.755

67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86

25 26 27 28 29 30 31 32 33

R.M.S.S.M.165907 FD (NOT EST'D) 310°36'10" 8.255 (D.P.280014)

WHOLE OF LOTS 24-29 AFFECTED BY RIGHT TO DISCHARGE RECYCLED WATER CREATED BY D P 270536 (ITEM 19 IN DOC 1)

ALL BOUNDARIES NOT LABELLED UNLESS NOTED OTHERWISE

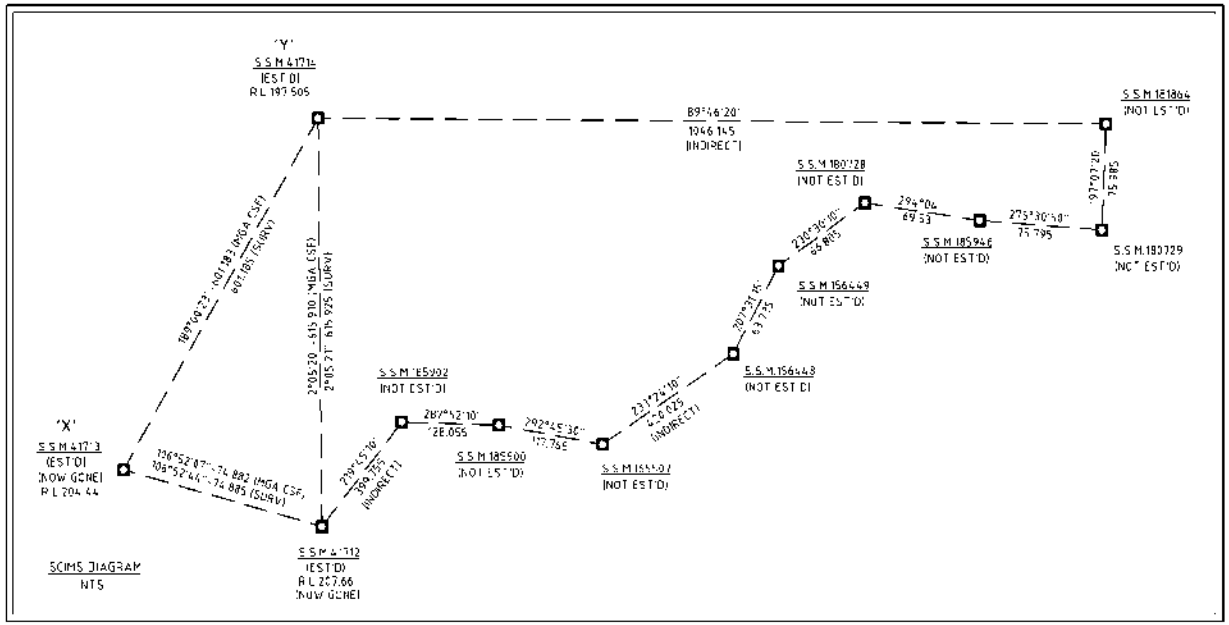
THIS IS SHEET 19 OF D P 270536 AND IT REPLACES SHEETS 9, 14 AND 15 AS REGARDS LOTS 10, 11, 16, 22 AND 23 AND IS AN ADDITIONAL SHEET

Surveyor : LEE MICHAEL SCHMALFELDT Date of Survey : 21/02/2014 Surveyor's Ref : D367SW 560e	**PLAN OF** SUBDIVISION OF LOTS 10, 11, 16, 22 AND 23 IN D P 270536	LGA : WOLLONDILLY Locality : WILTON Subdivision No : 14.2011.648.1 Lengths are in metres Reduction Ratio 1 : 1250	Registered 9.6.2015	DP270536 ADDITIONAL SHEET 19

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:19 of 80
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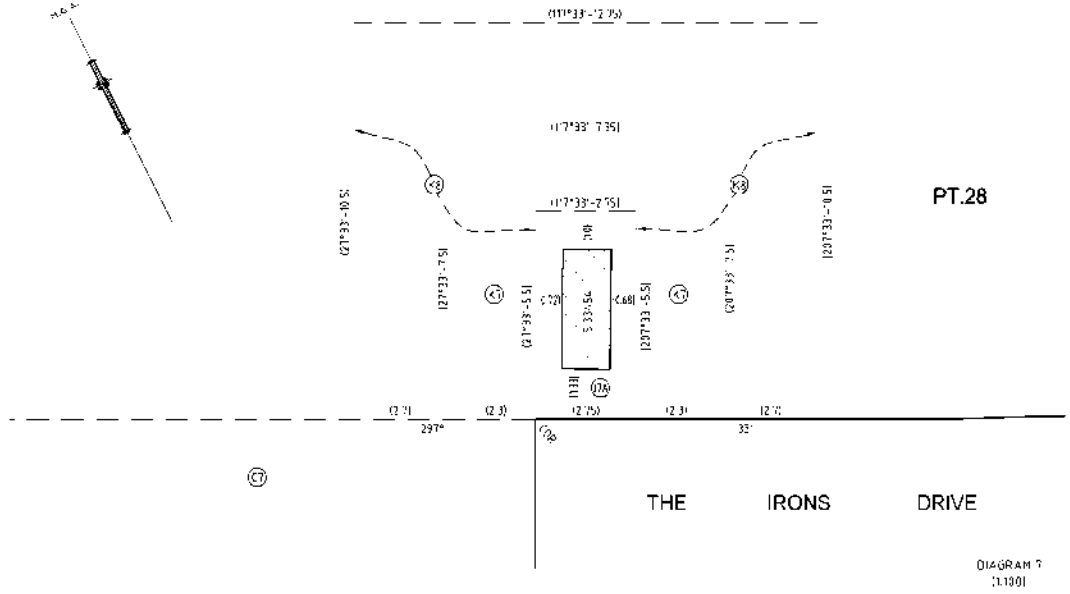
DETAIL PLAN

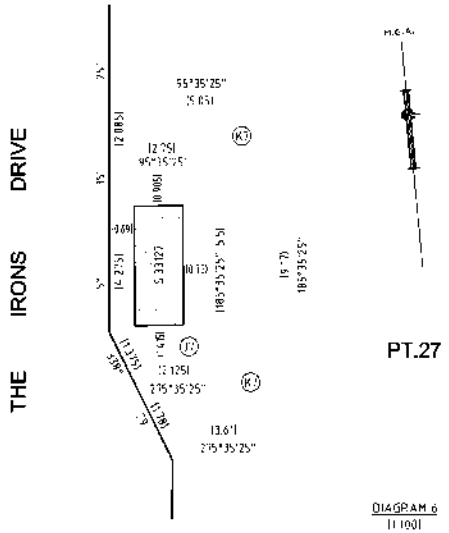
SHEET 5 OF 5 SHEETS



SURVEYING AND SPATIAL INFORMATION REGULATION 2012 CLAUSES 35 (1) (b), CLAUSE 6 (2) AND 62									
MARK	MGA CO-ORDINATES		LEVEL	CLASS		ORDER		METHOD	ORIGIN
	EASTING	NORTHING		H	V	H	V		
S.S.M.41712	285 867.566	6 270 895.243	207.659	B	C	2	L3		S.C.M.S.
S.S.M.41713	285 795.896	6 270 116.975	204.438	B	C	2	L3		S.C.M.S.
S.S.M.41714	285 890.020	6 270 710.826	197.906	B	C	2	L3		S.C.M.S.
S.S.M.156448	285 693.955	6 270 587.965	186.175	C	.0			SURVEY	
S.S.M.156449	285 728.41	6 270 635.50	186.185	C	.0			SURVEY	
S.S.M.185907	285 356.695	6 270 328.525	192.62	C	.0			SURVEY	
S.S.M.180728	285 774.97	6 270 677.995	188.33	C	.0			SURVEY	
S.S.M.180729	285 914.92	6 270 842.355	188.02	C	.0			SURVEY	
S.S.M.181864	285 936.29	6 270 714.98	187.125	C	.0			SURVEY	
S.S.M.185900	286 248.085	6 270 374.085	193.525	C	.0			SURVEY	
S.S.M.185902	286 123.23	6 270 402.61	192.855	C	.0			SURVEY	
S.S.M.185946	286 838.465	6 270 449.635	187.465	C	.0			SURVEY	
COMBINED SEA LEVEL AND SCALE FACTOR 1.000134 ZONE 56									
SOURCE MGA CO-ORDINATES ADOPTED FROM DEPARTMENT OF LANDS (S.C.I.M.S.) ON THE 20th MAY, 2013									

(C1) EASEMENT FOR UNDERGROUND CABLES 3 WIDE
(C2) EASEMENT FOR PADMOUNT SUBSTATION VARIABLE WIDTH
(C3) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
(K7) RESTRICTION ON THE USE OF LAND
(K8) RESTRICTION ON THE USE OF LAND





THIS IS SHEET 20 OF D.P. 270536 AND IT REPLACES SHEETS 9, 14 AND 15 AS REGARDS LOTS 10, 11, 16, 22 AND 23 AND IS AN ADDITIONAL SHEET

Surveyor : LEE MICHAEL SCHMALFELDT
Date of Survey : 21/02/2014
Surveyor's Ref : D367SW_560e

PLAN OF
SUBDIVISION OF LOTS 10, 11, 16, 22 AND 23 IN
D.P. 270536

LGA : WOLLONDILLY
Locality : WILTON
Subdivision No : 14.2011.648.1
Lengths are in metres Reduction Ratio 1 :ON PLAN

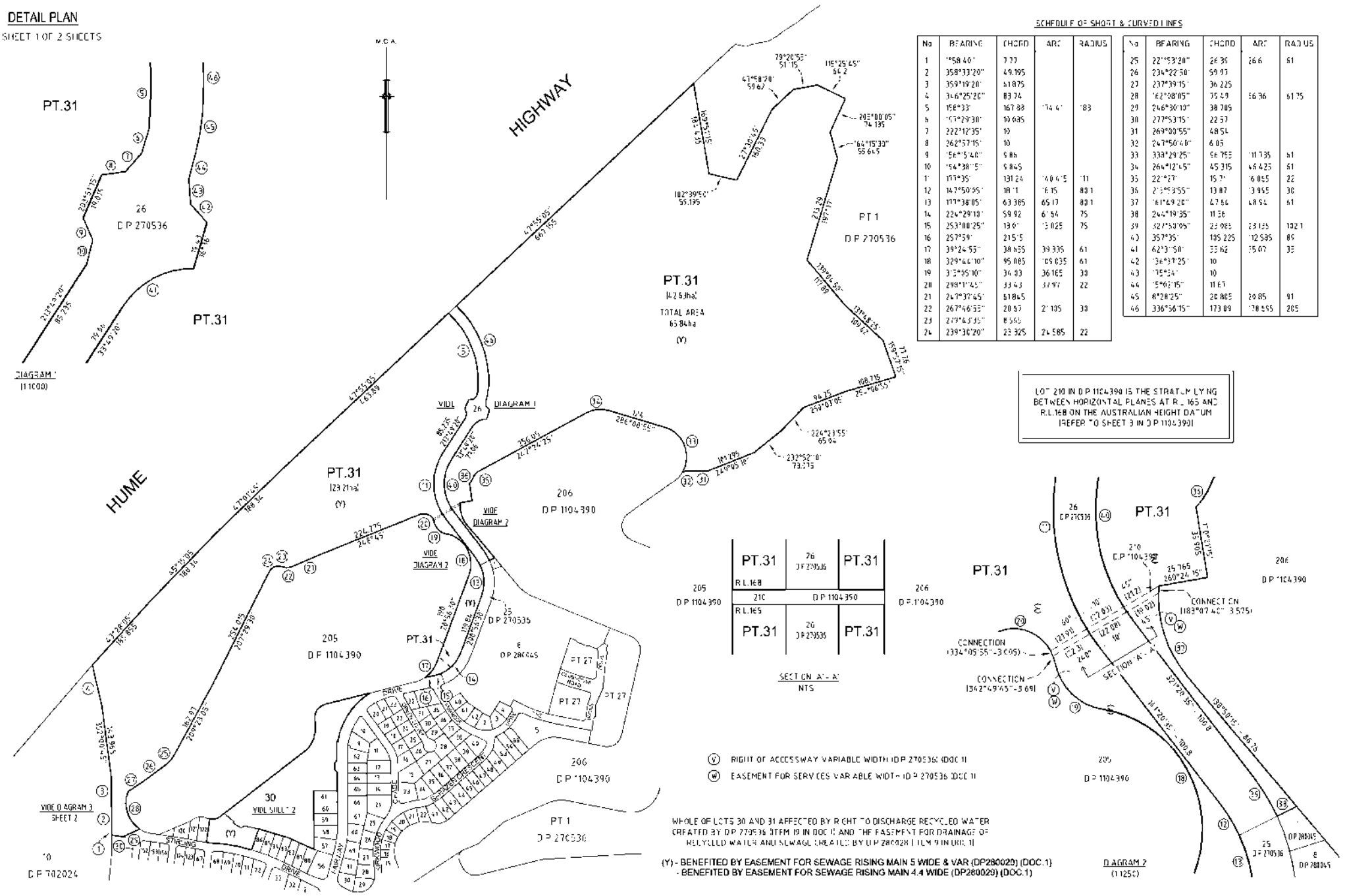
Registered
9.6.2015

DP270536
ADDITIONAL SHEET 20

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:20 of 80
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DETAIL PLAN

SHEET 1 OF 2 SHEETS



SCHEDULE OF SHORT & CURVED LINES

No	BEARING	CHORD	ARC	RADIUS
1	1°58'40"	7.77		
2	358°33'20"	49.195		
3	359°19'20"	61.875		
4	346°25'20"	83.74		
5	158°33'	167.88	174.47	183
6	151°29'30"	10.635		
7	222°12'35"	10		
8	262°57'15"	10		
9	156°51'40"	9.86		
10	154°38'15"	9.845		
11	177°35'	131.24	140.45	111
12	147°50'05"	18.11	18.15	80.1
13	177°38'05"	63.385	65.17	80.1
14	224°29'10"	59.92	61.54	75
15	253°00'25"	13.61	13.625	75
16	257°59'	215.5		
17	39°24'55"	38.655	39.335	61
18	329°46'10"	95.085	109.035	61
19	315°05'10"	34.03	36.165	30
20	298°17'45"	33.43	37.97	22
21	247°37'45"	61.845		
22	267°46'55"	20.53	21.105	30
23	279°43'35"	8.563		
24	239°30'20"	23.325	24.585	22

No	BEARING	CHORD	ARC	RADIUS
25	22°53'20"	26.39	26.6	61
26	234°22'50"	59.93		
27	237°39'15"	36.225		
28	162°08'05"	35.49	56.36	61.75
29	246°30'10"	38.705		
30	277°53'15"	22.57		
31	269°30'55"	48.54		
32	247°50'40"	6.05		
33	338°29'25"	98.755	111.735	61
34	264°12'45"	45.315	46.425	61
35	22°27'	15.7	16.055	22
36	215°53'55"	13.87	13.955	30
37	161°49'20"	47.66	48.54	61
38	244°19'35"	11.38		
39	327°50'05"	23.085	23.125	132.1
40	357°35'	105.225	112.535	85
41	62°31'50"	33.62	35.07	35
42	336°37'25"	10		
43	115°34'	10		
44	15°02'15"	11.67		
45	8°28'25"	28.805	29.85	91
46	336°56'15"	173.09	178.595	205

LOT 210 IN D.P.1104390 IS THE STRATUM LYING BETWEEN HORIZONTAL PLANES AT R.L.165 AND R.L.168 ON THE AUSTRALIAN HEIGHT DATUM (REFER TO SHEET 3 IN D.P.1104390)

(V) RIGHT OF ACCESSWAY VARIABLE WIDTH (D.P.270536) (DOC.1)

(W) EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.270536) (DOC.1)

WHOLE OF LOTS 30 AND 31 AFFECTED BY RIGHT TO DISCHARGE RECYCLED WATER CREATED BY DP 270536 (ITEM 19 IN DOC.1) AND THE EASEMENT FOR DRAINAGE OF RECYCLED WATER AND SEWAGE CREATED BY DP 280028 (ITEM 9 IN DOC.1)

(Y) - BENEFITED BY EASEMENT FOR SEWAGE RISING MAIN 5 WIDE & VAR (DP280029) (DOC.1)
- BENEFITED BY EASEMENT FOR SEWAGE RISING MAIN 4.4 WIDE (DP280029) (DOC.1)

THIS SHEET 21 OF D.P.270536 AND IT REPLACES SHEETS 16 AND 19 AS REGARDS LOT 29 AND IS AN ADDITIONAL SHEET

Surveyor : LEE MICHAEL SCHMALFELDT Date of Survey : N/A Surveyor's Ref : D3675W_S6dc LP REF 2015M7100 (1:250) Comp	**PLAN OF** SUBDIVISION OF LOT 29 IN D.P.270536	LGA : WOLLONDILLY Locality : WILTON Subdivision No : 14.2005.52189.6 Lengths are in metres Reduction Ratio 1:5000	Registered 6.5.2016	**DP270536** ADDITIONAL SHEET 21

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DETAIL PLAN

SHEET 2 OF 2 SHEETS

(2) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (D.P.280025) (DOC.3)
(K1) RESTRICTION ON THE USE OF LAND (D.P.280029) (DOC.3) (NO.13)
(K2) RESTRICTION ON THE USE OF LAND (D.P.280029) (DOC.3) (NO.14)
(A3) EASEMENT FOR DISCHARGE OF WATER 3 WIDE (D.P.280029) (DOC.5)
(T4) EASEMENT FOR DRAINAGE OF WATER 15 WIDE (D.P.280029) (DOC.5)
EASEMENT FOR SERVICES 15 WIDE (D.P.280029) (DOC.5)
(5) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (D.P.280014) (DOC.5)
(K3) RESTRICTION ON THE USE OF LAND (D.P.280014) (DOC.5) (NO.8)
(K4) RESTRICTION ON THE USE OF LAND (D.P.280014) (DOC.5) (NO.9)

M.G.A.

SCHEDULE OF SHORT & CURVED LINES

No	BEARING	CHORD	ARC	RADIUS
47	215°04'43"	120.22	124.355	1385
48	286°34'30"	2.225		
49	224°18'15"	5.655		
50	182°15'55"	15.01		
51	134°18'15"	6.78		
52	279°21'50"	89.675	89.86	4675
53	274°51'20"	5.695	5.695	90
54	78°19'40"	23.19	23.81	30
55	20°43'30"	65.26	68.86	61
56	32°20"	47.326	48.745	30

205
D.P.1104350

30
3.494ha

76°30'53" 96.99
54°51'45" 217.32
179°18'15" 38.105
179°18'15" 37.885
269°18'15" 50
117.62 116°18'15"
63.995 226°07'55"
59.17 293°18'30"
69°18'30" 46.788
7°53'40" 47.47

VIDE DIAGRAM 5
VIDE DIAGRAM 6
(Y)

DRIVE
KIRKWOOD CHASE
STIRLING
FAIRWAY
SYMONS STREET
BURRAL STREET
DRIVE

121 122 D.P.280029
67 68 69 70 71 72 32 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

(Y) - BENEFITED BY EASEMENT FOR SEWAGE RISING MAIN 5 WIDE & VAR (DP280029) (DOC.1)
- BENEFITED BY EASEMENT FOR SEWAGE RISING MAIN 4.4 WIDE (DP280029) (DOC.1)

THIS SHEET 22 OF D.P.270536 AND IT REPLACES SHEETS 16 AND 19 AS REGARDS LOT 29 AND IS AN ADDITIONAL SHEET

M.G.A.
PT.31
10
D.P.702024
151
D.P.280029
DIAGRAM 3
(1:1000)

30
STIRLING DRIVE
DIAGRAM 4
(1:200)

M.G.A.
30
DRIVE
FAIRWAY
DIAGRAM 5
(1:200)

Surveyor : LEE MICHAEL SCHMALFELDT Date of Survey : N/A Surveyor's Ref : D3675W_S6dc LP REF 2015M7100 (1350) Comp	**PLAN OF** SUBDIVISION OF LOT 29 IN D.P.270536	LGA : WOLLONDILLY Locality : WILTON Subdivision No : 14.2005.52189.6 Lengths are in metres Reduction Ratio 1:250	Registered 6.5.2016	**DP270536** ADDITIONAL SHEET 22

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:22 of 80
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COORDINATE SCHEDULE						
MARK	MGA CO-ORDINATES		CLASS	ORDER	MET-OD	STATE
	EASTING	NORTHING				
SSM41774	285,898.829	6,210,710.826	B	2	FROM SCIMS	FOUND
SSM110833	286,839.071	6,209,373.508	C	3	FROM SCIMS	FOUND
SSM181864	286,936.791	6,210,315.908	D	4	FROM SCIMS	FOUND
SSM185934	286,582.656	6,210,733.221	D	4	FROM SCIMS	FOUND

DATE OF SCIMS COORDINATES: 22/08/2019 MGA ZONE :56 MGA DATUM: GDA94
COMBINED SCALE FACTOR 1.000127

M.G.A. SCIMS

DETAIL PLAN

SHEET 1 OF 2 SHEETS

HIGHWAY

HUME

PT.33
(42.63ha)
TOTAL AREA
64.97ha (By Ded'n)

PT.33
(22.34ha)

32
864.3m²

SEE DIAGRAM 1 SHEET 2

VIDE DIAGRAM 2 SHEET 2

VIDE DIAGRAM 4 SHEET 2

SEE DIAGS 3&5 SHEET 2

DRIVE

SCHEDULE OF SHORT & CURVED LINES

No	BEARING	CHORD	ARC	RADIUS
1	1°58'48"	7.37		
2	358°31'20"	49.195		
3	359°19'20"	61.875		
4	356°25'25"	83.74		
5	158°30'	167.88	174.61	180
11	177°35'	131.25	148.415	111
18	320°16'30"	81.20	88.89	61
19	313°05'10"	34.03	36.185	30
20	298°11'45"	33.43	37.97	22
21	247°37'45"	61.842		
22	262°46.55'	20.67	21.185	30
23	279°43'35"	8.666		
24	245°29'20"	21.324	24.586	22
25	221°53'20"	26.39	26.6	6'

No	BEARING	CHORD	ARC	RADIUS
26	234°22'50"	59.95		
27	220°39'15"	36.225		
28	162°08'05"	79.49	86.36	61.75
29	246°30'10"	88.765		
30	220°53'15"	22.97		
31	269°09'55"	48.54		
32	347°58'40"	6.65		
33	338°29'25"	96.755	111.795	6'
34	264°12'45"	45.315	46.425	6'
35	321°27'	15.31	16.665	22
36	213°53'55"	13.87	13.995	30
40	357°35'	105.225	112.585	89
46	336°56'15"	173.05	178.695	280

"X" SSM41774 FD EST'D

"Y" SSM181864 FD EST'D

SSM185934 FD EST'D

SSM110833 FD EST'D

WHOLE OF LOTS 32 AND 33 AFFECTED BY RIGHT TO DISCHARGE RECYCLED WATER CREATED BY DP 270536 ITEM 19 IN DOC.1) AND THE EASEMENT FOR DRAINAGE OF RECYCLED WATER AND SEWAGE CREATED BY D.P.280028 ITEM 8 IN DOC.1)

THIS IS SHEET 23 OF DP 270536 & REPLACES SHEET 21 AS REGARDS LOT 31 AND IS AN ADDITIONAL SHEET

SURVEYOR Name MATTHEW RUSSELL STANLEY Date 25/10/2019 Reference : LPI REF: 2015M7100 (1350) Comp	**PLAN OF SUBDIVISION OF LOT 31 IN D.P.270536**	LGA : WOLLONDILLY Locality : WILTON Reduction Ratio 1 : 5000 Lengths are in metres	REGISTERED 12.5.2020	**DP270536** ADDITIONAL SHEET 23

(D3675W_SS3.dwg)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:23 of 80
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Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:24 of 80
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DETAIL PLAN

SHEET 2 OF 2 SHEETS

DIAGRAM 4
(1:1250)

PT.33

RM DH&W's 323°21'-16.5' 299°27'-23.805

PT.33

92°01'20"

SSM 181864 FD EST'D

32
6042m²

D.P 1004390

D.P 270536

D.P 280045

190

179.84

280°36'30"

280°36'30"

RM DH&W 3°5°17' 8.51

247°12'85" 19.745
A19.83 R61
90°

SSM 185934 FD 1.51'D
288°03'40" 14.74
TO CNR

263°08'35" 13.81
A13.025 R75

RM DH&W's TD 122°24'-6.745 146°30'-16.965 DP 270536

16° 30' 97.045

FAIRWAY DR.

RM DH&W's FD 353°33'-5.855 265°24'-14.365 DP 280045

39

SCHEDULE OF STRATUM BOUNDARIES

No	BEARING	CHORD	ARC	RADIUS
S1	180°35'50"	121.64	(128.735)	111
S2	146°35'45"	3.005	(3.01)	111
S3	143°34'55"	8.67	(8.67)	111
S4	199°27'55"	28.7	(31.265)	22
S5	154°06"	3.005	(3.01)	22
S6	162°55'45"	3.59	(3.695)	22
S7	180°15"	98.635	(104.31)	89
S8	145°42'30"	3.01	(3.01)	89
S9	143°02'35"	5.275	(5.775)	89
S10	183°07'40"	3.535	(3.575)	61
S11	168°08'35"	44.33	(45.365)	61

SCHEDULE OF SHORT & CURVED LINES

No	BEARING	CHORD	ARC	RADIUS
1	1°58'45"	7.77		
2	358°33'20"	49.195		
3	158°33'	167.88	174.41	180
4	197°29'10"	10.085		
5	222°12'35"	10		
6	262°57'15"	10		
7	156°15'40"	9.86		
8	194°38'15"	9.845		
9	177°35'	131.24	142.415	111
10	147°56'05"	18.11	18.15	80.1
11	177°38'05"	63.385	65.17	80.1
12	229°27'45"	71.52	74.665	35
13	257°55'	21.515		
14	35°24'55"	38.855	39.935	61
15	1°28'50"	28.85	29.145	61
16	328°18'30"	61.23	88.83	61
17	313°05'10"	34.03	36.185	30
18	298°11'45"	33.43	37.97	22
19	246°39'10"	38.705		
20	291°53'15"	22.57		
36	213°53'55"	13.87	13.995	30
37	151°49'20"	47.64	48.84	61
38	244°19'35"	11.36		
39	327°50'05"	23.085	23.135	102.1
40	357°35"	105.275	112.585	89
41	62°31'50"	33.62	35.97	35
42	136°37'25"	10		
43	175°14'	10		
44	15°02'15"	11.87		
65	8°28'25"	28.805	28.85	91
66	360°56'15"	178.09	178.695	205

M.G.A

SCALE

DIAGRAM 1
(1:1000)

PT.33

D.P 270536

PT.33

DIAGRAM 5
(1:500)

PT.33

SECTION 'A'-'A'
NTS

PT.33 R.L 168

PT.33

R.L 165

PT.33

PT.33

DIAGRAM 3
(1:100)

PT.33

D.P 280045

DIAGRAM 2
(1:1000)

PT.33 & PT.33 IN STRATUM

PT.33

D.P 1004390

D.P 270536

SECTION 'A'-'A'

25.765 260°24'15"

324°20'35" - 100.8

138°20'35" - 86.76

64°19'35"

15.255 97°01'20"

(AA) EASEMENT FOR DISCHARGE OF WATER 3 WIDE (D.P 280029) (DOC 5)
(14) EASEMENT FOR DRAINAGE OF WATER 15 WIDE (D.P 280029) (DOC 5)
EASEMENT FOR SERVICES 15 WIDE (D.P 280029) (DOC 5)
(V) RIGHT OF ACCESSWAY VARIABLE WIDTH (D.P.270536) (DOC 1)
(W) EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.270536) (DOC 1)

THIS IS SHEET 24 OF DP 270536 & REPLACES SHEET 2 AS REGARDS LOT 31 AND IS AN ADDITIONAL SHEET

SURVEYOR Name MATTHEW RUSSELL STANLEY Date 25/10/2019 Reference : LPI REF: 2015M7100 (1350) Comp	**PLAN OF SUBDIVISION OF LOT 31 IN D.P.270536**	LGA : WOLLONDILLY Locality : WILTON Reduction Ratio 1 Lengths are in metres	REGISTERED 12.5.2020	**DP270536** ADDITIONAL SHEET 24

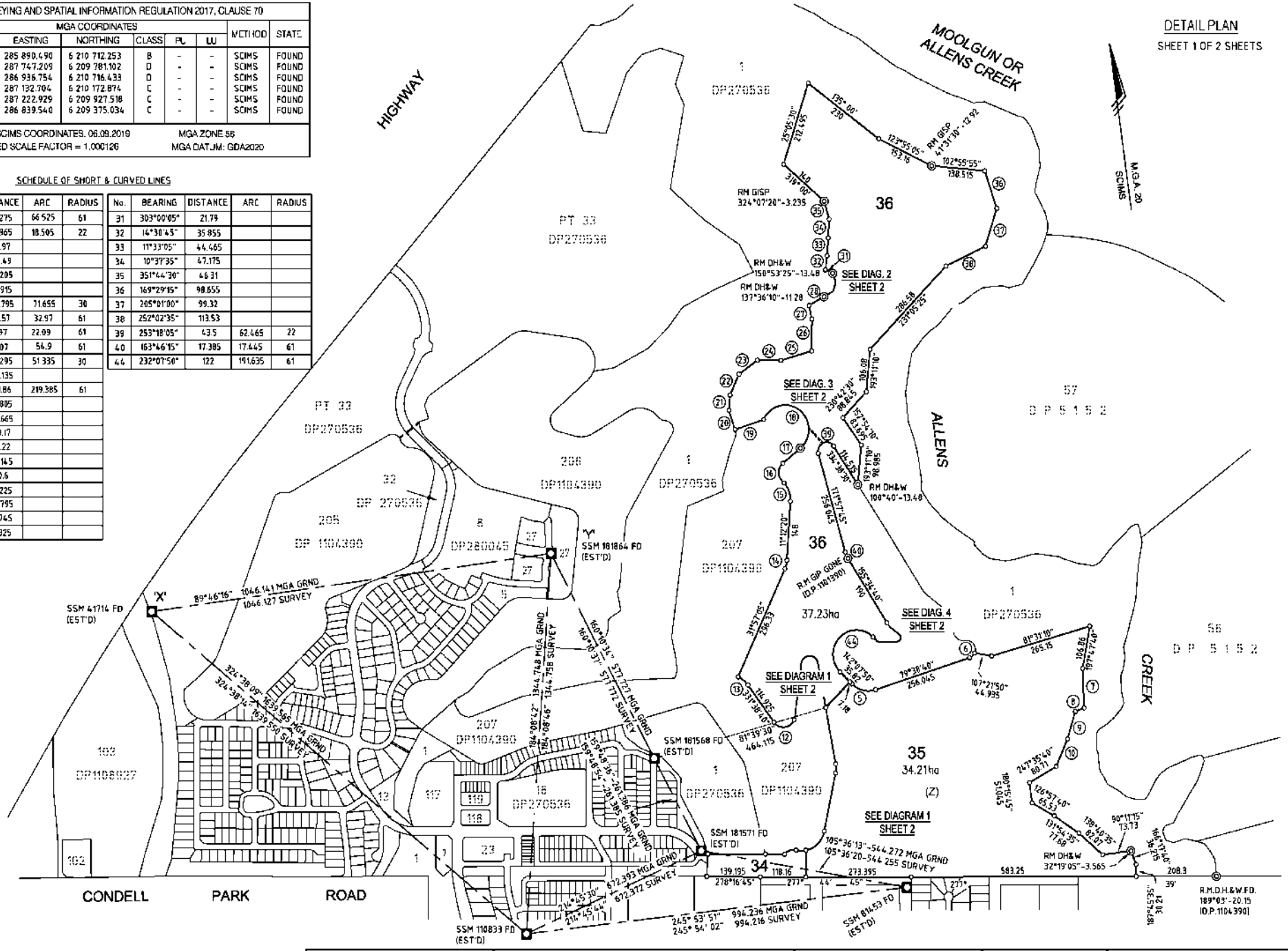
(D3675W SS3.dwg)

SURVEYING AND SPATIAL INFORMATION REGULATION 2017, CLAUSE 70							
MARK	MGA COORDINATES		CLASS	PL	LL	METHOD	STATE
	EASTING	NORTHING					
SSM 41714	285 890.490	6 210 712.253	B	-	-	SCIMS	FOUND
SSM 81453	287 747.209	6 209 781.102	D	-	-	SCIMS	FOUND
SSM 181864	286 936.754	6 210 716.433	D	-	-	SCIMS	FOUND
SSM 181568	287 132.704	6 210 172.874	C	-	-	SCIMS	FOUND
SSM 181571	287 222.929	6 209 927.518	C	-	-	SCIMS	FOUND
SSM 110833	286 839.540	6 209 375.034	C	-	-	SCIMS	FOUND
DATE OF SCIMS COORDINATES: 06.09.2019 MGA ZONE 56							
COMBINED SCALE FACTOR = 1.000126 MGA DATUM: GDA2020							

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
5	110°53'15"	63.275	66.525	61
6	55°33'	17.965	18.505	22
7	185°40'45"	98.97		
8	256°43'25"	24.49		
9	204°00'35"	71.205		
10	210°37'20"	74.915		
12	263°13'15"	55.795	71.655	30
13	316°09'30"	32.57	32.97	61
14	21°36'40"	21.97	22.09	61
15	345°25'20"	53.07	54.9	61
16	8°39'30"	45.295	51.335	30
17	57°40'45"	59.135		
18	314°38'55"	118.86	219.385	61
19	259°21'25"	78.805		
20	349°58'40"	50.665		
21	12°06'30"	38.17		
22	31°52'50"	57.22		
23	61°45'45"	59.145		
24	98°23'45"	60.6		
25	81°11'25"	83.225		
26	8°16'05"	79.795		
27	355°31'40"	34.745		
28	68°27'50"	71.325		

No.	BEARING	DISTANCE	ARC	RADIUS
31	303°00'05"	21.79		
32	14°30'45"	35.855		
33	11°33'05"	44.465		
34	10°37'35"	47.175		
35	351°44'30"	46.31		
36	169°29'15"	98.655		
37	205°01'00"	99.32		
38	252°02'35"	113.53		
39	253°18'05"	43.5	62.465	22
40	163°46'15"	17.385	17.445	61
44	232°07'50"	122	191.635	61



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DETAIL PLAN

SHEET 2 OF 2 SHEETS

Ⓣ EASEMENT FOR PIPELINE 24.385 WIDE (VIDE Q147076)
Ⓡ RIGHT OF ACCESS 20 WIDE (D P 270536) (DOC.1)
Ⓢ EASEMENT FOR SERVICES 20 WIDE (D.P.270536) (DOC.1)
Ⓣ RIGHT OF ACCESS 20 WIDE (D.P.270536) (DOC.1)
Ⓤ EASEMENT FOR SERVICES 20 WIDE (D.P.270536) (DOC.1)
(W) RIGHT TO DISCHARGE RECYCLED WATER (DOC.1) AFFECTING THE WHOLE OF LOTS 34-36.

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
1	78°51'55"	31.405	33.05	30
2	98°28'20"	25.27	25.455	61
3	52°48'15"	67.715	71.785	61
4	8°17'05"	22.875	23.01	61
5	110°53'15"	63.275	66.525	61
11	276°08'15"	43.5	62.465	22
12	263°13'15"	55.795	71.655	30
27	355°31'40"	34.745		
28	68°27'50"	71.325		
29	25°04'30"	23.475		
30	350°46'50"	23.275		
31	303°00'05"	21.79		
32	14°30'45"	35.855		
41	145°27'50"	21.425	21.535	61
42	206°09'25"	18.89	24.715	10
43	299°32'50"	7.68	7.885	10
44	232°07'50"	122	191.635	61
45	31°47'30"	53.26	55.12	61
46	344°33'40"	35.42	35.94	61
47	114°37'05"	28.295	30.735	22
48	209°12'40"	26.635	28.605	22

(W) - BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE (S4) (DOC 3) - DP280028
- BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE (S4A) (DOC.3) - DP280028
- BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE (S4B) (DOC.3) - DP280028
- BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE (W4) (DOC 3) - DP280028
- BENEFITED BY EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE (W4A) (DOC.3) - DP280028
- POSITIVE COVENANT (AD517937)

M.G.A. 20 SCIMS

DIAGRAM 4
SCALE 1:800

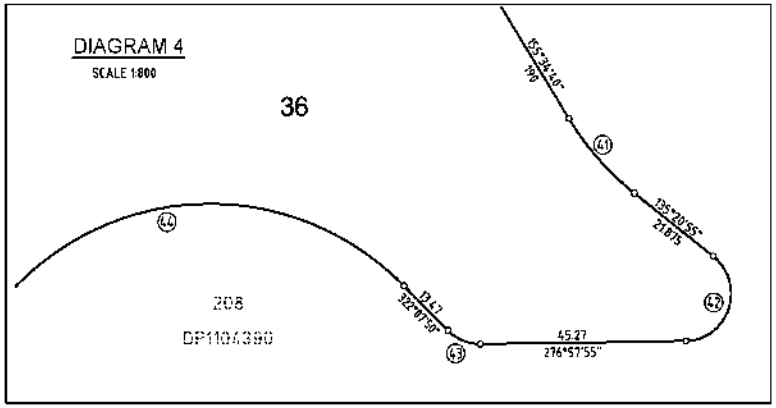


DIAGRAM 2
SCALE 1:1250

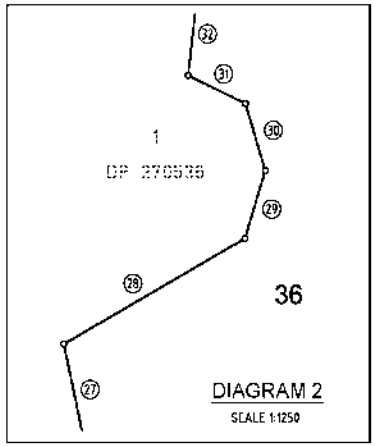
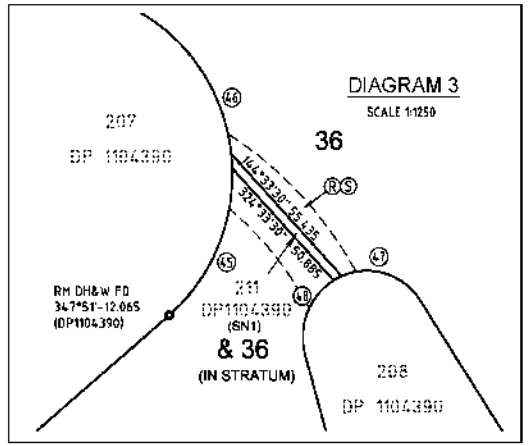
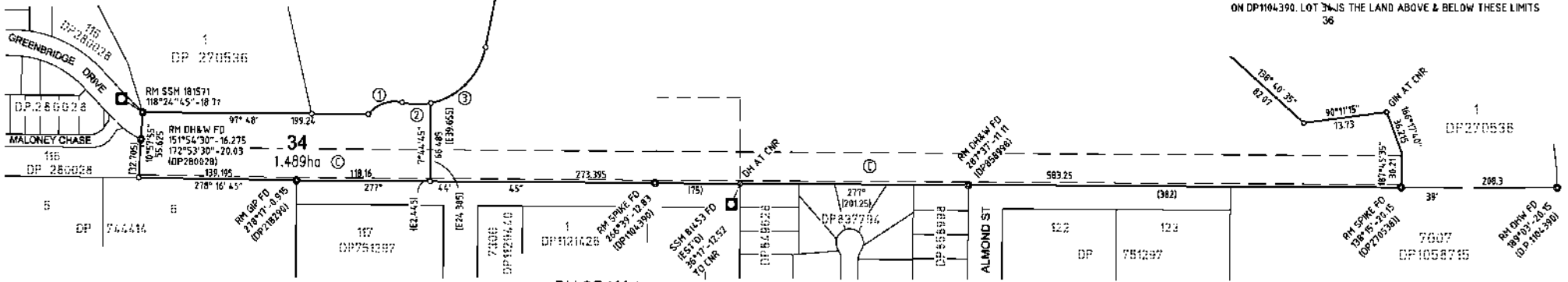


DIAGRAM 3
SCALE 1:1250



SN1 LOT 211 DP1104390 EXISTS BETWEEN LEVEL PLANES AT RL168 & 171 AS DEFINED ON DP1104390. LOT 36 IS THE LAND ABOVE & BELOW THESE LIMITS
36

DIAGRAM 1
SCALE 1:2500


36
208
DP 1104390
35
207
DP 1104390
1
DP 270536
34
1.489ha
GREENBRIDGE DRIVE
MALONEY CHASE
DP 280028
RM SSH 181571
118°24'45"-18.71
RM DH&W FD
151°54'30"-16.275
172°53'30"-20.03
(DP280028)
RM GIP FD
218°17'-0.515
(DP218290)
RM SPIKE FD
156°39'-12.83
(DP1104390)
SSM 81453 FD
(ES1°0)
36°17'-12.52
TO CNR
DH AT CNR
RM DH&W FD
287°37'-11.11
(DP858996)
GIW AT CNR
136°40'-35"
82.97
90°11'15"
13.73
166°17'40"
36.215
RM SPIKE FD
138°15'-20.15
(DP270536)
RM DHW FD
189°01'-20.05
(D.P.1104390)
ALMOND ST
7607
DP1058715
122
123
DP 751297
167
DP751297
DP 744416
5
6
7338
DP1121428
DP837784
DP1176628
DP1058715
DP1121428
DP1176628
DP1058715
DP837784
DP1121428
DP1176628
DP1058715
DP837784
DP1121428
DP1176628
DP1058715
DP837784

COORDINATE SCHEDULE						
MARK	M.G.A. COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
S.S.M.41714	285 890.490	6 210 712.253	B	N/A	FROM SCIMS	FOUND
S.S.M.185901	285 964.873	6 210 424.929	D	N/A	FROM SCIMS	FOUND
S.S.M.185934	286 583.123	6 210 734.647	D	N/A	FROM SCIMS	FOUND
S.S.M.185940	286 615.665	6 210 675.848	D	N/A	FROM SCIMS	FOUND
DATE OF COORDINATES: 20/04/2020 M.G.A. ZONE:56 M.G.A. DATUM: G.D.A.2020 COMBINED SCALE FACTOR: 1.000130						

HEIGHT SCHEDULE					
MARK	A.H.D. VALUE	CLASS	PU	HEIGHT DATUM VALIDATION	STATE
S.S.M.41714	197.506	LC	N/A	SCIMS ADOPTED	FOUND
S.S.M.185901	190.595	LD	N/A	FROM SCIMS – DATUM VALIDATION	FOUND
S.S.M.185934	181.655	LE	N/A		FOUND
DATE OF COORDINATES: 20/04/2020 HEIGHT DATUM: A.H.D.71					

HEIGHT DIFFERENCE SCHEDULE			
FROM	TO	HEIGHT DIFFERENCE	METHOD
S.S.M.41714	S.S.M.185901	-6.909	DIFFERENTIAL LEVELLING
S.S.M.185901	S.S.M.185934	-8.943	DIFFERENTIAL LEVELLING
S.S.M.185934	S.S.M.41714	15.852	DIFFERENTIAL LEVELLING
HEIGHT DATUM: A.H.D.71			

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	CHORD	ARC	RADIUS
1	269°00'55"	48.54		
2	247°50'40"	6.05		
3	338°29'25"	96.755	111.735	61
4	264°12'45"	45.315	46.425	61
5	267°46'55"	20.67	21.105	30
6	279°43'35"	8.565		
7	239°30'20"	23.375	24.585	22
8	221°53'20"	26.39	26.6	61

No.	BEARING	CHORD	ARC	RADIUS
9	234°22'50"	59.97		
10	237°39'15"	36.225		
11	162°08'05"	79.49	86.36	61.75
12	7°58'40"	7.77		
13	358°33'20"	49.195		
14	359°19'20"	61.875		
15	346°25'20"	83.74		

WHOLE OF LOTS 37, 38, 39 AND 40 AFFECTED BY RIGHT TO DISCHARGE RECYCLED WATER CREATED BY D.P.270536 (ITEM 19 IN DOC.1) AND THE EASEMENT FOR DRAINAGE OF RECYCLED WATER AND SEWAGE CREATED BY D.P.280028 (ITEM 9 IN DOC.1)

(A&W) EASEMENT FOR DISCHARGE OF WATER 3 WIDE (D.P.280029) (DOC.5)

(T4) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (D.P.280029) (DOC.5)
EASEMENT FOR SERVICES 1.5 WIDE (D.P.280029) (DOC.5)

(B) EASEMENT FOR SERVICES 4 & 5 WIDE (D.P.1265353)

DETAIL PLAN
SHEET 1 OF 2 SHEETS

HUME MOTORWAY

PT.37 PT.38 PT.39 PT.40 (22.02ha) PT.40 (41.74ha) TOTAL AREA 63.76ha (BY OLD'N) PT.1 D.P.270536

205 D.P.1104390 206 D.P.1104390

"A" S.S.M.41714 FD (EST'D) "B" S.S.M.185934 FD (EST'D) S.S.M 185901 FD (EST'D) S.S.M 185940 FD (EST'D)

R.M.G.I.P.FD 279°56'-3.25 (D.P.1104390) R.M.S.S.M.41714 FD. 172°07'-28.743 (D.P.270536)

D.P.1104442 D.P.702024 D.P.280029 D.P.280055 D.P.280045 D.P.280014 D.P.280063

STIRLING DRIVE BALMORAL RISE FAIRWAY KINGSWOOD CRES. GREEN CIR. BARRAGEN CIR. THE POINTE DRIVE

VIDE DIAGRAM 1 VIDE SHEET 2

S.S.M.-COR. 43°39'10"-1620.885

R.M.G.I.S.P.FD 43°41'-22.335 (D.P.270536) D.N.&W.FD.A.T COR. (D.P.251050) M.G.A. SCIMS

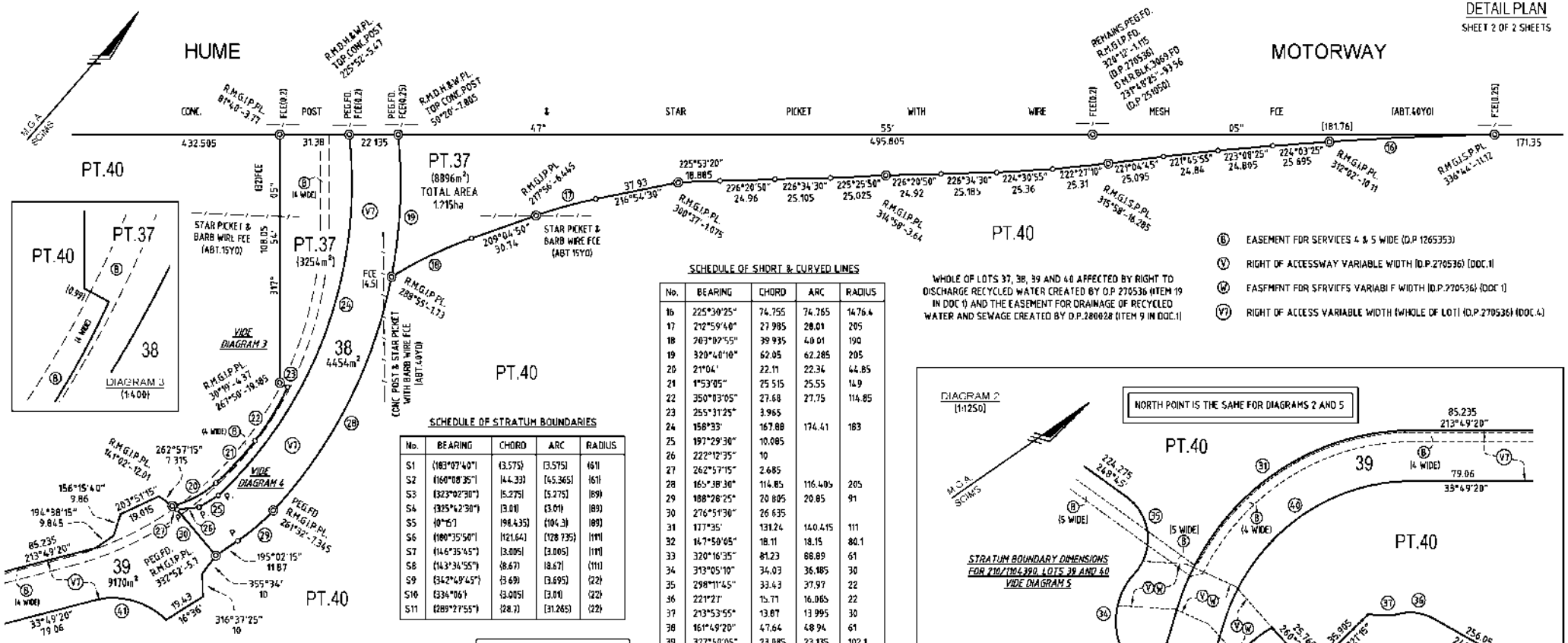
DIAGRAM 1 (1:600)

THIS IS SHEET 27 IN D.P.270536 AND REPLACES SHEET 16 AS REGARDS LOT 26, SHEET 23 AS REGARDS LOT 33 AND IS AN ADDITIONAL SHEET

SURVEYOR	PLAN HEADING		REGISTERED	
Name LEE MICHAEL SCHMALFELDT Date 06/07/2020 Reference 212701 DP05 '2020M7100 (394) Partial Survey'	PLAN OF SUBDIVISION OF LOT 26 AND 33 IN D.P.270536	LGA WOLLONDILLY Locality WILTON Reduction Ratio 1 4000 Lengths are in metres	18.9.2020	DP270536 ADDITIONAL SHEET 27

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:27 of 80
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DETAIL PLAN
SHEET 2 OF 2 SHEETS



SCHEDULE OF STRATUM BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
S1	(183°07'40")	(3.575)	(3.575)	661
S2	(160°08'35")	(44.33)	(45.365)	661
S3	(323°02'30")	(5.275)	(5.275)	189
S4	(325°42'30")	(3.01)	(3.01)	189
S5	(0°15')	(98.435)	(104.3)	189
S6	(180°35'50")	(121.64)	(128.735)	191
S7	(146°35'45")	(3.005)	(3.005)	111
S8	(143°34'55")	(8.67)	(8.67)	111
S9	(342°49'45")	(3.69)	(3.695)	22
S10	(334°06')	(3.005)	(3.01)	22
S11	(289°27'55")	(28.1)	(31.265)	22

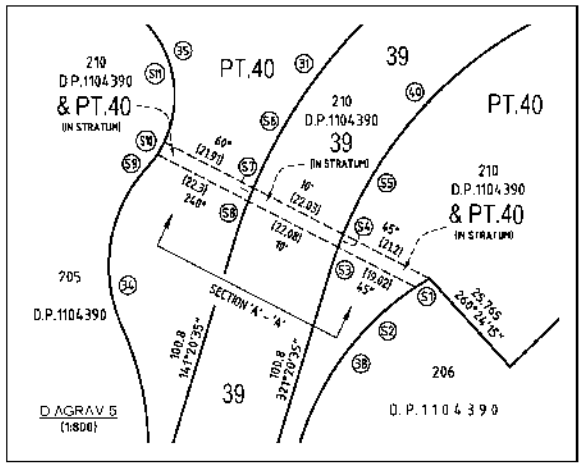
SCHEDULE OF SHORT & CURVED LINES

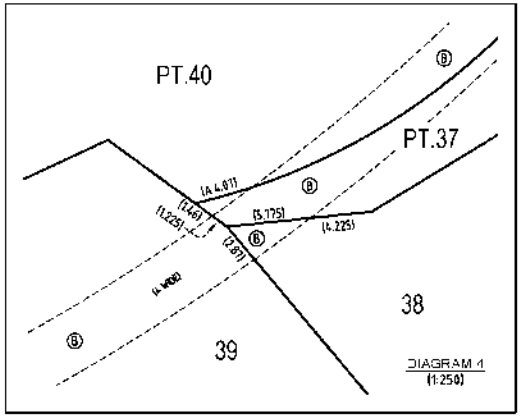
No.	BEARING	CHORD	ARC	RADIUS
16	225°30'25"	74.755	74.765	1476.4
17	212°59'40"	27.985	28.01	205
18	203°02'55"	39.935	40.01	190
19	320°40'10"	62.05	62.285	205
20	21°04'	22.11	22.34	44.85
21	1°53'05"	25.515	25.55	149
22	350°03'05"	27.68	27.75	114.85
23	255°31'25"	3.965		
24	158°33'	167.88	174.41	183
25	197°29'30"	10.085		
26	222°12'35"	10		
27	262°57'15"	2.685		
28	165°38'30"	114.85	116.405	205
29	188°26'25"	20.805	20.85	91
30	276°51'30"	26.635		
31	177°35'	131.24	140.415	111
32	147°59'05"	18.11	18.15	80.1
33	320°16'35"	81.23	88.89	61
34	313°05'10"	34.03	36.185	30
35	298°11'45"	33.43	37.97	22
36	221°27'	15.71	16.065	22
37	213°53'55"	13.87	13.995	30
38	161°49'20"	47.64	48.94	61
39	327°58'05"	23.085	23.135	102.1
40	357°35'	105.225	112.585	89
41	62°31'50"	33.62	35.07	35

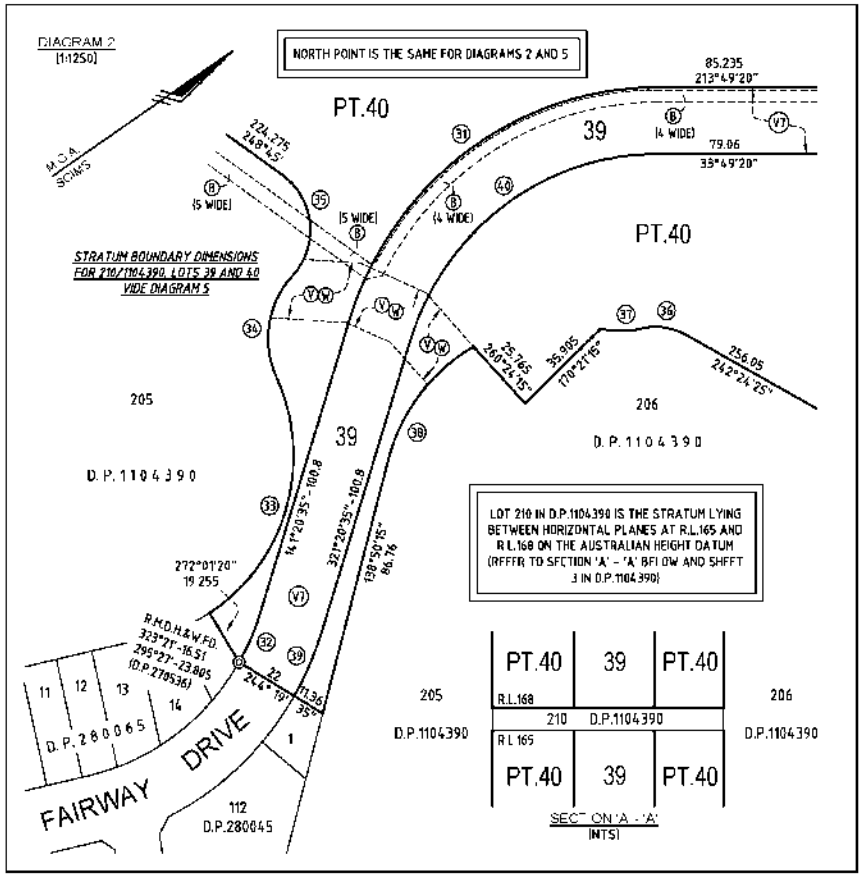
WHOLE OF LOTS 37, 38, 39 AND 40 AFFECTED BY RIGHT TO DISCHARGE RECYCLED WATER CREATED BY D.P.270536 (ITEM 19 IN DOC.1) AND THE EASEMENT FOR DRAINAGE OF RECYCLED WATER AND SEWAGE CREATED BY D.P.280028 (ITEM 9 IN DOC.1)

(B) EASEMENT FOR SERVICES 4 & 5 WIDE (D.P.1265353)
(Y) RIGHT OF ACCESSWAY VARIABLE WIDTH (D.P.270536) (DOC.1)
(W) EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.270536) (DOC.1)
(V1) RIGHT OF ACCESS VARIABLE WIDTH (WHOLE OF LOT) (D.P.270536) (DOC.4)

NORTH POINT IS THE SAME FOR MAIN PLAN, DIAGRAMS 3 AND 4







THIS IS SHEET 28 IN D.P.270536 AND REPLACES SHEET 16 AS REGARDS LOT 26, SHEET 23 AS REGARDS LOT 33 AND IS AN ADDITIONAL SHEET

SURVEYOR	PLAN HEADING		REGISTERED	
Name LEE MICHAEL SCHMALFELDT Date 06/07/2020 Reference 212701 DP05 '2020M7100 (394) Partial Survey'	PLAN OF SUBDIVISION OF LOT 26 AND 33 IN D.P.270536	LGA WOLLONDILLY Locality WILTON Reduction Ratio 1 1250 Lengths are in metres	18.9.2020	DP270536 ADDITIONAL SHEET 28

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:28 of 80
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SCIMS MGA20

DETAIL PLAN

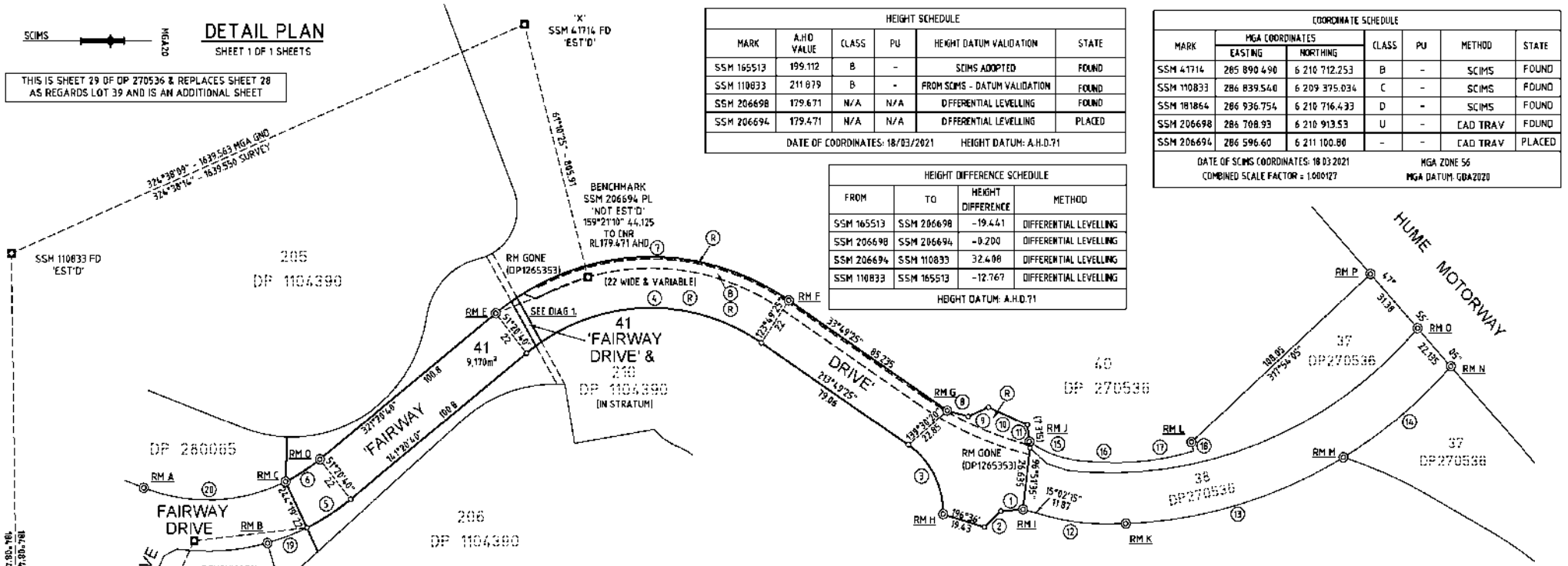
SHEET 1 OF 1 SHEETS

THIS IS SHEET 29 OF DP 270536 & REPLACES SHEET 28 AS REGARDS LOT 39 AND IS AN ADDITIONAL SHEET

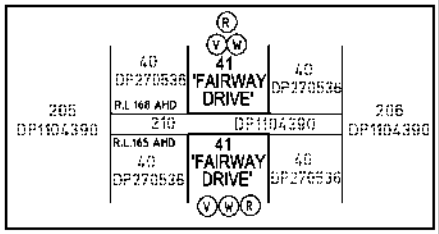
HEIGHT SCHEDULE					
MARK	A.H.D VALUE	CLASS	PU	HEIGHT DATUM VALIDATION	STATE
SSM 165513	199.112	B	-	SCIMS ADOPTED	FOUND
SSM 110833	211.879	B	-	FROM SCIMS - DATUM VALIDATION	FOUND
SSM 206698	179.671	N/A	N/A	DIFFERENTIAL LEVELLING	FOUND
SSM 206694	179.471	N/A	N/A	DIFFERENTIAL LEVELLING	PLACED
DATE OF COORDINATES: 18/03/2021 HEIGHT DATUM: A.H.D.71					

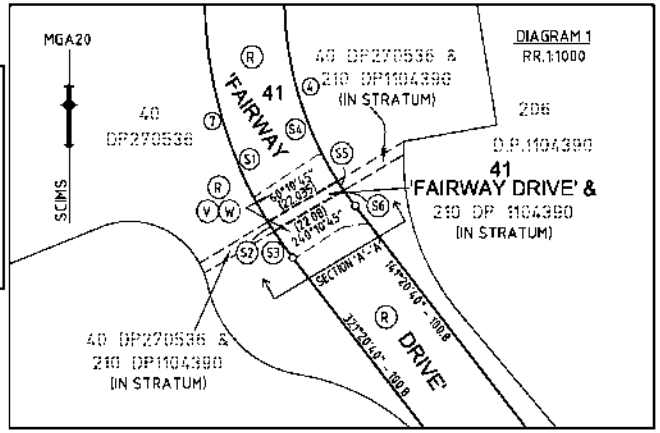
HEIGHT DIFFERENCE SCHEDULE			
FROM	TO	HEIGHT DIFFERENCE	METHOD
SSM 165513	SSM 206698	-19.441	DIFFERENTIAL LEVELLING
SSM 206698	SSM 206694	-0.200	DIFFERENTIAL LEVELLING
SSM 206694	SSM 110833	32.408	DIFFERENTIAL LEVELLING
SSM 110833	SSM 165513	-12.767	DIFFERENTIAL LEVELLING
HEIGHT DATUM: A.H.D.71			

COORDINATE SCHEDULE						
MARK	MGA COORDINATES EASTING	MGA COORDINATES NORTHING	CLASS	PU	METHOD	STATE
SSM 41714	285 890.490	6 210 712.253	B	-	SCIMS	FOUND
SSM 110833	286 839.540	6 209 375.034	C	-	SCIMS	FOUND
SSM 181864	286 936.754	6 210 716.433	D	-	SCIMS	FOUND
SSM 206698	286 708.93	6 210 913.53	U	-	CAD TRAV	FOUND
SSM 206694	286 596.60	6 211 100.80	-	-	CAD TRAV	PLACED
DATE OF SCIMS COORDINATES: 18/03/2021 COMBINED SCALE FACTOR = 1.000127			MGA ZONE 56 MGA DATUM: GDA2020			



FROM	TO	BEARING & DISTANCE
SSM 41714	SSM 181864	89°46'16" 1046.139 MGA GND
'X'	'Y'	1046.127 SURVEY
SSM 206698	SSM 206694	329°03'40" 218.37 SURVEY





NUMBER	BEARING	DISTANCE	ARC LENGTH	Radius
1	175°34'	10		
2	136°37'25"	10		
3	242°31'50"	33.62	35.07	35
4	177°35'	105.225	112.585	89
5	147°50'05"	23.085	23.135	102.1
6	327°50'05"	18.11	18.15	80.1
7	357°35'	131.24	140.415	111
8	14°38'15"	9.845		
9	336°15'40"	9.86		
10	23°51'15"	19.015		
11	82°57'15"	10		
12	8°28'25"	20.805	20.85	91
13	345°38'30"	114.85	116.405	205
14	328°40'10"	62.05	62.285	205
15	21°04'	22.31	22.34	44.85
16	1°53'05"	25.515	25.55	149
17	350°03'05"	27.68	27.75	114.85
18	255°31'25"	3.965		
19	159°36'45"	18.81	18.835	102.1
20	177°37'	63.385	65.165	80.1
S1	180°35'50"	121.64	(128.735)	111
S2	146°35'45"	3.005	(3.01)	111
S3	143°34'55"	8.67	(8.67)	111
S4	188°15'	98.435	(104.3)	89
S5	145°42'30"	3.01	(3.01)	89
S6	143°02'30"	5.275	(5.275)	89

NUMBER	BEARING	DISTANCE	DESCRIPTION
RM A	306°41'	5.18	RM DH&W FD (DP280065)
	305°11'	17.535	RM DH&W FD (DP280065)
RM B	66°28'	5.305	RM DH&W FD (DP280065)
RM C	323°21'	16.51	RM DH&W FD (DP270536)
	295°27'	23.805	RM DH&W FD (DP270536)
RM D	224°42'	5.04	RM DH&W
	222°15'	17.145	RM DH&W
RM E	212°03'	5.28	RM DH&W
	223°33'	17.12	RM DH&W
RM F	301°37'	4.975	RM DH&W
	305°11'	16.94	RM DH&W
RM G	316°14'	6.35	RM DH&W
	306°08'	16.085	RM DH&W
RM H	190°08'	4.57	RM DH&W
	196°36'	16.315	RM DH&W
RM I			RM GIP GONE (DP270536)
	74°25'	6.34	RM DH&W
	92°20'	21.92	RM DH&W
RM J	141°02'	12.01	RM GIP FD (DP270536)
RM K	261°32'	7.315	RM GIP FD (DP270536)
RM L	30°19'	4.37	RM GIP FD (DP270536)
	267°53'	19.105	RM GIP FD (DP270536)
RM M	288°55'	4.73	RM GIP FD (DP270536)
RM N	50°20'	7.805	RM DH&W FD (DP270536) (TOP CONC POST)
RM O	225°52'	5.47	RM DH&W FD (DP270536) (TOP CONC POST)
RM P	81°40'	3.77	RM GIP FD (DP270536)

(R) EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH EASEMENT FOR SERVICES VARIABLE WIDTH

(B) EASEMENT FOR SERVICES 4 & 5 WIDE (DP1265353)

(V) RIGHT OF ACCESS VARIABLE WIDTH (D.P.270536) (DOC.1)

(W) EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.270536 (DOC.1)

LOT 41 - THE EXTENSION OF FAIRWAY DRIVE IS AFFECTED BY RIGHT TO DISCHARGE RECYCLED WATER CREATED BY DP270536 (ITEM 19 IN DOC.1), EASEMENT FOR DRAINAGE OF RECYCLED WATER AND SEWAGE CREATED BY DP280028 (ITEM 9 IN DOC.1) AND THE RIGHT OF ACCESS VARIABLE WIDTH CREATED BY DP270536 (ITEM 3 IN DOC.4)

SURVEYOR
Name MATTHEW RUSSELL STANLEY
Date 18/03/2021
Reference D3675SW_S94n (Exemption Policy 4)

D3675SW S94n.dwg

PLAN OF SUBDIVISION OF LOT 39 IN DP270536

LGA : WOLLONDILLY
Locality : WILTON
Reduction Ratio 1 : 1250
Lengths are in metres

REGISTERED
15.6.2021

DP270536
ADDITIONAL SHEET 29

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:29 of 80
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Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:30 of 80
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(E)

COVER SHEET FOR SIGNATURE/ADMINISTRATION SHEETS

.....

ATTENTION

.....

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

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

Sig/Admin Sheet Number	Number of Sig/Admin Sheets	Contains U.E. Schedule (Y/N)	Registration Date	Number of Sheets in Subject Plan	Lot Numbers Created
Document A	3	Y	10-6-2008	3	9-17
Document B	1	Y	17-6-2008	-	-
Document C	3	Y	2.8.2010	1	18-19
Document D	1	Y	14.9.2010	-	-
Document E	4	Y	6-6-2011	2	12 - 13
Document F	4	Y	12.4.2012	2	21-23
Document G	1	Y	4-5-2015	-	-
Document H	6	Y	9.6.2015	5	24-29
Document I	4	Y	6.5.2016	2	30-31
Document J	4	Y	12.05.2020	2	32-33
Document K	5	Y	15.05.2020	2	34-36
Document L	4	Y	17.09.2020	-	-
Document M	5	Y	21.09.2020	2	37-40
Document N	5	Y	15.06.2021	1	41

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:31 of 80
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PLAN FORM 6 WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....
Date: .....
File Number: .....
Office: .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to :

the proposed SUBDIVISION set out herein
(insert 'subdivision' or 'new road')

.....
* Authorised Person/~~General Manager/Accredited Certifier~~

Consent Authority: WOLLONDILLY SHIRE COUNCIL
Date of Endorsement: 28th APRIL 2008
Accreditation no: .....
Subdivision Certificate No: 21 of 2008
File no: 10 993-05

* Delete whichever is inapplicable

DP270536

DOC.A

Registered : 10-6-2008
Title System : TORRENS
Purpose : SUBDIVISION

PLAN OF

SUBDIVISION OF LOT 3 & 6 IN D.P.270536

LGA : WOLLONDILLY
Locality : WILTON
Parish : WILTON
County : CAMDEN

Surveying Regulation, 2006

I, BRIAN JOHN FRANKLIN
of WALLIS & MOORE (APART OF Whelans InSites Pty Ltd) 55 EAST PARADE, SUTHERLAND 2232
a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on 7th FEBUARY, 2008

The survey relates to LOTS 9-17
.....
(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature B Franklin *Dated* 20/02/2002
Surveyor registered under the Surveying Act, 2002

Datum Line: 'X'-'Y'
Type: Urban / Rural

Plans used in the preparation of survey / compilation

DP 702024,251050,251051,629975
DP 1045369,63850,499002(SHEET119&120)
DP 636613, 270536, 280010
DP 1104390

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE : 23310 S13 Issue A

* OFFICE USE ONLY

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:32 of 80
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PLAN FORM 6A (Annexure Sheet) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

PLAN OF

SUBDIVISION OF LOT 3 & 6 IN D.P.270536

DP270536

DOC.A

Registered : 10-6-2008

* OFFICE USE ONLY

Subdivision Certificate No: 21 OF 2008 Date of Endorsement: 28th APRIL 2008

EXECUTED by PAUL THOMPSON
as attorney for BRADCORP WILTON PARK PTY LIMITED
(ACN 086 388 212)
under registered power of attorney
Book 4508 No.896 dated 3rd NOVEMBER 2006
in the presence of:

Signature of Witness

JAKE POOLE
Name of Witness (block letters)

474 SARGENTS RD, KYOGLE
Address of Witness

DEVELOPMENT MANAGER
Occupation of Witness

EXECUTED by
as attorney for ST GEORGE BANK LIMITED
(ACN 055 513 070)
under registered power of attorney
Book No. dated
in the presence of:

Signature of Witness

Name of Witness (block letters)

Address of Witness

Occupation of Witness

EXECUTED by PAUL THOMPSON
as attorney for DLL WILTON PTY LIMITED
(ACN 110 022 976)
under registered power of attorney
Book 4511 No.914 dated 26th FEBRUARY 2007
in the presence of:

Signature of Witness

JAKE POOLE
Name of Witness (block letters)

474 SARGENTS RD, KYOGLE
Address of Witness

DENELOPMENT MANAGER
Occupation of Witness

SURVEYOR'S REFERENCE : 23310 S13 Issue A

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:33 of 80
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DEPOSITED PLAN ADMINISTRATION SHEET

PLAN OF

SUBDIVISION OF LOT 3 & 6 IN D.P.270536

DP270536 DOC.A

Registered : 10-6-2008

* OFFICE USE ONLY

Subdivision Certificate No: 21 of 2008

Date of Endorsement: 28th April 2008

Name of Development if any

BINGARA GORGE

Address for Service of notice

THE COMMUNITY MANAGER
P.O BOX 141
PICTON ,NSW
2571

This sheet shows an initial schedule of unit entitlement for the *Community /~~*Precinct~~/*~~Neighbourhood~~ scheme which is liable to be altered as the scheme is developed or on completion of the scheme in accordance with the provisions of section 30 of the Community Land Development Act, 1989 Any changes will be recorded on subsequent Administration Sheets.

* Strike out whichever is inapplicable

I, E.A.Suell

of Landsburys

being a valuer registered under the Valuers Registration Act 1975, certify that the Unit Entitlements for the new lots created by the subdivision are based upon market values of such lots at 1.09.06 being the date of the Valuers Certificate lodged with the original initial Schedule

SIGNITURE ..... DATE 23-08

HISTORICAL FILE SEE DOC. B

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet - Plan Form 6A)

LOT NUMBER	UNIT ENTITLEMENT	SUBDIVISION
2	1,663,613	DP280010
3	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 to 10
4	940,018	
5	2,714,133	
6	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 to 10
7	31,973	
8	47,118	
9	806,075	
10	159,715	
11	297,662	
12	455,858	DP280014
13	40,907	
14	43,584	
15	38,503	
16	39,717	
17	2,721,124	
TOTAL	10,000,000	

SURVEYOR'S REFERENCE : 23310 S13 Issue Bc

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:34 of 80
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PLAN FORM 6D (Community Annexure) WARNING : Creasing or folding will lead to rejection Doc. B

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet ~~1~~ 1 of 1 Sheet(s)

~~PLAN OF~~ REPLACEMENT SCHEDULE OF UNIT ENTITLEMENT FOLLOWING SEVERANCE OF COMMUNITY DEVELOPMENT LOT 7 FROM DP270536 SCHEME

DP270536

* OFFICE USE ONLY

Registered : SB 17.6.2008

Subdivision Certificate No: 20 of 2008 Date of Endorsement: 28th APRIL 2008

Name of Development if any

BINGARA GORGE

Address for Service of notice

~~PRECINCT 1 PENROSE~~
THE COMMUNITY MANAGER
P.O BOX 141
PICTON ,NSW
2571

This sheet shows an initial schedule of unit entitlement for the *Community /~~*Precinct~~/*Neighbourhood scheme which is liable to be altered as the scheme is developed or on completion of the scheme in accordance with the provisions of section 30 of the Community Land Development Act, 1989 Any changes will be recorded on subsequent Administration Sheets

This Sheet contains an initial ~~Strata~~ schedule of Unit Entitlements and replaces Admin. Sheet 3 of the Plan registered on 10/6/2008

* Strike out whichever is inapplicable

I, E.A. Snell
of Landsborough
being a valuer registered under the Valuers Registration Act 1975, certify that the Unit Entitlements shown on *this sheet /~~*these sheets~~ are based upon valuations made by me on # 1.9.06

Signature ..... Date 25.2.08

* Strike out whichever is inapplicable # Insert date of valuation

THIS CERTIFICATE REQUIRED FOR COMMUNITY & PRECINCT PLANS ONLY

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet - Plan Form 6A)

LOT NUMBER	UNIT ENTITLEMENT	SUBDIVISION
2	1,663,613	
3	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 - 10
4	940,018	
5	2,714,133	
6	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 - 10
7*	SEVERED FROM ~~THIS~~ SCHEME	AD 969452
8	47,118	
9	806,075	
10	159,715	
11	297,662	
12	455,858	
13	40,907	
14	43,584	
15	38,503	
16	39,717	
17	2,721,124	
TOTAL	9,968,027	

HISTORICAL FILE - SEE ADMINISTRATION SHEET 3 (DOC. C)

SURVEYOR'S REFERENCE : 23310 S13 Issue A

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:35 of 80
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ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

SIGNATURES, SEALS and 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 SEC. 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE:

1. RIGHT OF CARRIAGEWAY 10 WIDE (Y1).
2. EASEMENT FOR DRAINAGE OF SEWAGE (WHOLE OF LOT).
3. EASEMENT FOR SERVICES (WHOLE OF LOT).
4. EASEMENT FOR DRAINAGE OF RECYCLED WATER 10 WIDE (Y1)
5. EASEMENT FOR SERVICES.
6. EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT).
7. EASEMENT FOR SERVICES 10 WIDE (Y1)
8. RESTRICTION ON USE OF LAND

IN THE TERMS OF THE ACCOMPANYING INSTRUMENT

LOTS 18 TO 19 INCLUSIVE ARE DEVELOPMENT LOTS

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....
Date: .....
File Number: .....
Office: .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to :

the proposed SUBDIVISION set out herein
(insert 'subdivision' or 'new road')

.....
* Authorised Person/~~General Manager/Accredited Certifier~~

Consent Authority: WOLLONDILLY SHIRE COUNCIL
Date of Endorsement: 30th JUNE 2010
Accreditation no: —
Subdivision Certificate No: 26 OF 2010
File no: 10.2008.736.1

* Delete whichever is inapplicable

DP270536

(DOC.C)

* OFFICE USE ONLY

Registered : 2.8.2010
Title System : TORRENS
Purpose : SUBDIVISION

PLAN OF

SUBDIVISION OF LOT 4 IN DP270536

LGA : WOLLONDILLY
Locality : WILTON
Parish : WILTON
County : CAMDEN

Surveying & Spatial Information Regulation, 2006

I, BRIAN JOHN FRANKLIN
WALLIS & MOORE INSITES
of 55 EAST PARADE, SUTHERLAND 2232
a surveyor registered under the *Surveying & Spatial Information Act 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying & Spatial Information Regulation, 2006* and was completed

on 18th May, 2010

The survey relates to Lots 18-19

.....

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

Signature B Franklin *Dated :* 1 July 2010
Surveyor registered under the Surveying & Spatial Information Act 2002

Datum Line: 'X'-'Y'
Type: Urban / ~~Rural~~

Plans used in the preparation of survey

D.P.270536
D.P.280010
D.P.280014

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE : D367SW S18 Issue i

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:36 of 80
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ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

PLAN OF

SUBDIVISION OF LOT 4 IN D.P.270536

DP270536

(DOC.C)

Registered: 2.8.2010

* OFFICE USE ONLY

Subdivision Certificate No: 26 of 2010 Date of Endorsement: 30th JUNE 2010

EXECUTED by **Kenneth Leslie James**
as attorney for BRADCORP WILTON PARK PTY LIMITED
(ACN 086 388 212)
under registered power of attorney
Book 4508 No.896 dated 2 FEBRUARY 2007
in the presence of:

Signature of Witness

JAMES HAMMILL
Name of Witness (block letters)

31 PEMBROKE PDE WILTON 2571
Address of Witness

DEVELOPMENT MANAGER
Occupation of Witness

EXECUTED by **Kenneth Leslie James**
as attorney for DLL WILTON PTY LIMITED
(ACN 110 022 976)
under registered power of attorney
Book 4511 No.914 dated 14 MARCH 2007
in the presence of:

Signature of Witness

JAMES HAMMILL
Name of Witness (block letters)

31 PEMBROKE PDE WILTON 2571
Address of Witness

DEVELOPMENT MANAGER
Occupation of Witness

Signature of Attorney

INTEGRAL ENERGY AUSTRALIA
Name of Attorney: GEOFF RIETHMULLER

SURVEYOR'S REFERENCE : D3675W S18 Issue i

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:37 of 80
© Office of the Registrar-General /Src:INFOTRACK /Ref:SK50641 sing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

* OFFICE USE ONLY

PLAN OF

SUBDIVISION OF LOT 4 IN D.P.270536

DP270536 (DOC.C)

Registered : 2.8.2010

Subdivision Certificate No: 26 of 2010

Date of Endorsement: 30th JUNE 2010

Name of Development if any

BINGARA GORGE

Address for Service of notice

THE COMMUNITY MANAGER
P.O BOX 141
PICTON ,NSW
2571

This sheet shows an initial schedule of unit entitlement for the *Community /~~*Precinct~~ /*~~Neighbourhood~~ scheme which is liable to be altered as the scheme is developed or on completion of the scheme in accordance with the provisions of section 30 of the Community Land Development Act, 1989 Any changes will be recorded on subsequent Administration Sheets.

* Strike out whichever is inapplicable

I, STEPHEN JOHN BARROW
of LANDSBURYS PROPERTY Pty Ltd
being a valuer registered under the Valuers Registration Act 1975, certify that the Unit Entitlements shown on *this sheet /*these sheets are based upon valuations made by me on # 1st SEPTEMBER 2006

Signature: ..... Date 1st JULY 2010

* Strike out whichever is inapplicable # Insert date of valuation
THIS CERTIFICATE REQUIRED FOR COMMUNITY & PRECINCT PLANS ONLY

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet – Plan Form 6A)

LOT NUMBER	UNIT ENTITLEMENT	SUBDIVISION
2	1,663,613	
3	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 to 10
4	NEW LOTS 18-19	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 11 ~~to 12~~
5	2,714,133	
6	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 to 10
7	31,993	
8	47,118	
9	806,075	
10	159,715	
11	297,662	
12	455,858	
13	40,907	
14	43,584	
15	38,503	
16	39,717	
17	2,721,124	
18	141,003	
19	799,015	
TOTAL	10,000,000	

HISTORICAL FILE - SEE ADMINISTRATION SHEET (DOC. D)

SURVEYOR'S REFERENCE : D367SW S18 Issue i

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:38 of 80
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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 1 Sheet(s)

REPLACEMENT SCHEDULE OF UNIT ENTITLEMENT FOLLOWING SEVERANCE OF COMMUNITY DEVELOPMENT LOT 18 FROM D.P.270536 SCHEME

DP 270536
Document "D"

Registered : 14-9-2010

* OFFICE USE ONLY

Subdivision Certificate No:

Date of Endorsement:

Name of Development if any

BINGARA GORGE

Address for Service of notice

THE COMMUNITY MANAGER
P.O BOX 141
PICTON ,NSW
2571

This sheet shows an initial schedule of unit entitlement for the *Community /~~*Precinct~~ /*~~Neighbourhood~~ scheme which is liable to be altered as the scheme is developed or on completion of the scheme in accordance with the provisions of section 30 of the Community Land Development Act, 1989 Any changes will be recorded on subsequent Administration Sheets.

This sheet contains an initial schedule of unit entitlements and replaces admin Sheet 3 of the plan registered on 02-08-2010.

* Strike out whichever is inapplicable

I, STEPHEN JOHN BARROW
of LANDSBURYS PROPERTY PTY LTD
being a valuer registered under the Valuers Registration Act 1975, certify that the Unit Entitlements shown on *this sheet /*these sheets are based upon valuations made by me on # 12TH AUGUST 2010

Signature ..... Date 12/08/2010.

* Strike out whichever is inapplicable # Insert date of valuation
THIS CERTIFICATE REQUIRED FOR COMMUNITY & PRECINCT PLANS ONLY

SCHEDULE OF UNIT ENTITLEMENT

(if insufficient space use additional annexure sheet - Plan Form 6A)

LOT NUMBER	UNIT ENTITLEMENT	SUBDIVISION
2	1,663,613	D.P.280010
3	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 to 10
4	NEW LOTS 18-19	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 to 10
5	2,714,133	
6	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 to 10
7	SEVERED FROM SCHEME	AB 969452
8	47,118	
9	806,875	
10	139,715	
11	297,662	
12	455,858	D.P.280014
13	40,907	
14	43,584	
15	38,503	
16	39,717	
17	2,721,124	
18	SEVERED FROM SCHEME	AF 120808
19	799,015	
TOTAL	9,827,024	

HISTORICAL FILE

SEE ADMINISTRATION SHEET (DOC. E)

SURVEYOR'S REFERENCE : D3675W S18 Issue J

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:39 of 80
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PLAN FORM 6 WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

IT IS INTENDED TO DEDICATE KENNIFF STREET AND THE EXTENSION OF FAIRWAY DRIVE AND WHITE STREET TO THE PUBLIC AS A PUBLIC ROAD SUBJECT TO THE EASEMENT FOR DRAINAGE OF RECYCLED WATER, EASEMENT FOR SERVICES, RIGHT TO DISCHARGE RECYCLED WATER CREATED BY DP270536 (DOC.1), EASEMENT FOR DRAINAGE OF SEWAGE CREATED BY DP270536 (DOC.2), EASEMENT FOR SERVICES CREATED BY DP270536 (DOC.2) AND EASEMENT FOR DRAINAGE OF WATER CREATED BY DP270536 (DOC.2)

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE:

1. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (U3)
2. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (V3)
3. EASEMENT FOR DRAINAGE OF RECYCLED WATER
4. EASEMENT FOR SERVICES
5. EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J2)
6. RESTRICTION ON USE OF LAND (K2)

IT IS INTENDED TO RELEASE:

1. RIGHT OF CARRIAGEWAY 10 WIDE (Y1) CREATED BY DP270536 NUMBERED 1 IN DOC.2
2. EASEMENT FOR DRAINAGE OF RECYCLED WATER 10 WIDE (Y1) CREATED BY DP270536 NUMBERED 4 IN DOC.2
3. EASEMENT FOR SERVICES 10 WIDE (Y1) CREATED BY DP270536 NUMBERED 5 IN DOC.2
4. EASEMENT FOR SERVICES 10 WIDE (Y1) CREATED BY DP270536 NUMBERED 7 IN DOC.2

IN THE TERMS OF THE ACCOMPANYING INSTRUMENT

If space is insufficient use PLAN FORM 6A annexure sheet

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....
Date: .....
File Number: .....
Office: .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to :

the proposed SUBDIVISION set out herein
(insert 'subdivision' or 'new road')

.....
* Authorised Person/ ~~* General Manager / * Accredited Certifier~~

Consent Authority: WOLLONDILLY SHIRE COUNCIL
Date of Endorsement: 31 May, 2011
Accreditation no: —
Subdivision Certificate no: 5 OF 2011
File no: 10.2009.571.1

* Strike through inapplicable parts.

DP270536

(DOC.E)

* OFFICE USE ONLY

Registered : 6.6.2011
Title System : TORRENS
Purpose : SUBDIVISION

PLAN OF

SUBDIVISION OF LOT 19 DP270536, EASEMENT AND RESTRICTION ON THE USE OF LAND WITHIN LOT 18 DP270536

LGA : WOLLONDILLY
Locality : WILTON
Parish : WILTON
County : CAMDEN

Survey Certificate

I, BRIAN JOHN FRANKLIN
of WALLIS & MOORE INSITES
55 EAST PARADE, SUTHERLAND 2232

a surveyor registered under the *Surveying & Spatial Information Act 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying & Spatial Information Regulation, 2006* and was completed on: 20 JANUARY 2011

The survey relates to LOT 20, ROAD DEDICATION AND EASEMENT

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

Signature B Franklin *Dated* : 27/05/2011
Surveyor registered under the Surveying & Spatial Information Act 2002

Datum Line: 'X'-'Y'
Type: Urban / ~~Rural~~

Plans used in the preparation of survey / ~~compilation~~

D.P.218290
D.P.270536
D.P.280010

If space is insufficient use PLAN FORM 6A annexure sheet

SURVEYOR'S REFERENCE : D367SW S19 H

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:40 of 80
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PLAN FORM 6A (Annexure Sheet) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

PLAN OF

SUBDIVISION OF LOT 19 DP270536, EASEMENT AND RESTRICTION ON THE USE OF LAND WITHIN LOT 18 DP270536

DP270536 (DOC.E)

Registered : 6.6.2011

* OFFICE USE ONLY

Subdivision Certificate No: 5 of 2011 Date of Endorsement: 31 March 2011

EXECUTED by PAUL GORMACH
as attorney for BRADCORP WILTON PARK PTY LIMITED
(ACN 086 388 212)
under registered power of attorney
Book 4508 No.896 dated 3RD NOVEMBER 2006.
in the presence of:

.....
Signature of Witness

JAMES HAMMILL
Name of Witness (block letters)

31 PEMBROKE PDE WILTON 2571
Address of Witness

DEVELOPMENT MANAGER
Occupation of Witness

EXECUTED by PAUL GORMACH
as attorney for DLL WILTON PTY LIMITED
(ACN 110 022 976)
under registered power of attorney
Book 4511 No.914 dated 26TH FEBRUARY 2007.
in the presence of:

.....
Signature of Witness

JAMES HAMMILL
Name of Witness (block letters)

31 PEMBROKE PDE WILTON 2571
Address of Witness

DEVELOPMENT MANAGER
Occupation of Witness

SURVEYOR'S REFERENCE : D367SW S19 G

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:41 of 80
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PLAN FORM 6A (Annexure Sheet) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

PLAN OF

SUBDIVISION OF LOT 19 DP270536, EASEMENT AND RESTRICTION ON THE USE OF LAND WITHIN LOT 18 DP270536

DP270536

(DOC.E)

Registered : 6.6.2011

* OFFICE USE ONLY

Subdivision Certificate No: 5 of 2011 Date of Endorsement: 31 March 2011

SIGNED SEALED AND DELIVERED by THE MINISTER FOR EDUCATION AND TRAINING or her authorised delegate without assuming any personal liability:

Witness

ROBERT SAMMONS

Print Name

Signed by me [signature] **as delegate of the Minister for Education and Training pursuant to Section 125 of the Education Act 1990 and I hereby certify that I have no notice of the revocation of such delegation.** HUGO HARMSTORF

Witness

DARREN HUKUNG

Print Name

HP

8-3-2011

Signature of Attorney

HP

ENDEAVOUR ENERGY ~~AUSTRALIA~~ (Formerly Integral Energy Australia – Energy Services Corporations Amendment (Change of Name) Regulation 2011 (NSW) published 2 March 2011)

Name of Attorney: Ham Pham

SURVEYOR'S REFERENCE : D367SW S19 G

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:42 of 80
© Office of the Registrar-General /Src:INFOTRACK /Ref:SK50641

PLAN FORM 6A (Annexure Sheet) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

PLAN OF

SUBDIVISION OF LOT 19 DP270536, EASEMENT AND RESTRICTION ON THE USE OF LAND WITHIN LOT 18 DP270536

* DP270536 (DOC.E)

Registered : 6.6.2011

* OFFICE USE ONLY

Subdivision Certificate No: 5 of 2011 Date of Endorsement: 31 March 2011

Name of Development if any

BINGARA GORGE

Address for Service of notice

THE COMMUNITY MANAGER
P.O BOX 141
PICTON ,NSW
2571

This sheet shows an initial schedule of unit entitlement for the Community /~~*Precinct /~~*Neighbourhood scheme which is liable to be altered as the scheme is developed or on completion of the scheme in accordance with the provisions of section 30 of the Community Land Development Act, 1989 Any changes will be recorded on subsequent Administration Sheets.

Strike out whichever is inapplicable

I, STEPHEN JOHN BARLOW
of LANGSBURYS ROKEBY PTY LTD
being a valuer registered under the Valuers Registration Act 1975, certify that the Unit Entitlements shown on *this sheet /*these sheets are based upon valuations made by me on # 1ST SEPTEMBER 2006.

Signature ..... Date 6/4/2011

* Strike out whichever is inapplicable # Insert date of valuation
THIS CERTIFICATE REQUIRED FOR COMMUNITY & PRECINCT PLANS ONLY

SCHEDULE OF UNIT ENTITLEMENT

(If insufficient space use additional annexure sheet – Plan Form 6A)

LOT NUMBER	UNIT ENTITLEMENT	SUBDIVISION
2	1,663,613	DP280010
3	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 to 10
4	NEW LOTS 18-19	COMMUNITY PLAN OF SUBDIVISION VIDE SHEET 11
5	2,714,133	
6	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 to 10
7	SEVERED FROM SCHEME	AB969452
8	47,118	
9	806,075	
10	159,715	
11	291,662	
12	455,858	DP280014
13	40,907	
14	43,584	
15	38,503	
16	39,717	
17	2,721,124	
18	SEVERED FROM SCHEME	AF720808
19	NEW LOT 20	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 12 to 13
20	799,015	DP280028
TOTAL	9,827,024	

HISTORICAL FILE:
SEE ADMINISTRATION SHEET 4 (Doc. F)

SURVEYOR'S REFERENCE : D367SW S19 F

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:43 of 80
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PLAN FORM 6 WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

SIGNATURES VIDE SHEETS 2 & 3

If space is insufficient use PLAN FORM 6A annexure sheet

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....
Date: .....
File Number: .....
Office: .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to :

the proposed SUBDIVISION set out herein
(insert 'subdivision' or 'new road')

.....
* Authorised Person/~~*General Manager/*Accredited Certifier~~

Consent Authority: WOLLONDILLY SHIRE COUNCIL
Date of Endorsement: 21 MARCH 2012
Accreditation no: .....
Subdivision Certificate no: 14.2012.118.1
File no: P21148, P21150, P21154

* Strike through inapplicable parts.

* OFFICE USE ONLY

DP270536

(DOC.F)

Registered : 12.4.2012
Title System : TORRENS
Purpose : SUBDIVISION

PLAN OF

SUBDIVISION OF LOTS 9, 15 &17 IN D.P.270536

LGA :	WOLLONDILLY
Locality :	WILTON
Parish :	WILTON
County :	CAMDEN

Survey Certificate

I, BRIAN JOHN FRANKLIN
WALLIS & MOORE INSITES
of SUITE 2 LEVEL 1 668 PRINCES HIGHWAY SUTHERLAND 2232
a surveyor registered under the *Surveying & Spatial Information Act 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying & Spatial Information Regulation, 2006* and was completed on: 2/05/2011

The survey relates to LOTS 21 TO 23 inc.

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

Signature B Franklin *Dated :* 16-02-2012
Surveyor registered under the Surveying & Spatial Information Act 2002

Datum Line: 'X'-'Y'
Type: Urban / Rural

Plans used in the preparation of survey / ~~compilation~~

D.P.270536
D.P.280010
D.P.280014
D.P.702024
D.P.1104390
D.P.1108927

If space is insufficient use PLAN FORM 6A annexure sheet

SURVEYOR'S REFERENCE : D367SW_S256

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:44 of 80
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PLAN FORM 6A (Annexure Sheet) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

PLAN OF

SUBDIVISION OF LOTS 9, 15 &17 IN D.P.270536

DP270536 (DOC.F)

Registered : 12.4.2012

* OFFICE USE ONLY

Subdivision Certificate No: 14.2012.118.1 Date of Endorsement: 21 MARCH 2012

EXECUTED by PAUL GERLACH
as attorney for BRADCORP WILTON PARK PTY LIMITED
(ACN 086 388 212)
under registered power of attorney
Book 4508 No. 896 dated 22/03/2012
in the presence of:

PAUL GERLACH

Signature of Witness

MINA HANNA

Name of Witness (block letters)

5 YANCANNIA TCE GLENWOOD

Address of Witness

PROJECT ENG.

Occupation of Witness

EXECUTED by PAUL GERLACH
as attorney for LEND LEASE COMMUNITIES
(WILTON) PTY LTD (ACN 110 022 976)
under registered power of attorney
Book 4490 No. 335 dated 22/03/2012
in the presence of:

PAUL GERLACH

Signature of Witness

MINA HANNA

Name of Witness (block letters)

5 YANCANNIA TCE GLENWOOD

Address of Witness

PROJET ENG.

Occupation of Witness

SURVEYOR'S REFERENCE : D367SW_S25G

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:45 of 80
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PLAN FORM 6A (Annexure Sheet) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 4 Sheet(s)

PLAN OF

SUBDIVISION OF LOTS 9, 15 &17 IN D.P.270536

DP270536 (DOC.F)

Registered : 12.4.2012

* OFFICE USE ONLY

Subdivision Certificate No: 14.2012.118.1 Date of Endorsement: 21 MARCH 2012

APPROVED FORM 18

COMMUNITY LAND DEVELOPMENT ACT 1989

ATTESTATION

THE COMMON SEAL OF COMMUNITY ASSOCIATION D.P.270536 WAS HERETO AFFIXED ON 13 MARCH 2012 IN THE PRESENCE OF

GARRY THEOBALD

AUTHORISED REPRESENTATIVE OF CLUBLINKS (NSW) PTY LTD

COMMUNITY ASSOCIATION DP 270536 Common Seal

BEING THE PERSON(S) AUTHORISED BY SECTION 8 OF THE COMMUNITY LAND MANAGEMENT ACT 1989 TO ATTEST THE AFFIXING OF THE SEAL.

SURVEYOR'S REFERENCE : D367SW_S25G

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:46 of 80
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PLAN FORM 6A (Annexure Sheet) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

PLAN OF

SUBDIVISION OF LOTS 9, 15 &17 IN D.P.270536

DP270536 (DOC.F)

Registered : 12.4.2012

* OFFICE USE ONLY

Subdivision Certificate No: 14. 2012. 118. 1 Date of Endorsement: 21 MARCH 2012

Name of Development if any

BINGARA GORGE

Address for Service of notice

THE COMMUNITY MANAGER
P.O BOX 141
PICTON ,NSW
2571

This sheet shows an initial schedule of unit entitlement for the Community /~~*Precinct~~/*Neighbourhood scheme which is liable to be altered as the scheme is developed or on completion of the scheme in accordance with the provisions of section 30 of the Community Land Development Act, 1989 Any changes will be recorded on subsequent Administration Sheets.

Strike out whichever is inapplicable

I, Robert Ellis
of Lawsburgh Property Pty Ltd.
being a valuer registered under the Valuers Registration Act 1975, certify that the Unit Entitlements shown on *this sheet /*these sheets are based upon valuations made by me on # 15 November 2011

Signature ..... Date 22/3/2012

* Strike out whichever is inapplicable # Insert date of valuation
THIS CERTIFICATE REQUIRED FOR COMMUNITY & PRECINCT PLANS ONLY

HISTORICAL FILE: SCHEDULE OF UNIT ENTITLEMENT

SEE ADMINISTRATION SHEET 1 (DOC.G)

LOT NUMBER	UNIT ENTITLEMENT	SUBDIVISION
2	1,663,613	D.P.280010
3	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 8 TO 10
4	NEW LOTS 18-19	COMMUNITY PLAN OF SUBDIVISION VIDE SHEET 11
5	2,714,133	
6	NEW LOTS 9 TO 17	COMMUNITY PLAN OF SUNDIVISION VIDE SHEETS 8 TO 10
7	SEVERED FROM SCHEME	AB969452
8	47,118	
9	NEW LOTS 21 TO 23	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 14 TO 15
10	159,715	
11	297,662	
12	455,858	D.P.280014
13	40,907	
14	43,584	
15	NEW LOTS 21 TO 23	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 14 TO 15
16	39,717	
17	NEW LOTS 21 TO 23	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 14 TO 15
18	SEVERED FROM SCHEME	AF720808
19	NEW LOT 20	COMMUNITY PLAN OF SUBDIVISION VIDE SHEETS 12 TO 13
20	799,015	D.P.280028
21	806,075	
22	38,503	
23	2,721,124	
TOTAL	9,827,024	

SURVEYOR'S REFERENCE : D367SW_S25G

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:47 of 80
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PLAN FORM 6D (2012) WARNING : Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 4-5-2015

Office Use Only

DP270536

(DOC. G.)

REVISED SCHEDULE OF UNIT ENTITLEMENTS FOR D.P.270536 . SEE AJ331686

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

Subdivision Certificate number: .....

Date of Endorsement: .....

Name of Development (Optional)

BINGARA GORGE

Address for Service of Notices

THE COMMUNITY MANAGER
P.O BOX 141
PICTON NSW 2571

WARNING STATEMENT (Approved Form 7)

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

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

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

^ 12/04/2012

* Strike through if inapplicable
^ Insert registration date of previous schedule

VALUER'S CERTIFICATE (Approved Form 9)

I, SAM BARRON

of LANDSBURYS

being a Valuer registered under the *Valuers Registration Act 1975*, certify that;

*(a) ~~The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^ .....~~

*(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on ^ 1/09/2006 being the date of the valuer's certificate lodged with the initial schedule or the revised schedule.

Signature: ..... Date: 10/03/2015

* Strike through if inapplicable
^ Insert registration date of previous schedule

HISTORICAL FILE: SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	1,435,510	D.P.280010
3	NOW LOTS 9-17	SEE SHEETS 8-10
4	NOW LOTS 18-19	SEE SHEET 11
5	2,248,871	
6	NOW LOTS 9-17	SEE SHEETS 8-10
7	SEVERED LOT	AB969552
8	0	
9	NOW LOTS 21-23	SEE SHEETS 14-15
10	164,141	
11	297,815	
12	553,141	D.P.280014

LOT	UNIT ENTITLEMENT	SUBDIVISION
13	0	
14	36,543	D.P.280029
15	NOW LOTS 21-23	SEE SHEETS 14-15
16	32,406	
17	NOW LOTS 21-23	SEE SHEETS 14-15
18	SEVERED LOT	AF720808
19	NOW LOT 20	SEE SHEETS 12-13
20	1,135,283	D.P.280028
21	1,252,846	D.P.280029
22	37,879	
23	2,633,395	
TOTAL	9,827,024	

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S67a

SEE ADMINISTRATION SHEET 6 (DOC.H)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:48 of 80
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PLAN FORM 6 (2012) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered : 9.6.2015

Title System : TORRENS

Purpose : SUBDIVISION

Office Use Only

DP270536

(DOC. H)

PLAN OF

SUBDIVISION OF LOTS 10, 11, 16, 22 AND 23 IN D.P.270536

LGA : WOLLONDILLY

Locality : WILTON

Parish : WILTON

County : CAMDEN

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, Daniel Lukic

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

Signature: .....

Accreditation number: –

Consent Authority : Wollondilly Shire Council

Date of endorsement: 23 April 2015

Subdivision Certificate number: 14.2011.648.1

File number: DD010:2011:00000648:001

*Strike through if inapplicable.

Survey Certificate

I, LEE MICHAEL SCHMALFELDT of WALLIS & MOORE INSITES SUITE 2 LEVEL 1 668 PRINCES HIGHWAY SUTHERLAND NSW 2232

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on 21/02/2014

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

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

Signature: ..... Dated: 23/03/2015

Surveyor ID: 8499

Datum Line: "X" - "Y"

Type: *Urban /~~*Rural~~

The terrain is *Level-Undulating / ~~*Steep Mountainous.~~

*Strike through if inapplicable.

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

Statements of intention to dedicate public roads, public reserves and drainage reserves.

VIDE SHEET 2

Plans used in the preparation of survey/~~compilation~~

D.P.270536
D.P.280014
~~D.P.280045~~
D.P.702024
D.P.1104390

If space is insufficient continue on PLAN FORM 6A

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

Surveyor's Reference: D367SW_S60e

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:49 of 80
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PLAN FORM 6A (2012) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 9.6.2015

Office Use Only

DP270536

(DOC. H)

PLAN OF

SUBDIVISION OF LOTS 10, 11, 16, 22 AND 23 IN D.P.270536

Subdivision Certificate number: 14.2011.648.1

Date of Endorsement: 23 April 2015

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

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

IT IS INTENDED TO DEDICATE THE LOT 24 (R), EXTENSION OF AMBROSE DRIVE (R1), THE IRONS DRIVE (R2) AND CLUBHOUSE ROAD (R3) TO THE PUBLIC AS PUBLIC ROADS SUBJECT TO THE RIGHT TO DISCHARGE RECYCLED WATER CREATED BY D.P.270536 (ITEM 19 IN DOC.1) AND EASEMENT FOR DRAINAGE OF RECYCLED WATER AND SEWAGE CREATED BY D.P.280028 (ITEM 9 IN DOC.1)

WOLLONDILLY SHIRE COUNCIL HEREBY ACCEPT THE DEDICATION OF LOT 24 (R), EXTENSION OF AMBROSE DRIVE (R1), THE IRONS DRIVE (R2) AND CLUBHOUSE ROAD (R3) TO THE PUBLIC AS PUBLIC ROADS SUBJECT TO:

1. EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH (ITEM 1)
2. EASEMENT FOR SERVICES VARIABLE WIDTH (ITEM 2)

IN THE ACCOMPANYING INSTRUMENT

.....

AUTHORISED PERSON

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED,

IT IS INTENDED TO CREATE:

1. EASEMENT FOR SUPPLY OF RECYCLED WATER AND DRAINAGE OF SEWAGE VARIABLE WIDTH
2. EASEMENT FOR SERVICES VARIABLE WIDTH
3. RIGHT OF ACCESS VARIABLE WIDTH (V7)
4. EASEMENT FOR PADMOUNT SUBSTATION VARIABLE WIDTH (J7)
5. EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J7A)
6. RESTRICTION ON THE USE OF LAND (K7)
7. RESTRICTION ON THE USE OF LAND (K8)
8. EASEMENT FOR UNDERGROUND CABLES 3 WIDE (C7)

IT IS INTENDED TO RELEASE:

1. RIGHT OF ACCESS 20 WIDE (G) CREATED BY D.P.280014 (ITEM 23 IN DOC.1)
2. EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE (S2) CREATED BY D.P.280014 (ITEM 1 IN DOC.2)
3. EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH CREATED BY D.P.280014 (ITEM 2 IN DOC.2)
4. EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (T2) CREATED BY D.P.280014 (ITEM 4 IN DOC.2)

IN THE TERMS OF THE ACCOMPANYING INSTRUMENT

STREET ADDRESSES OF ALL LOTS NOT AVAILABLE

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S60e

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PLAN FORM 6A (2012) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 9.6.2015

Office Use Only

DP270536

(DOC. H)

PLAN OF

SUBDIVISION OF LOTS 10, 11, 16, 22 AND 23 IN D.P.270536

Subdivision Certificate number: 14.2011.648.1

Date of Endorsement: 23 April 2015

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

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

The Common Seal of LEND LEASE COMMUNITIES (WILTON) PTY LTD (ACN 110 022 976) was hereunto affixed by the authority of the Directors in the presence of:

Signature of Director

JOHN DAVID CLARK

Name of Director

Signature of Secretary

Nancy Hing Kuan Young

Name of Secretary

LEND LEASE COMMUNITIES (WILTON) PTY LIMITED ACN 110 022 976 Common Seal

Executed by Badcorp Wilton Park Pty Limited (ABN 69086388212) in accordance with Section 127 of the Corporations Act, 2001

Director

Director/Secretary

WILTON PARK PTY LIMITED A.C.N. 086 388 212 BADCORP Common Seal

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S60e

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:51 of 80
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PLAN FORM 6A (2012) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 9.6.2015

Office Use Only

DP270536

(DOC. H)

PLAN OF

SUBDIVISION OF LOTS 10, 11, 16, 22 AND 23 IN D.P.270536

Subdivision Certificate number: 14.2011.648.1

Date of Endorsement: 23 April 2015

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

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

Signed at Parramatta the 7th day of May 2015

For Commonwealth Bank of Australia A.C.N. 123 123 124 by its Duly appointed Attorney under Power of Attorney Book 4598 No. 494

Witness

Lauren Hearne

Level 3 101 George St

Parramatta NSW 2150

Andrew Allan

Relationship Executive - Property

Corporate Financial Services

Parramatta

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S60e

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:52 of 80
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PLAN FORM 6D (2012) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 9.6.2015

Office Use Only

DP270536

(DOC. H)

PLAN OF

SUBDIVISION OF LOTS 10, 11, 16, 22 AND 23 IN D.P.270536

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

Subdivision Certificate number: 14.2011.648.1

Date of Endorsement: 23 APRIL 2015

Name of Development (Optional)

BINGARA GORGE

Address for Service of Notices

THE COMMUNITY MANAGER
P.O BOX 141
PICTON NSW 2571

WARNING STATEMENT (Approved Form 7)

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

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

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

^ ~~12/04/2012~~ 4/05/2015

* Strike through if inapplicable
^ Insert registration date of previous schedule

VALUER'S CERTIFICATE (Approved Form 9)

I, ROBERT J. ROWLANDS

of LANDSBURYS VALUATION & ADVISORY

being a Valuer registered under the *Valuers Registration Act 1975*, certify that;

*(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^ 20/04/2015

*(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on ^ 20/04/2015 being the date of the valuer's certificate lodged with the initial schedule or the revised schedule.

Signature: Date: 5/05/2015

* Strike through if inapplicable
^ Insert registration date of previous schedule

SCHEDULE OF UNIT ENTITLEMENT

FOR SCHEDULE OF UNIT ENTITLEMENT
SEE SHEET 6

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S60e

DATE ON UPDATE NOTE PANEL AMENDED VIDE 2015-814 8.7.2015

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:53 of 80
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PLAN FORM 6A (2012) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 9.6.2015

Office Use Only

DP270536

(DOC. H)

PLAN OF

SUBDIVISION OF LOTS 10, 11, 16, 22 AND 23 IN D.P.270536

Subdivision Certificate number: 14.2011.648.1

Date of Endorsement: 23 APRIL 2015

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

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

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	~~1,663,613~~ 1,435,510	D.P.280010
3	NOW LOTS 9-17	SEE SHEETS 8-10
4	NOW LOTS 18-19	SEE SHEET 11
5	~~2,714,133~~ 2,248071	
6	NOW LOTS 9-17	SEE SHEETS 8-10
7	SEVERED LOT	AB969452
8	~~47,110~~ 0	
9	NOW LOTS 21-23	SEE SHEETS 14 AND 15
10	NOW LOTS 24-29	SEE SHEETS 16-19
11	NOW LOTS 24-29	SEE SHEETS 16-19
12	~~455,050~~ 553,141	D.P.280014
13	~~40,907~~ 0	
14	~~43,564~~ 36,543	D.P.280029
15	NOW LOTS 21-23	SEE SHEETS 14 AND 15
16	NOW LOTS 24-29	SEE SHEETS 16-19
17	NOW LOTS 21-23	SEE SHEETS 14 AND 15
18	SEVERED LOT	AF720808

LOT	UNIT ENTITLEMENT	SUBDIVISION
19	NOW LOT 20	SEE SHEETS 12 AND 13
20	~~799,015~~ 1,135,283	D.P.280028
21	~~800,075~~ ~~1,252,946~~ 1,252,840	D.P.280029
22	NOW LOTS ~~27-30~~ 24-29	SEE SHEETS 16-19
23	NOW ~~NEW~~ LOTS 24-29	SEE SHEETS 16-19
24	PUBLIC ROAD	
25	FUTURE PUBLIC ROAD	
26	FUTURE PUBLIC ROAD	
27	54,108	
28	575,292	
29	2,536,236	
TOTAL	9,827,024	

HISTORICAL FILE:

SEE ADMINISTRATION SHEET 4 (DOC.I)

UNIT ENTITLEMENT AMENDED VIDE 2015-814 8.7.2015 & 16.7.2015

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S60e

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:54 of 80
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PLAN FORM 6 (2012) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered : 6.5.2016

Title System : TORRENS

Purpose : SUBDIVISION

Office Use Only

DP270536

(DOC.I)

PLAN OF

SUBDIVISION OF LOT 29 IN D.P.270536

LGA : WOLLONDILLY

Locality : WILTON

Parish : WILTON

County : CAMDEN

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, Virginia Fairley

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

Signature: Virginia Fairley

Accreditation number: -

Consent Authority : Wollondilly Shire Council

Date of endorsement: 14 March 2016

Subdivision Certificate number: 14.2005.52189.6

File number: ID993-05P36

*Strike through if inapplicable.

Survey Certificate

I, LEE MICHAEL SCHMALFELDT of RPS AUST. EAST PTY LTD SUITE 2 LEVEL 1 668 PRINCES HIGHWAY SUTHERLAND NSW 2232

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

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

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

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

Signature: ..... Dated: 9/12/15

Surveyor ID: 8499

Datum Line: N/A

Type: *Urban /*~~Rural~~

The terrain is *Level-Undulating / ~~Steep-Mountainous~~.

*Strike through if inapplicable.

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

Statements of intention to dedicate public roads, public reserves and drainage reserves.

Plans used in the preparation of ~~survey~~/compilation

D.P.270536
D.P.280014
D.P.280029
D.P.280045
D.P.1104390

If space is insufficient continue on PLAN FORM 6A

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

Surveyor's Reference: D367SW_S68c
LPI REF: 2015M7100 (1350) Comp

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:55 of 80
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PLAN FORM 6A (2012) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Registered: 6.5.2016 Office Use Only

Office Use Only

DP270536

(DOC.I)

PLAN OF

SUBDIVISION OF LOT 29 IN D.P.270536

Subdivision Certificate number: 14.2005.52189.6

Date of Endorsement: 14 March 2016

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

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

EXECUTED by
as attorney for BRADCORP WILTON PARK PTY LIMITED
(ACN 086 388 212)
under registered power of attorney
Book 4508 No. 896 dated 17/8/12
in the presence of:

Signature of Witness

Katrina Beth Smith

Name of Witness (block letters)

LEVEL 4, 30 THE BOND,
30 HICKSON ROAD,
MILLERS POINT NSW 2000

Address of Witness

Secretary

Occupation of Witness

JOHN DAVID CLARK

The Common Seal of LEND LEASE COMMUNITIES (WILTON) PTY LTD (ACN 110 022 976) was hereunto affixed by the authority of the Directors in the presence of:

Signature of Director

JOHN DAVID CLARK

Name of Director

Signature of Secretary

Katrina Beth Smith

Name of Secretary

LEND LEASE COMMUNITIES (WILTON) PTY LIMITED ACN 110 022 976 Common Seal

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
30	N/A	N/A	N/A	WILTON
31	N/A	N/A	N/A	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S68c LPI REF: 2015M7100 (1350) Comp

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:56 of 80
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PLAN FORM 6D (2012) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 6.5.2016

Office Use Only

DP270536

(DOC.I)

PLAN OF

SUBDIVISION OF LOT 29 IN D.P.270536

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

Subdivision Certificate number: 14.7.05.52189.L

Date of Endorsement: 14 MARCH 2016

Name of Development (Optional)

BINGARA GORGE

Address for Service of Notices

THE COMMUNITY MANAGER
P.O BOX 141
PICTON NSW 2571

WARNING STATEMENT (Approved Form 7)

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

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

This document contains an *~~updated~~/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on ^ 9/06/2015

* Strike through if inapplicable
^ Insert registration date of previous schedule

VALUER'S CERTIFICATE (Approved Form 9)

I, ROBERT ROWLANDS

of LANDSBURYS VALUATION & ADVISORY

being a Valuer registered under the *Valuers Registration Act 1975*, certify that;

*(a) ~~The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^ .....~~

*(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their ~~market value~~ on ^ 1 SEP 2006 being the date of the valuer's certificate lodged with the initial schedule or the revised schedule.

Signature: ..... Date: 18/04/16

* Strike through if inapplicable
^ Insert registration date of previous schedule

SCHEDULE OF UNIT ENTITLEMENT

FOR SCHEDULE OF UNIT ENTITLEMENT
SEE SHEET 4

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S68c LPI REF: 2015M7100 (1350) Comp

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:57 of 80
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PLAN FORM 6A (2012) WARNING : Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 6.5.2016

Office Use Only

DP270536

(DOC.I)

PLAN OF

SUBDIVISION OF LOT 29 IN D.P.270536

Subdivision Certificate number: 14.2015.52189.1

Date of Endorsement: 14 MARCH 2016

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

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

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	1,435,510	D.P.280010
3	NOW LOTS 9-17	SEE SHEETS 8-10
4	NOW LOTS 18-19	SEE SHEET 11
5	2,248,071	
6	NOW LOTS 9-17	SEE SHEETS 8-10
7	SEVERED LOT	AB969452
8	0	
9	NOW LOTS 21-23	SEE SHEETS 14-15
10	NOW LOTS 24-29	SEE SHEETS 16-19
11	NOW LOTS 24-29	SEE SHEETS 16-19
12	553,141	D.P.280014
13	0	
14	36,543	D.P.280029
15	NOW LOTS 21-23	SEE SHEETS 14-15
16	NOW LOTS 24-29	SEE SHEETS 16-19
17	NOW LOTS 21-23	SEE SHEETS 14-15
18	SEVERED LOT	AF720808

LOT	UNIT ENTITLEMENT	SUBDIVISION
19	NOW LOT 20	SEE SHEETS 12-13
20	1,135,283	D.P.280028
21	1,252,840	D.P.280029
22	NOW LOTS 24-29	SEE SHEETS 16-19
23	NOW LOTS 24-29	SEE SHEETS 16-19
24	PUBLIC ROAD	
25	FUTURE PUBLIC ROAD	
26	FUTURE PUBLIC ROAD	
27	54,108	
28	575,292	D.P.280045
29	NOW LOTS 30-31	SEE SHEETS 21-22
30	132,856	
31	2,403,380	
TOTAL	9,827,024	

HISTORICAL FILE - SEE ADMINISTRATION SHEETS (DOC. J)

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S68c LPI REF: 2015M7100 (1350) Comp

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:58 of 80
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ePlan

PLAN FORM 6 (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheet(s)

Office Use Only

Registered : 12.5.2020

Title System : TORRENS

Office Use Only

DP270536

(DOC.J)

PLAN OF SUBDIVISION OF LOT 31 IN D.P.270536

LGA : WOLLONDILLY

Locality : WILTON

Parish : WILTON

County : CAMDEN

Survey Certificate

I, MATTHEW RUSSELL STANLEY

of RPS Australia East Pty Ltd PO BOX 6843 BAULKHAM HILLS 2153

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

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

*(b) The part of the land shown in the plan (*being/*~~excluding~~** Lot 32) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on 25/10/2019, the part not surveyed was compiled in accordance with that Regulation, ~~or~~

~~*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.~~

Datum Line: 'X' - 'Y'

Type: *Urban /~~*Rural~~

The terrain is *Level-Undulating / ~~Steep-Mountainous~~.

Signature: ..... Dated: 25-10-2019

Surveyor Identification No: 8759

Surveyor registered under the Surveying and Spatial Information Act 2002

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

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, Aimee Lee

*Authorised Person/~~*General Manager/*Accredited Certifier~~, certify that the provisions of section 6.15 Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: -

Consent Authority : Wollondilly Shire Council

Date of endorsement: 27 February 2020

Subdivision Certificate number: 14:2015.230.1

File number: 610:2015:00000230:001

*Strike through if inapplicable.

Plans used in the preparation of survey/compilation

D.P.270536
D.P.280045
D.P.280055
D.P.1104390

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

Surveyor's Reference : D367SW_S83a
(D367SW_S83a.dwg) LPI REF: 2015M7100 (1350) Comp

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

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:59 of 80
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ePlan

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

Office Use Only

Registered: 12.5.2020

PLAN OF SUBDIVISION OF LOT 31 IN D.P.270536

Office Use Only

DP270536

(DOC.J)

Subdivision Certificate number: 14.2015.230.1

Date of Endorsement: 27 February 2020

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

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

EXECUTED by ARTHUR ILIAS
as attorney for BRADCORP WILTON PARK PTY LIMITED
(ACN 086 388 212)
under registered power of attorney
Book 4637 No. 409 dated 29/08/2012
in the presence of:

Signature of Witness

RICHARD BOERS

Name of Witness (block letters)

2/88 PHILLIP ST, PARRAMATTA, NSW, 2150

Address of Witness

DEVELOPMENT MANAGER

Occupation of Witness

The Common Seal of LENDLEASE COMMUNITIES (WILTON) PTY LTD (ACN 110 022 976) was hereunto affixed by the authority of the Directors in the presence of:

Signature of Director

Paul David Martin

Name of Director

Signature of Secretary

Katrina Beth Smith

Name of Secretary

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
32	N/A	N/A	N/A	WILTON
33	N/A	N/A	N/A	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: D3675W_S83a (D3675W_S83a.dwg) LPI REF: 2015M7100 (1350) Comp

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:60 of 80
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PLAN FORM 6D (2016)(Community annexure) WARNING: Creasing or folding will lead to rejection **ePlan**

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 12.5.2020

Office Use Only

DP270536

(DOC.J)

PLAN OF SUBDIVISION OF LOT 31 IN D.P.270536

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

Subdivision Certificate number: 14:2015:230:1

Date of Endorsement: 27 February 2020

Name of Development (optional)

BINGARA GORGE

Address for Service Notices

THE COMMUNITY MANAGER
P.O.BOX 141
PICTON NSW 2571

WARNING STATEMENT (Approved Form 7)

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

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

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

^.....

* *Strike through if inapplicable*
^ *Insert registration date of previous schedule*

VALUER'S CERTIFICATE (Approved Form 9)

I, Robert Rowlands

of Goulburn Valuation Advisory

being a Qualified Valuer as defined in the Community Land Development Act 1989, by virtue of having membership with:

Professional Body: API

Class of membership: FAPI

Membership number: 67895

certify that,

*(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^ 22nd March 2020

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

Signature: [signature] Date: 09/04/2020

* *Strike through if inapplicable*
^ *Insert registration date of previous schedule*
\# *Full name, valuer company name or company address*

For schedule of unit entitlement see Sheet #

FOR SCHEDULE OF UNIT ENTITLEMENT
SEE SHEET 4

If space is insufficient use annexure sheet –Plan Form 6A

Surveyor's Reference: D367SW_S83a LPI REF: 2015M7100 (1350) Comp

(D367SW_S83a.dwg)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:61 of 80
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ePlan

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

Office Use Only

Registered: 12.5.2020

Office Use Only

DP270536

(DOC.J)

PLAN OF
SUBDIVISION OF LOT 31 IN D.P.270536

Subdivision Certificate number: 14:2015:230:1

Date of Endorsement: 27 February 2020

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

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

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	1,435,510	D.P.280010
3	NOW LOTS 9-17	SEE SHEETS 8-10
4	NOW LOTS 18-19	SEE SHEET 11
5	2,248,071	
6	NOW LOTS 9-17	SEE SHEETS 8-10
7	SEVERED LOT	AB969452
8	0	
9	NOW LOTS 21-23	SEE SHEETS 14-15
10	NOW LOTS 24-29	SEE SHEETS 16-19
11	NOW LOTS 24-29	SEE SHEETS 16-19
12	553,141	D.P. 280014
13	0	
14	36,543	D.P. 280029
15	NOW LOTS 21-23	SEE SHEETS 14-15
16	NOW LOTS 24-29	SEE SHEETS 16-19
17	NOW LOTS 21-23	SEE SHEETS 14-15
18	SEVERED LOT	AF720808

LOT	UNIT ENTITLEMENT	SUBDIVISION
19	NOW LOT 20	SEE SHEETS 12-13
20	1,135,283	D.P. 280028
21	1,252,840	D.P. 280029
22	NOW LOTS 24-29	SEE SHEETS 16-19
23	NOW LOTS 24-29	SEE SHEETS 16-19
24	PUBLIC ROAD	
25	FUTURE PUBLIC ROAD	
26	FUTURE PUBLIC ROAD	
27	54,108	
28	575,292	D.P.280045
29	NOW LOTS 30-31	SEE SHEETS 21-22
30	132,856	D.P.280055
31	NOW LOTS 32-33	SEE SHEETS 23-24
32	83,332	
33	2,320,048	
TOTAL	9,827,024	

HISTORICAL FILE - SEE ADMINISTRATION SHEETS (DOC. K)

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S83a (D367SW_S83a.dwg) LPI REF: 2015M7100 (1350) Comp

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:62 of 80
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ePlan

PLAN FORM 6 (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 1 of 5 Sheet(s)

Office Use Only

Registered : 15.5.2020

Title System : TORRENS

Office Use Only

DP270536

(DOC.K)

PLAN OF

SUBDIVISION OF LOTS 5 & 8 IN DP270536

LGA : WOLLONDILLY

Locality : WILTON

Parish : WILTON

County : CAMDEN

Survey Certificate

I, MATTHEW RUSSELL STANLEY of RPS AUSTRALIA EAST PTY. LTD. SUITE 404 LEVEL 4 29-31 LEXINGTON DRIVE BAULKHAM HILLS NSW 2153

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on 10.09.2019, or

~~*(b) The part of the land shown in the plan (*being/*excluding ** .....~~

~~.....)~~

~~was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on, 10.09.2019 and the part not surveyed was compiled in accordance with that Regulation, or~~

~~*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.~~

Datum Line: "X"-"Y"

Type: *Urban /~~*Rural~~

The terrain is *Level-Undulating /~~*Steep-Mountainous.~~

Signature: ..... Dated: 10.09.2019

Surveyor Identification No: 8759

Surveyor Registered under the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

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

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, AIMEE LEE

Authorised Person/~~General Manager~~/*~~Accredited Certifier~~, certify that the provisions of the s 6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: —

Consent Authority : WOLLONDILLY SHIRE COUNCIL

Date of endorsement: 1 APRIL 2020

Subdivision Certificate number: 14.2014.505.1

File number: DD.010.2014.00000505.001

*Strike through if inapplicable.

Plans used in the preparation of survey/~~compilation~~

DP218290
DP270536
DP280028
DP280029
DP280045
DP858998
DP1104390

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

If space is insufficient continue on PLAN FORM 6A

Surveyor's Reference: D3675W S80

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

(CAD REF: D3675W_S80e)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:63 of 80
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ePlan

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 5 sheet(s)

Office Use Only

Registered: 15.5.2020

Office Use Only

DP270536

(DOC.K)

PLAN OF
SUBDIVISION OF LOTS 5 & 8 IN DP270536

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

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

Subdivision Certificate number: ### 14.2014.505.1

Date of Endorsement: 1 APRIL 2020

EXECUTED by ARTHUR ILIAS
as attorney for **BRADCORP WILTON PARK PTY LIMITED (ACN 086 388 212)**
under registered power of attorney
Book 4637 No. 409 dated 29/08/2012
in the presence of:

Signature of Witness

RICHARD BOCKS

Name of Witness (BLOCK LETTERS)

2/88 PHILLIP ST, PARRAMATTA NSW, 2150

Address of Witness

DEVELOPMENT MANAGER

Occupation of Witness

The Common Seal of **LENDLEASE COMMUNITIES (WILTON) PTY LTD (ACN 110 022 976)** was hereunto affixed by the authority of the Directors in the presence of:

Signature of Director

Paul David Martin

Name of Director

Signature of Secretary

Susan Ann Westlake

Name of Secretary

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW S80
(D367SW_S80e.dwg)

A2

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:64 of 80
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ePlan

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 5 sheet(s)

Office Use Only

Registered: 15.5.2020

Office Use Only

DP270536

(DOC.K)

PLAN OF
SUBDIVISION OF LOTS 5 & 8 IN DP270536

Subdivision Certificate number: ###/4.2014.505:1

Date of Endorsement: 1 APRIL 2020

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

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

ADDRESSES NOT AVAILABLE AT TIME OF SURVEY

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
34	-	-	-	-	WILTON
35	-	-	-	-	WILTON
36	-	-	-	-	WILTON

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

1. RESTRICTION ON THE USE OF LAND

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW S80
(D367SW_S80e.dwg)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:65 of 80
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PLAN FORM 6D (2019)(Community Annexure) WARNING: Creasing or folding will lead to rejetion **ePlan**

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 15.5.2020

Office Use Only

DP270536

(DOC.K)

PLAN OF

SUBDIVISION OF LOTS 5 & 8 IN DP270536

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

Subdivision Certificate number: 14.2014.505.1

Date of Endorsement: 1 APRIL 2020

Name of Development (Optional)

BINGARA GORGE

Address for Service of Notices

THE COMMUNITY MANAGER
P.O BOX 141
PICTON NSW 2571

WARNING STATEMENT (Approved Form 7)

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

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

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

^ 6/05/2016

* *Strike through if inapplicable*
^ *Insert registration date of previous schedule*

VALUER'S CERTIFICATE (Approved Form 9)

I, Peter Rowlands

of Land & Property Valuations Pty Ltd

being a qualified Valuer, as defined in the *Community Land Development Act 1989*, by virtue of having membership with:

Professional Body: API

Class of membership: FAPI

Membership number: 67895

certify that:

*(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^22/03/2020

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

Signature: ..... Date: 07/04/2020

* *Strike through if inapplicable*
^ *Insert date of valuation*
# *Full name, valuer company name or company address*

SCHEDULE OF UNIT ENTITLEMENT

FOR SCHEDULE OF UNIT ENTITLEMENT
SEE SHEET 5

If space is insufficient use additional annexure sheet - Plan Form 6A

Surveyor's Reference: D367SW S80

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:66 of 80
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ePlan

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

Office Use Only

Registered: 15.5.2020

Office Use Only

DP270536

(DOC.K)

PLAN OF

SUBDIVISION OF LOTS 5 & 8 IN DP270536

Subdivision Certificate number: ###14.2014.505:1

Date of Endorsement: 1 APRIL 2020

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

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

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	1,435,510	D.P.280010
3	NOW LOTS 9-17	SEE SHEETS 8-10
4	NOW LOTS 18-19	SEE SHEET 11
5	NOW LOTS 34-36	SEE SHEETS 25 & 26
6	NOW LOTS 9-17	SEE SHEETS 8-10
7	SEVERED LOT	AB969452
8	NOW LOTS 34-36	SEE SHEETS 25 & 26
9	NOW LOTS 21-23	SEE SHEETS 14-15
10	NOW LOTS 24-29	SEE SHEETS 16-19
11	NOW LOTS 24-29	SEE SHEETS 16-19
12	553,141	D.P.280014
13	0	
14	36,543	D.P.280029
15	NOW LOTS 21-23	SEE SHEETS 14-15
16	NOW LOTS 24-29	SEE SHEETS 16-19
17	NOW LOTS 21-23	SEE SHEETS 14-15
18	SEVERED LOT	AF720808
19	NOW LOT 20	SEE SHEETS 12-13
20	1,135,283	D.P.280028
21	1,252,840	D.P.280029
22	NOW LOTS 24-29	SEE SHEETS 16-19
23	NOW LOTS 24-29	SEE SHEETS 16-19
24	PUBLIC ROAD	
25	0	
26	0	
27	54,108	

LOT	UNIT ENTITLEMENT	SUBDIVISION
28	575,292	D.P.280045
29	NOW LOTS 30-31	SEE SHEETS 21-22
30	132,856	D.P.280055
31	NOW LOTS 32 & 33	SEE SHEETS 23 & 24
32	83,332	
33	2,320,048	
34	FUTURE PUBLIC ROAD	DP280044
35	1,264,850	DP280044
36	983,221	
TOTAL	9,827,024	

HISTORICAL FILE - SEE ADMINISTRATION SHEET (DOC. L)

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW S80

(CAD REF: D367SW_S80e)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:67 of 80
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PLAN FORM 6 (2018) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 1 of 4 Sheet(s)

Office Use Only

Registered : **17.09.2020**

Title System : ———————

Office Use Only

DP270536

(DOC. L)

PLAN OF

REVISED SCHEDULE OF UNIT ENTITLEMENTS FOR DP270536

LGA : **WOLLONDILLY**

Locality : **WILTON**

Parish : **WILTON**

County : **CAMDEN**

Survey Certificate

I, ... of .....

.....

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

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

~~*(b) The part of the land shown in the plan (*being/*excluding ** .....~~

~~.....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on, ... and the part not surveyed was compiled in accordance with that Regulation, or~~

*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.

Datum Line: .....

Type: *Urban ~~*Rural~~

The terrain is *Level-Undulating ~~/*Steep-Mountainous.~~

Signature: ..... Dated: .....

Surveyor Identification No: .....

Surveyor Registered under the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

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

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, ...

*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of section 6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: .....

Consent Authority : .....

Date of endorsement: .....

Subdivision Certificate number: .....

File number: .....

*Strike through if inapplicable.

Plans used in the preparation of ~~survey~~/compilation

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

If space is insufficient continue on PLAN FORM 6A

Surveyor's Reference: **D367SW_S86**
(CAD REF: D367SW_S86-UEbl

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

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:68 of 80
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PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 4 Sheet(s)

Office Use Only

Registered: 17.09.2020

Office Use Only

DP270536

(DOC. L)

PLAN OF

REVISED SCHEDULE OF UNIT ENTITLEMENTS FOR DP270536

Subdivision Certificate number: .....

Date of Endorsement: .....

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

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

APPROVED FORM 23

COMMUNITY LAND DEVELOPMENT ACT 1989

CERTIFICATE OF ASSOCIATION

APPROVING THE REVISED SCHEDULE OF UNIT ENTITLEMENTS

THE COMMUNITY ASSOCIATION DEPOSITED PLAN No. 270536 CERTIFIES THAT ON 20/8/2020 IT PASSED A SPECIAL RESOLUTION APPROVING THE REVISED SCHEDULE OF UNIT ENTITLEMENTS SHOWN IN THE DOCUMENT HEREWITH.

APPROVED FORM 18

COMMUNITY LAND DEVELOPMENT ACT 1989

ATTESTATION

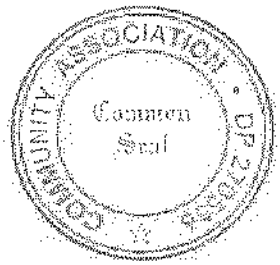
THE COMMON SEAL OF THE COMMUNITY ASSOCIATION D.P.270536 WAS HERETO AFFIXED ON 20/8/2020

IN THE PRESENCE OF:

Stephanie Cheney AND .....

SIGNATURES: SCheney .....

BEING THE PERSON(S) AUTHORISED BY SECTION 8 OF THE COMMUNITY LAND MANAGEMENT ACT 1989 TO ATTEST THE AFFIXING OF THE SEAL.



If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S86
(CAD REF: D367SW_S86-UE)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:69 of 80
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PLAN FORM 6D (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 4 Sheet(s)

Office Use Only

Registered: 17.09.2020

Office Use Only

DP270536

(DOC. L)

PLAN OF

REVISED SCHEDULE OF UNIT ENTITLEMENTS
FOR DP 270536

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

Subdivision Certificate number: .....

Date of Endorsement: .....

Name of Development (Optional)

BINGARA GORGE

Address for Service of Notices

PRECINCT 3
THE COMMUNITY MANAGER
P.O. BOX 141
PICTON NSW 2571

WARNING STATEMENT (Approved Form 7)

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

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

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

^.....15-05-2020.....

** Strike through if inapplicable*
^ Insert registration date of previous schedule

VALUER'S CERTIFICATE (Approved Form 9)

I, Robert Rowlands

of Landsburys Valuations & Advisory

being a qualified valuer, as defined in the Community Land Development Act 1989 *by virtue of having membership with:*

Professional Body: Australian Property Institute

Class of membership: FAPI

Membership number: 67895

certify that:

*(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^ 15/09/2020

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

Signature: .....

Date: 15/09/2020

Electronic signature of me (Robert Rowlands) affixed by me or at my direction on 15/09/2020

** Strike through if inapplicable*
^ Insert registration date of previous schedule

SCHEDULE OF UNIT ENTITLEMENT

FOR SCHEDULE OF UNIT ENTITLEMENT
SEE SHEET 2

If space is insufficient use additional annexure sheet - Plan Form 6A

Surveyor's Reference: D367SW_S86
(CAD REF: D367SW_S86-UEb)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:70 of 80
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PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 4 of 4 Sheet(s)

Office Use Only

Registered: 17.09.2020

Office Use Only

DP270536

(DOC. L)

PLAN OF

REVISED SCHEDULE OF UNIT ENTITLEMENTS FOR DP 270536

Subdivision Certificate number: .....

Date of Endorsement: .....

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

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

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	1,435,510	D.P.280010
3	NOW LOTS 9-17	SEE SHEETS 8-10
4	NOW LOTS 18-19	SEE SHEET 11
5	NOW LOTS 34-36	SEE SHEETS 25 & 26
6	NOW LOTS 9-17	SEE SHEETS 8-10
7	SEVERED LOT	AB969452
8	NOW LOTS 34-36	SEE SHEETS 25 & 26
9	NOW LOTS 21-23	SEE SHEETS 14-15
10	NOW LOTS 24-29	SEE SHEETS 16-19
11	NOW LOTS 24-29	SEE SHEETS 16-19
12	553,141	D.P.280014
13	2	
14	36,543	D.P.280029
15	NOW LOTS 21-23	SEE SHEETS 14-15
16	NOW LOTS 24-29	SEE SHEETS 16-19
17	NOW LOTS 21-23	SEE SHEETS 14-15
18	SEVERED LOT	AF720808
19	NOW LOT 20	SEE SHEETS 12-13
20	1,135,283	D.P.280028
21	1,252,840	D.P.280029
22	NOW LOTS 24-29	SEE SHEETS 16-19
23	NOW LOTS 24-29	SEE SHEETS 16-19
24	PUBLIC ROAD	
25	1	
26	1	
27	54,108	
28	575,292	D.P.280045
29	NOW LOTS 30-31	SEE SHEETS 21-22
30	132,856	D.P.280055
31	NOW LOTS 32 & 33	SEE SHEETS 23 & 24
32	16,666	D.P.280065
33	2,386,710	
34	PUBLIC ROAD	D.P.280044
35	1,264,850	D.P.280044
36	983,221	
TOTAL	9,827,024	

HISTORICAL FILE - SEE ADMINISTRATION SHEET (DOC. M)

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S86

(CAD REF: D367SW_S86-UEb)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:71 of 80
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ePlan

PLAN FORM 6 (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 1 of 5 Sheet(s)

Office Use Only

Registered : 18.9.2020

Title System : TORRENS

Office Use Only

DP270536

(DOC.M)

PLAN OF

SUBDIVISION OF LOT 26 AND 33 IN D.P.270536

LGA : WOLLONDILLY

Locality : WILTON

Parish : WILTON

County : CAMDEN

Survey Certificate

I, LEE MICHAEL SCHMALFELDT

of LANDTEAM, P.O. BOX 353 WARILLA NSW 2528

a surveyor registered under the Surveying and Spatial Information Act 2002, certify that:

~~*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017 accurate and the survey was completed on ....., or~~

*(b) The part of the land shown in the plan (*being/~~*excluding~~ **..... LOTS 37, 38 AND CONNECTIONS .....) was surveyed in accordance with the Information Regulation 2017, the part surveyed is accurate and the survey was completed on, 06/07/2020 and the part not surveyed was compiled in accordance with that Regulation, or

~~*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017~~

Datum Line: "A"-"B"

Type: *Urban /~~*Rural~~

The terrain is ~~*Level-Undulating / *Steep-Mountainous.~~

Signature: ..... Dated: 06/07/2020

Surveyor Identification No: SU8499

Surveyor Registered under Surveying and Spatial Information Act 2002

Electronic signature of me, LEE MICHAEL SCHMALFELDT affixed by me, or at my direction on 06/07/2020

*Strike out inappropriate words.

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

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, ...

*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of the s.6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: .....

Consent Authority : .....

Date of endorsement: .....

Subdivision Certificate number: Exempt

File number: .....

SEE CL.6.3(3) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 (THE EP & A ACT)

*Strike through if inapplicable.

Plans used in the preparation of survey/~~compilation~~

D.P.270536
D.P.280045
D.P.280065
D.P.702024
D.P.1104390
D.P.1265353

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

If space is insufficient continue on PLAN FORM 6A

Surveyor's Reference: 212701 DP05 '2020M7100 (394) Partial Survey'

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

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:72 of 80
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ePlan

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 5 Sheet(s)

Office Use Only

Registered: 18.9.2020

Office Use Only

DP270536

(DOC.M)

PLAN OF

SUBDIVISION OF LOT 26 AND 33 IN D.P.270536

Subdivision Certificate number: .....

Date of Endorsement: .....

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

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

STREET ADDRESSES NOT AVAILABLE AT TIME OF SURVEY

LOT NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
37	-	-	-	WILTON
38	-	-	-	WILTON
39	-	-	-	WILTON
40	-	-	-	WILTON

Executed by **BRADCORP WILTON PARK PTY LTD (ACN 086 388 212)** under Section 127(1) of the *Corporations Act 2001* by being signed by:

Electronic signature affixed by Grahame Kelly 6.8.2020

.....

Signature

GRAHAME KELLY

Name (BLOCK LETTERS)

Executive Director

Position

Electronic signature affixed by Mark Minogue 6.8.2020

.....

Signature

MARK MINOGUE

Name (BLOCK LETTERS)

Company Secretary

Position

If space is insufficient use additional annexure sheet

Surveyor's Reference: 212701 DP05
'2020M7100 (394) Partial Survey'

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:73 of 80
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ePlan

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 5 Sheet(s)

Office Use Only

Registered: 18.9.2020

Office Use Only

DP270536

(DOC.M)

PLAN OF

SUBDIVISION OF LOT 26 AND 33 IN D.P.270536

Subdivision Certificate number: .....

Date of Endorsement: .....

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

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

Executed by **LEND LEASE COMMUNITIES (WILTON) PTY LIMITED (ACN 110 022 976)** as Mortgagee under Mortgage AB748942 and Lessee under Lease AI17801

The Common Seal of **LEND LEASE COMMUNITIES (WILTON) PTY LIMITED (ACN 110 022 976)** was hereunto affixed by the authority of the Directors in the presence of:

.....

Signature of Director

Paul David Martin

.....

Name of Director (BLOCK LETTERS)

.....

Signature of Secretary

Susan Ann Westlake

.....

Name of Secretary (BLOCK LETTERS)

LEND LEASE COMMUNITIES (WILTON) PTY LIMITED ACN 110 022 976 Common Seal

If space is insufficient use additional annexure sheet

Surveyor's Reference: 212701 DP05
'2020M7100 (394) Partial Survey'

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:74 of 80
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ePlan

PLAN FORM 6D (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 4 of 5 Sheet(s)

Office Use Only

Registered: 18.9.2020

Office Use Only

DP270536

(DOC.M)

PLAN OF

SUBDIVISION OF LOT 26 AND 33 IN D.P.270536

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

Subdivision Certificate number: .....

Date of Endorsement: .....

Name of Development (Optional)

BINGARA GORGE

Address for Service of Notices

THE COMMUNITY MANAGER
P.O. BOX 141
PICTON NSW 2571

WARNING STATEMENT (Approved Form 7)

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

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

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

^.....

** Strike through if inapplicable*

^ Insert registration date of previous schedule

VALUER'S CERTIFICATE (Approved Form 9)

I, # Robert Rowlands

of ... Landsburys Valuations & Advisory

being a qualified Valuer, as defined in the *Community Land Development Act 1989* by virtue of having membership with:

Professional Body: ... Australian Property Institute

Class of Membership: ... FAPI

Membership Number: ... 67895

certify that:

*(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^ 15/09/2020

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

Signature: ..... Date: 15/09/2020

** Strike through if inapplicable*

^ Insert date of valuation

 # Full name, valuer company name or company address

Electronic signature of me (Robert Rowlands) affixed by me or at my direction on 15/09/2020

SCHEDULE OF UNIT ENTITLEMENT

FOR SCHEDULE OF UNIT ENTITLEMENT
SEE SHEET 5

If space is insufficient use additional annexure sheet - Plan Form 6A

Surveyor's Reference: 212701 DP05
'2020M7100 (394) Partial Survey'

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:75 of 80
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ePlan

PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 5 of 5 Sheet(s)

Office Use Only

Registered: 18.9.2020

Office Use Only

DP270536

(DOC.M)

PLAN OF

SUBDIVISION OF LOT 26 AND 33 IN D.P.270536

Subdivision Certificate number: .....

Date of Endorsement: .....

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

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

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	1,435,510	D.P.280010
3	NOW LOTS 9-17	SEE SHEETS 8-10
4	NOW LOTS 18-19	SEE SHEET 11
5	NOW LOTS 34-36	SEE SHEETS 25-26
6	NOW LOTS 9-17	SEE SHEETS 8-10
7	SEVERED LOT	AB969452
8	NOW LOTS 34-36	SEE SHEETS 25-26
9	NOW LOTS 21-23	SEE SHEETS 14-15
10	NOW LOTS 24-29	SEE SHEETS 16-19
11	NOW LOTS 24-29	SEE SHEETS 16-19
12	553,141	D.P.280014
13	2	
14	36,543	D.P.280029
15	NOW LOTS 21-23	SEE SHEETS 14-15
16	NOW LOTS 24-29	SEE SHEETS 16-19
17	NOW LOTS 21-23	SEE SHEETS 14-15
18	SEVERED LOT	AF720808
19	NOW LOT 20	SEE SHEETS 12-13
20	1,135,283	D.P.280028

LOT	UNIT ENTITLEMENT	SUBDIVISION
21	1,252,840	D.P.280029
22	NOW LOTS 24-29	SEE SHEETS 16-19
23	NOW LOTS 24-29	SEE SHEETS 16-19
24	PUBLIC ROAD	SEE SHEET 11
25	1	D.P.280065
26	NOW LOTS 37-40	SEE SHEETS 27-28
27	54,108	
28	575,292	D.P.280045
29	NOW LOTS 30-31	SEE SHEETS 21-22
30	132,856	D.P.280055
31	NOW LOTS 32-33	SEE SHEETS 23-24
32	16,666	D.P.280065
33	NOW LOTS 37-40	SEE SHEETS 27-28
34	PUBLIC ROAD	D.P.280044
35	1,264,850	D.P.280044
36	983,221	SEE SHEETS 25-26
37	1	
38	1	
39	1	
40	2,386,708	
TOTAL	9,827,024	

HISTORICAL FILE - SEE ADMINISTRATION SHEET (DOC. N)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 212701 DP05
'2020M7100 (394) Partial Survey'

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:76 of 80
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ePlan

PLAN FORM 6 (2020)	**DEPOSITED PLAN ADMINISTRATION SHEET**	Sheet 1 of 5 sheet(s)

Registered : 15.6.2021 Office Use Only

Title System : TORRENS

Office Use Only

DP270536

(DOC.N)

PLAN OF SUBDIVISION OF LOT 39 IN DP270536

LGA : WOLLONDILLY

Locality : WILTON

Parish : WILTON

County : CAMDEN

Survey Certificate

I, MATTHEW RUSSELL STANLEY

of RPS Australia East Pty Ltd PO BOX 6843 BAULKHAM HILLS 2153

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on 18/03/2021, ~~or~~

~~*(b) The part of the land shown in the plan (*being/**excluding**) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on 2021, the part not surveyed was compiled in accordance with that Regulation, or~~

~~*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.~~

Datum Line: 'X' - 'Y'

Type: *Urban ~~/*Rural~~

The terrain is *~~Level-Undulating / Steep-Mountainous~~.

Signature: ..... Dated: 18-03-2021

Surveyor Identification No: SU008759

Surveyor registered under
the Surveying and Spatial Information Act 2002

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

Crown Lands NSW / Western Lands Office Approval

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

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, Aimee Lee

*Authorised Person/~~*General Manager/*Registered Certifier~~, certify that the provisions of section 6.15 Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Friday, 7 May 2021 11:00:35 AM
Development Services

Regestration number: -

Consent Authority : Wollondilly Shire Council

Date of endorsement: 30 April 2021

Subdivision Certificate number: 127.2021.9.1

File number: DD127.2021.00000009.001

*Strike through if inapplicable.

Plans used in the preparation of survey/~~compilation~~

D.P.270536
D.P.280045
D.P.280065
D.P.1104390
D.P.1265353

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

SEE SHEET 2

Surveyor's Reference : D367SW_S94b (Exemption Policy 4)
(D367SW_S94b.dwg)

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

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:77 of 80
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ePlan

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 5 sheet(s)

Office Use Only

Registered: 15.6.2021

PLAN OF SUBDIVISION OF LOT 39 IN DP270536

Office Use Only

DP270536

(DOC.N)

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

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

Subdivision Certificate number: 127.2021.9.1

Date of Endorsement: 30 April 2021

IT IS INTENDED TO DEDICATE LOT 41 KNOWN AS FAIRWAY DRIVE TO THE PUBLIC AS A PUBLIC ROAD SUBJECT TO THE;

1. RIGHT OF ACCESS VARIABLE WIDTH CREATED BY DP270536 (ITEM 7 DOC. 1)
2. EASEMENT FOR SERVICES VARIABLE WIDTH CREATED BY DP270536 (ITEM 8 DOC.1)
3. RIGHT TO DISCHARGE RECYCLED WATER CREATED BY DP270536 (ITEM 19 IN DOC.1),
4. EASEMENT FOR DRAINAGE OF RECYCLED WATER AND SEWAGE CREATED BY DP280028 (ITEM 9 IN DOC.1)
5. EASEMENT FOR SERVICES 4 AND 5 WIDE CREATED BY DP1265353
6. RIGHT OF ACCESS VARIABLE WIDTH CREATED BY DP270536 (ITEM 3 IN DOC. 4)

WOLLONDILLY SHIRE COUNCIL HEREBY ACCEPT THE DEDICATION OF LOT 41 KNOWN AS FAIRWAY DRIVE TO THE PUBLIC AS A PUBLIC ROAD SUBJECT TO:

1. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH
2. EASEMENT FOR SERVICES VARIABLE WIDTH

IN THE ACCOMPANYING INSTRUMENT

.....
COUNCIL AUTHORISED PERSON

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Friday, 7 May 2021 11:01:48 AM
Development Services

PURSUANT TO SECTION 88b OF THE CONVEYANCING ACT 1919 AS AMENDED, IT IS INTENDED TO CREATE;

1. EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH (R)
2. EASEMENT FOR SERVICES VARIABLE WIDTH (R)

ADDRESSES NOT AVAILABLE AT DATE OF SURVEY

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S94b (Exemption Policy 4)
(D367SW_S94b.dwg)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:78 of 80
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ePlan

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 5 sheet(s)

Office Use Only

Registered: 15.6.2021

Office Use Only

DP270536

(DOC.N)

PLAN OF SUBDIVISION OF LOT 39 IN DP270536

Subdivision Certificate number: 127.2021.9.1

Date of Endorsement: 30 April 2021

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

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

EXECUTED by Arthur Ilias
as attorney for BRADCORP WILTON PARK PTY LIMITED
(ACN 086 388 212)
under registered power of attorney
Book 4637 No. 409 dated 12.5.21
in the presence of:

Signature of Witness

DONNA CHIDGEY
Name of Witness (block letters)

LVL 2, 88 PHILLIP ST, 2150
Address of Witness

DEVELOPMENT MANAGER
Occupation of Witness

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S94b (Exemption Policy 4)
(D367SW_S94b.dwg)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:79 of 80
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PLAN FORM 6D (2016)(Community annexure) WARNING: Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 15.6.2021

Office Use Only

DP270536

(DOC.N)

PLAN OF SUBDIVISION OF LOT 39 IN DP270536

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

Subdivision Certificate number: DD127.2021.00000009.001

Date of Endorsement: 30 April 2021

Name of Development (optional)

BINGARA GORGE

Address for Service Notices

THE COMMUNITY MANAGER
P.O.BOX 141
PICTON NSW 2571

WARNING STATEMENT (Approved Form 7)

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

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

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

^ 18/09/2020

* *Strike through if inapplicable*
^ *Insert registration date of previous schedule*

VALUER'S CERTIFICATE (Approved Form 9)

I, Iain Avery

of Landsburys Valuations & Advisory

being a Qualified Valuer as defined in the Community Land Development Act 1989, by virtue of having membership with:

Professional Body: Australian Property Institute

Class of membership: AAPI

Membership number: 63504

certify that,

*(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^ 27/04/21

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

Signature: ..... Date: 06/05/21

* *Strike through if inapplicable*
^ *Insert registration date of previous schedule*
^ *# Full name, valuer company name or company address*

Electronic Signature of me (Iain Avery) affixed by me or at my direction on 06/05/21.

For schedule of unit entitlement see Sheet #

FOR SCHEDULE OF UNIT ENTITLEMENT
SEE SHEET 5

If space is insufficient use annexure sheet –Plan Form 6A

Surveyor's Reference: D367SW_S94b (Exemption Policy 4)

(D367SW_S94b.dwg)

Req:R320946 /Doc:DP 0270536 P /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:80 of 80
© Office of the Registrar-General /Src:INFOTRACK /Ref:SK50641

ePlan

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

Office Use Only

Registered: 15.6.2021

Office Use Only

DP270536

(DOC.N)

PLAN OF
SUBDIVISION OF LOT 39 IN DP270536

Subdivision Certificate number: 127.2021.9.1

Date of Endorsement: 30 April 2021

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

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

LOT	UNIT ENTITLEMENT	SUBDIVISION
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2	1,435,510	D.P.280010
3	NOW LOTS 9-17	SEE SHEETS 8-10
4	NOW LOTS 18-19	SEE SHEET 11
5	NOW LOTS 34-36	SEE SHEETS 25-26
6	NOW LOTS 9-17	SEE SHEETS 8-10
7	SEVERED LOT	AB969452
8	NOW LOTS 34-36	SEE SHEETS 25-26
9	NOW LOTS 21-23	SEE SHEETS 14-15
10	NOW LOTS 24-29	SEE SHEETS 16-19
11	NOW LOTS 24-29	SEE SHEETS 16-19
12	553,141	D.P. 280014
13	2	
14	36,543	D.P. 280029
15	NOW LOTS 21-23	SEE SHEETS 14-15
16	NOW LOTS 24-29	SEE SHEETS 16-19
17	NOW LOTS 21-23	SEE SHEETS 14-15
18	SEVERED LOT	AF720808
19	NOW LOT 20	SEE SHEETS 12-13
20	1,135,283	D.P. 280028
21	1,252,840	D.P.280029
22	NOW LOTS 24-29	SEE SHEETS 16-19

LOT	UNIT ENTITLEMENT	SUBDIVISION
23	NOW LOTS 24-29	SEE SHEETS 16-19
24	PUBLIC ROAD	SEE SHEET 11
25	1	D.P.280065
26	NOW LOTS 37-40	SEE SHEETS 27-28
27	54,108	
28	575,292	D.P.280045
29	NOW LOTS 30-31	SEE SHEETS 21-22
30	132,856	D.P.280055
31	NOW LOTS 32-33	SEE SHEETS 23-24
32	16,666	D.P.280065
33	NOW LOTS 37-40	SEE SHEETS 27-28
34	PUBLIC ROAD	D.P.280044
35	1,264,850	D.P.280044
36	983,221	SEE SHEETS 25-26
37	1	
38	1	
39	NOW LOT 41	SEE SHEET 29
40	2,386,708	
41	PUBLIC ROAD	SEE SHEET 29
TOTAL	9,827,023	

If space is insufficient use additional annexure sheet

Surveyor's Reference: D367SW_S94c (Exemption Policy 4)
(D367SW_S94c.dwg)

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DP270536

COVER SHEET FOR SECTION 88B INSTRUMENT

.....

ATTENTION

.....

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

Particulars of each document are as follows:-

Document Number	Plan/Instrument Registration Date	Number of Sheets in Plan	Number of Sheets in Section 88B Instrument
Document 1	13.11.2007	7	72
Document 2	2.8.2010	1	13
Document 3	6-6-2011	2	11
Document 4	9.6.2015	5	17
Document 5	15.05.2020	2	4
Document 6	15.06.2021	1	9

TOTAL NUMBER OF SHEETS OF SECTION 88B INSTRUMENT IMAGED

(INCLUDING COVER SHEET) [ ]

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(DOCUMENT 1)

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

DP270536

Plan of subdivision of Lots 200, 201, 203 and 209 DP 1104390
Covered by Subdivision Certificate No. 31 of 2007
And easements and restriction on the use of land over Lots 205-208, 210 and 211 DP 1104390
And easements over Lot 202 DP 1104390

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

PART 1 (Creation)

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	RIGHT OF ACCESS VARIABLE WIDTH (N)	Lot 1	Lots 205-208, 210 and 211 DP 1104390
2	EASEMENT FOR SERVICES VARIABLE WIDTH (P)	Lot 1	Lots 205-208, 210 and 211 DP 1104390
3	RIGHT OF ACCESS 20 WIDE (R)	Lot 5	Lots 205-208, 210 and 211 DP 1104390
4	EASEMENT FOR SERVICES 20 WIDE (S)	Lot 5	Lots 205-208, 210 and 211 DP 1104390
5	RIGHT OF ACCESS 20 WIDE (T)	Lot 5	Lots 205-208, 210 and 211 DP 1104390

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DP270536

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Level 4
230 Victoria Road
GLADESVILLE NSW 2111

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
6	EASEMENT FOR SERVICES 20 WIDE (U)	Lot 5	Lots 205-208, 210 and 211 DP 1104390
7	RIGHT OF ACCESS VARIABLE WIDTH (V)	Lot 6	Lots 205-208, 210 and 211 DP 1104390
8	EASEMENT FOR SERVICES VARIABLE WIDTH (W)	Lot 6	Lots 205-208, 210 and 211 DP 1104390
9	RIGHT OF ACCESS OVER DESIGNATED AREAS (1)	Lot 1 (Whole of lot)	Wollondilly Shire Council
10	EASEMENT FOR RECREATION OVER DESIGNATED AREAS	Lot 1 (Whole of lot)	Wollondilly Shire Council
11	EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J)	Lot 4	Integral Energy Australia

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GLADESVILLE NSW 2111

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
12	RESTRICTION ON THE USE OF LAND (F)	Lot 4	Integral Energy Australia
13	POSITIVE COVENANT	Lot 1	Wollondilly Shire Council and the Minister for Planning
14	RIGHT OF ACCESS OVER DESIGNATED AREAS (2)	Lot 1 (Whole of lot)	Lots 205-208, 210 and 211 DP 1104390
15	RIGHT OF ACCESS OVER DESIGNATED AREAS (3)	Lots 205-208, 210 and 211 DP 1104390 (Whole of lots)	Lot 1

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GLADESVILLE NSW 2111

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
16	EASEMENT FOR DRAINAGE OF SEWAGE	Lot 1 (Whole of lot) Lot 202 DP 1104390 (Affecting part designated (k))	Lots 2-8, Lots 205-208, 210 and 211 DP 1104390 and Lot 202 DP 1104390 Lot 1
17	RIGHT TO DISCHARGE SEWAGE VARIABLE WIDTH (K)	Lot 202 DP 1104390	Lots 1-8 and Lots 205-208, 210 and 211 DP 1104390
18	EASEMENT FOR DRAINAGE OF RECYCLED WATER	Lot 1 (Whole of lot)	Lot 202 DP 1104390, Lots 2-8 and Lots 205-208, 210 and 211 DP 1104390

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Covered by Subdivision Certificate No. 31 of 2007
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And easements over Lot 202 DP 1104390

Full name and address of the owner of the land:

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230 Victoria Road
GLADESVILLE NSW 2111

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
19	RIGHT TO DISCHARGE RECYCLED WATER	Lots 1-8 and Lots 205-208, 210 and 211 DP 1104390 (Whole of lots)	Lot 202 DP 1104390
20	EASEMENT FOR DRAINAGE OF WATER	Lot 1 (Whole of lot)	Lots 2-8, Lots 205-208, 210 and 211 DP 1104390 and Lot 202 DP 1104390
21	RIGHT TO DISCHARGE WATER	Lot 205 DP 1104390 (Whole of lot)	Lots 1-8, Lots 206-208 DP 1104390 and Lot 202 DP 1104390
22	RESTRICTION ON THE USE OF LAND	Lots 205-208, 210 and 211 DP 1104390	Lots 1-8

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GLADESVILLE NSW 2111

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
23	EASEMENT FOR BATTER VARIABLE WIDTH (M)	Lot 1	Wollondilly Shire Council

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Full name and address of the owner of the land:

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(ACN 086 388 212)
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230 Victoria Road
GLADESVILLE NSW 2111

PART 2 (TERMS)

1 Terms of RIGHT OF ACCESS VARIABLE WIDTH (N), RIGHT OF ACCESS 20 WIDE (R), RIGHT OF ACCESS 20 WIDE (T) and RIGHT OF ACCESS VARIABLE WIDTH (V) numbered 1, 3, 5 and 7 in the Plan

1.1 The owner of the Benefited lots and persons authorised by the owner of the Benefited lots (**Authorised Persons**) have the right, by any reasonable means, to pass across the Burdened lot, but only on any bridge or Constructed Pathway within the site of the easement (**Easement Site**), to get to or from the Benefited lots.

1.2 In exercising rights under this easement, the owner of the Benefited lots and Authorised Persons must:

(a) cause as little inconvenience as is practicable to the owner and any occupier of the Burdened lot; and

(b) cause as little damage as is practicable to the Burdened lot and any Improvement on it; and

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Full name and address of the owner of the land:

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(c) comply with any reasonable directions of the owner of the Burdened lot or any person authorised by the owner of the Burdened lot.

1.3 The owner of the Benefited lots must:

(a) not permit the Easement Site or any Improvements on it to become a hazard or a nuisance; and

(b) at its cost carry out Works to the Easement Site and any Improvements on it, as and when required, to ensure compliance with this clause **1.3**.

1.4 If the owner of the Benefited lots fails to comply with its obligations under this easement, the owner of the Burdened lot has the right at any time to give a notice to the owner of the Benefited lots requiring compliance with those obligations.

1.5 If the owner of the Benefited lots fails to comply with a notice given under clause **1.4** within a reasonable time after its service having regard to the type of work or act required, the owner of the Burdened lot has the right, but not the obligation, to carry out Works to remedy the failure to comply specified in the notice.

1.6 The owner of the Benefited lots must pay the owner of the Burdened lot within 14 days of a demand from the owner of the Burdened lot the costs reasonably and

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properly incurred by the owner of the Burdened lot in carrying out Works to remedy the failure to comply specified in the notice given under clause **1.4**.

1.7 Before carrying out Works under this easement, the owner of the Benefited lots must:

(a) provide to the owner of the Burdened lot a Schedule of Works for the Works; and

(b) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires in order to consider the effect of the Works; and

(c) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.

1.8 The owner of the Burdened lot may withhold consent under clause **1.7** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held, the physical result after Works are carried out will interrupt, interfere with or prevent, to an unreasonable extent, the use and enjoyment of the Burdened lot by the owner of the Burdened lot.

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1.9 The owner of the Burdened lot may not withhold consent under clause **1.7** to the carrying out of Works if the Works:

(a) are necessary to enable the owner of the Benefited lots to comply with its obligations under this easement; or

(b) result from or arise out of any Laws or the requirements of any Authority.

1.10 The owner of the Benefited lots is not required to obtain consent under clause **1.7** to the carrying out of Works if the Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

1.11 The owner of the Benefited lot must, while Works are being carried out under this easement take all reasonable steps to minimise:

(a) interruption to or interference with any Service; and

(b) interruption to or interference with the use and enjoyment of the Burdened lot.

1.12 The owner of the Benefited lot must take all reasonable steps to ensure that when Works are carried out under this easement:

(a) all necessary safety measures are taken; and

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(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities; and

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and

(d) any damage caused to the Burdened lot is immediately made good; and

(e) as soon as is reasonably practicable after completing the carrying out of Works, the Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

1.13 Before carrying out Works in the vicinity of the Easement Site, the owner of the Burdened lot must provide a Schedule of Works to the owner of the Benefited lots for its approval, which approval must not be unreasonably withheld.

1.14 The owner of the Benefited lots and the owner of the Burdened lot must, in good faith, consult with each other in relation to the nature and timing of Works in the Burdened lot with a view to reaching an agreement which allows Works to be carried out in a cost effective, efficient and safe manner without:

(a) damaging any Service Equipment, or interrupting or interfering with any Service; or

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(b) damaging the Burdened lot; or

(c) either temporarily or permanently interrupting, interfering with or preventing, to an unreasonable extent, the use and enjoyment of the Burdened lot by the owner of the Burdened lot.

1.15 The owner of the Benefited lots and Authorised Persons exercising rights under this easement do so at their own risk.

1.16 The owner of the Benefited lots and Authorised Persons release the owner of the Burdened lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

1.17 The owner of the Benefited lots and Authorised Persons indemnify and agree to keep indemnified the owner of the Burdened lot in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the owner of the Benefited lots or Authorised Persons exercising rights under this easement, except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

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Council Authorised Person
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2 Terms of EASEMENT FOR SERVICES VARIABLE WIDTH (P), EASEMENT FOR SERVICES 20 WIDE (S), EASEMENT FOR SERVICES 20 WIDE (U) and EASEMENT FOR SERVICES VARIABLE WIDTH (W) numbered 2, 4, 6 and 8 in the Plan

2.1 The owner of the Benefited lots has the right to:

(a) the uninterrupted passage through the Burdened lot, but only within the site of the easement (**Easement Site**), of any Service to or from the Benefited lots; and

(b) the use of any Service Equipment located in the Easement Site through which a Service passes to or from the Benefited lots (**Relevant Service Equipment**); and

(c) carry out Works in relation to Relevant Service Equipment; and

(d) enter and remain, or direct persons authorised by the owner of the Benefited lots to enter and remain (**Authorised Persons**) on the Burdened lot, together with any Equipment necessary for the purpose, for a reasonable time, to carry out Works in relation to Relevant Service Equipment.

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Council Authorised Person
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2.2 The owner of the Benefited lots has the right to install in the Easement Site Service Equipment associated with a Service to or from the Benefited lot which is additional to the Service Equipment physically existing at the date of registration of this instrument and this easement applies to such additional Service Equipment as though it had existed at the date of registration of this instrument.

2.3 The owner of the Benefited lots must:

(a) not permit Relevant Service Equipment to become a hazard or a nuisance; and

(b) at its cost carry out Works to Relevant Service Equipment as and when required, to ensure compliance with this clause **2.3**.

2.4 If the owner of the Benefited lots fails to comply with its obligations under this easement, the owner of the Burdened lot has the right at any time to give a notice to the owner of the Benefited lots requiring compliance with those obligations.

2.5 If the owner of the Benefited lots fails to comply with a notice given under clause **2.4** within a reasonable time after its service having regard to the type of work or act required, the owner of the Burdened lot has the right, but not the obligation, to carry out Works to remedy the failure to comply specified in the notice.

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Council Authorised Person
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(DOCUMENT 1)

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

Plan: DP 270536

Plan of subdivision of Lots 200, 201, 203 and 209 DP 1104390
Covered by Subdivision Certificate No. 31 of 2007
And easements and restriction on the use of land over Lots 205-208, 210 and 211 DP 1104390
And easements over Lot 202 DP 1104390

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

2.6 The owner of the Benefited lots must pay the owner of the Burdened lot within 14 days of a demand from the owner of the Burdened lot the costs reasonably and properly incurred by the owner of the Burdened lot in carrying out Works to remedy the failure to comply specified in the notice given under clause **2.4**.

2.7 Before carrying out Works under this easement, the owner of the Benefited lots must:

(a) provide to the owner of the Burdened lot a Schedule of Works for the Works; and

(b) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires in order to consider the effect of the Works; and

(c) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.

2.8 The owner of the Burdened lot may withhold consent under clause **2.7** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held, the physical result after Works are carried out will interrupt, interfere with or prevent, to an unreasonable extent, the use and enjoyment of the Burdened lot by the owner of the Burdened lot.

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Council Authorised Person
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2.9 The owner of the Burdened lot may not withhold consent under clause **2.7** to the carrying out of Works if the Works:

(a) are necessary to enable the owner of the Benefited lot to comply with its obligations under this easement; or

(b) result from or arise out of any Law or the requirements of any Authority.

2.10 The owner of the Benefited lots is not required to obtain consent under clause **2.7** to the carrying out of Works if the Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

2.11 The owner of the Benefited lots must, while Works are being carried out under this easement take all reasonable steps to minimise:

(a) interruption to or interference with any Service; and

(b) interruption to or interference with the use and enjoyment of the Burdened lot.

2.12 The owner of the Benefited lots must take all reasonable steps to ensure that when Works are carried out under this easement:

(a) all necessary safety measures are taken; and

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities; and

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and

(d) any damage caused to the Burdened lot is immediately made good; and

(e) as soon as is reasonably practicable after completing the carrying out of Works, the Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

2.13 Before carrying out Works in the vicinity of Relevant Service Equipment, the owner of the Burdened lot must provide a Schedule of Works to the owner of the Benefited lots for its approval, which approval must not be unreasonably withheld.

2.14 The owner of the Benefited lots and the owner of the Burdened lot must, in good faith, consult with each other in relation to the nature and timing of Works in the Burdened lot with a view to reaching an agreement which allows Works to be carried out in a cost effective, efficient and safe manner without:

(a) damaging any Service Equipment, including Relevant Service Equipment, or interrupting or interfering with any Service; or

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(b) damaging the Burdened lot; or

(c) either temporarily or permanently interrupting, interfering with or preventing, to an unreasonable extent, the use and enjoyment of the Burdened lot by the owner of the Burdened lot.

2.15 The owner of the Benefited lots and Authorised Persons exercising rights under this easement do so at their own risk.

2.16 The owner of the Benefited lots and Authorised Persons release the owner of the Burdened lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the owner of the Benefited lots or Authorised Persons exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

2.17 The owner of the Benefited lots and Authorised Persons indemnify and agree to keep indemnified the owner of the Burdened lot in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the owner of the Benefited lots or Authorised Persons exercising rights under this

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

3 Terms of RIGHT OF ACCESS OVER DESIGNATED AREAS (1) numbered 9 in the Plan

3.1 The Council and persons authorised by the Council, which persons include members of the public (**Authorised Persons**), have the right to pass across the Burdened lot on foot or by disabled aid or bicycle, but only on fire trails and Constructed Pathways designated for the purpose by the owner of the Burdened lot (**Relevant Pathways**).

3.2 In exercising rights under this easement, the Council and Authorised Persons must:

(a) comply with any Rules regulating the use of the Relevant Pathways; and

(b) comply with any reasonable directions of the owner of the Burdened lot or any person authorised by the owner of the Burdened lot; and

(c) comply with the reasonable directions on any signage erected on the Burdened lot; and

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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(d) cause as little inconvenience as is practicable to the owner and any occupier of the Burdened lot; and

(e) cause no damage to the Relevant Pathways or the Burdened lot.

3.3 The Council and Authorised Persons exercising rights under this easement do so at their own risk.

3.4 The Council and Authorised Persons release the owner of the Burdened lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the Council or Authorised Persons exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

3.5 The Council and Authorised Persons indemnify and agree to keep indemnified the owner of the Burdened lot in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the Council or Authorised Persons exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

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Council Authorised Person
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Name of Authority empowered to release, vary or modify the RIGHT OF ACCESS OVER DESIGNATED AREAS (1) numbered 9 in the Plan.

Wollondilly Shire Council

4 Terms of EASEMENT FOR RECREATION OVER DESIGNATED AREAS numbered 10 in the Plan

4.1 The Council and persons authorised by the Council, which persons include members of the public (**Authorised Persons**), have the right to passively recreate in the areas of the Burdened lot designated for the purpose by the owner of the Burdened lot.

4.2 In exercising rights under this easement, the Council and Authorised Persons must:

(a) comply with any Rules regulating the use of the part of the Burdened lot referred to in clause **4.1**; and

(b) comply with any reasonable directions of the owner of the Burdened lot or any person authorised by the owner of the Burdened lot; and

(c) comply with the reasonable directions on any signage erected on the Burdened lot; and

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(d) cause as little inconvenience as is practicable to the owner and any occupier of the Burdened lot; and

(e) cause no damage to the Burdened lot.

4.3 The Council and Authorised Persons exercising rights under this easement do so at their own risk.

4.4 The Council and Authorised Persons release the owner of the Burdened lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the Council or Authorised Persons exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

4.5 The Council and Authorised Persons indemnify and agree to keep indemnified the owner of the Burdened lot in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the Council or Authorised Persons exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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(ACN 086 388 212)
Level 4
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Name of Authority empowered to release, vary or modify the EASEMENT FOR RECREATION OVER DESIGNATED AREAS numbered 10 in the Plan

Wollondilly Shire Council

5 Terms of EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J) numbered 11 in the Plan

5.1 The Authority Benefited may:

(a) Install Electrical Equipment within the Easement Site;

(b) excavate the Easement Site to Install the Electrical Equipment;

(c) use the Electrical Equipment for the transmission of electricity;

(d) enter the Burdened lot using the most practical route (with or without vehicles, machinery or materials) at all reasonable times (and at any time in the event of an emergency) and remain there for any reasonable time;

(e) trim or remove any vegetation from the Burdened lot that interferes with or prevents reasonable access to the Easement Site or the Electrical Equipment; and

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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(f) remove any encroachments from the Easement Site and recover the costs of carrying out the removal work and repairing any damage done to the Electrical Equipment by the encroachment.

5.2 In exercising its rights under this Easement the Authority Benefited will take reasonable precautions to minimise disturbance to the Burdened lot and will restore the Burdened lot as nearly as practicable to its original condition.

5.3 The Owner agrees that it will not:

(a) install or permit to be installed any Services or Structure within the Easement Site;

(b) alter the surface level of the Easement Site; or

(c) do or permit to be done anything that restricts access to the Easement Site by the Authority Benefited,

without the written permission of the Authority Benefited and in accordance with such conditions as the Authority Benefited may reasonably impose.

5.4 The Authority Benefited will not be responsible if the Electrical Equipment causes magnetic interference to computer equipment or electronic equipment operated within the Burdened lot.

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GLADESVILLE NSW 2111

5.5 In this Easement:

(a) **Authority Benefited** means Integral Energy Australia and its successors (who may exercise its rights by any persons authorised by it).

(b) **Easement Site** means that part of the Burdened lot shown on the Plan as affected by this Easement.

(c) **Electrical Equipment** includes electrical transformer, electrical switchgear, protective housing, concrete plinth, underground electrical cable, duct, underground earthing system, and ancillary equipment.

(d) **Install** includes construct, repair, replace, maintain, modify, use and remove.

(e) **Owner** means the registered proprietor of the Burdened lot and its successors (including those claiming under or through the registered proprietor).

(f) **Services** includes overhead and underground gas, telephone, communications, water, sewage and drainage services.

(g) **Structure** includes building, wall, retaining wall, carport, driveway, fence and swimming pool, but excludes garden furniture and garden ornaments.

5.6 The terms implied by s.88A(2A) and Schedule 4A Part 8 of the Conveyancing Act 1919 (NSW) are excluded.

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Name of the Authority empowered to release, vary or modify the EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J) numbered 11 in the Plan

Integral Energy Australia

6 Terms of RESTRICTION ON THE USE OF LAND (F) numbered 12 in the Plan

6.1 No Building shall be Erected or permitted to remain within the Restriction Site unless:

(a) the external surface of a Building Erected within 1.5 metres from the substation footing has a 120/120/120 Fire Rating; and

(b) the external surface of a Building Erected more than 1.5 metres from the substation footing has a 60/60/60 Fire Rating

and the Owner provides the Authority Benefited with an engineer's certificate to this effect.

6.2 The fire ratings mentioned in clause **6.1** must be achieved without the use of fire fighting systems such as automatic sprinklers.

6.3 In this Restriction on the Use of Land:

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(a) **120/120/120 Fire Rating** and **60/60/60 Fire Rating** means the fire resistance level of a Building expressed as a grading period in minutes for structural adequacy / integrity failure / insulation failure calculated in accordance with Australian Standard 1530.

(b) **Authority Benefited** means Integral Energy Australia and its successors (who may exercise its rights by any persons authorised by it).

(c) **Building** means a substantial structure with a roof and walls and includes any projections from the external walls.

(d) **Erected** includes constructed, installed, built and maintained.

(e) **Owner** means the registered proprietor of the Burdened lot and its successors (including those claiming under or through the registered proprietor).

(f) **Restriction Site** means that part of the Burdened lot shown on the Plan as affected by this Restriction on the Use of Land, up to a maximum height of 6 metres from the level of the substation footing.

Name of the Authority empowered to release, vary or modify the RESTRICTION ON THE USE OF LAND (F) numbered 12 in the Plan

Integral Energy Australia

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7 Terms of POSITIVE COVENANT numbered 13 in the Plan

7.1 The Community Association must;

(a) become and remain a member of BG Facilities Pty Ltd, on and from the date of its constitution, which will exist for the purposes of providing centralised and uniform services to manage facilities and infrastructure for the greater community within Bingara Gorge including:

(i) the ongoing proper maintenance and upkeep of community facilities and assets including open space;

(ii) internal and external bus transport services providing links with all community services and throughout the greater community within Bingara Gorge;

(iii) the provision of sewerage and recycled water services; and

(iv) the organisation of community programmes and events; and

(b) in relation to BG Facilities Pty Ltd:

(i) comply with its constitution;

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GLADESVILLE NSW 2111

(ii) make financial contributions to BG Facilities Pty Ltd to enable it to properly function;

(iii) enter into agreements with BG Facilities Pty Ltd for the provision to the Community Association and its members of the services referred to in clause **7.1(a)**; and

(iv) pay fees to BG Facilities Pty Ltd for the provision of the services referred to in clause **7.1(a)**.

7.2 The Community Association must:

(a) become and remain a member of BG Environment Ltd, on and from the date of its constitution, which exists for the purposes of:

(i) providing competent and focused management of the community environmental protection and recreation lands, being Lot 1 in the Plan; and

(ii) providing recreation and education opportunities and pathway networks for the greater community within Bingara Gorge and the public; and

(iii) promoting environmental awareness within the community; and

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(DOCUMENT 1)

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

Plan: DP 270536

Plan of subdivision of Lots 200, 201, 203 and 209 DP 1104390
Covered by Subdivision Certificate No. 31 OF 2007
And easements and restriction on the use of land over Lots 205-208, 210 and 211 DP 1104390
And easements over Lot 202 DP 1104390

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
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(b) in relation to BG Environment Ltd:

(i) comply with its constitution;

(ii) make financial contributions to BG Environment Ltd to enable it to properly function;

(iii) enter into agreements with BG Environment Ltd for the provision to the Community Association and its members of the services referred to in clause **7.2(a)**; and

(iv) pay fees to BG Facilities Pty Ltd for the provision of the services referred to in clause **7.1(a)**.

Name of Authority empowered to release, vary or modify the POSITIVE COVENANT numbered 13 in the Plan

Wollondilly Shire Council and the Minister for Planning

8 Terms of RIGHT OF ACCESS OVER DESIGNATED AREAS (2) numbered 14 in the Plan

8.1 The owner of the Benefited lots and persons authorised by the owner of the Benefited lots (**Authorised Persons**) have the right to pass across the Burdened lot

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on foot or by disabled aid or Golf Buggy but only on Constructed Pathways designated for the purpose by the owner of the Burdened lot (**Relevant Constructed Pathways**).

8.2 In exercising rights under this easement, the owner of the Benefited lot and Authorised Persons must:

(a) comply with any Rules regulating the use of the Relevant Constructed Pathways; and

(b) comply with any reasonable directions of the owner of the Burdened lot or any person authorised by the owner of the Burdened lot; and

(c) comply with the reasonable directions on any signage erected on the Burdened lot; and

(d) cause as little inconvenience as practicable to the owner or any occupier of the Burdened lot.

(e) cause no damage to the Relevant Constructed Pathways or the Burdened lot.

8.3 The owner of the Benefited lots must:

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(a) not permit the Relevant Constructed Pathways to become a hazard or a nuisance; and

(b) at its cost carry out Works to the Relevant Constructed Pathways, as and when required, to ensure compliance with this clause **8.3**.

8.4 If the owner of the Benefited lots fails to comply with its obligations under this easement, the owner of the Burdened lot has the right at any time to give a notice to the owner of the Benefited lot requiring compliance with those obligations.

8.5 If the owner of the Benefited lots fails to comply with a notice given under clause **8.4** within a reasonable time after its service having regard to the type of work or act required, the owner of the Burdened lot has the right, but not the obligation, to carry out Works to remedy the failure to comply specified in the notice.

8.6 The owner of the Benefited lots must pay the owner of the Burdened lot within 14 days of a demand from the owner of the Burdened lot the costs reasonably and properly incurred by the owner of the Burdened lot in carrying out Works to remedy the failure to comply specified in the notice given under clause **8.4**.

8.7 Before carrying out Works under this easement, the owner of the Benefited lots must:

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(a) provide to the owner of the Burdened lot a Schedule of Works for the Works; and

(b) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires in order to consider the effect of the Works; and

(c) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.

8.8 The owner of the Burdened lot may withhold consent under clause **8.7** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held, the physical result after Works are carried out will interrupt, interfere with or prevent, to an unreasonable extent, the use and enjoyment of the Burdened lot by the owner of the Burdened lot.

8.9 The owner of the Burdened lot may not withhold consent under clause **8.7** to the carrying out of Works if the Works:

(a) are necessary to enable the owner of the Benefited lots to comply with its obligations under this easement; or

(b) result from or arise out of any Laws or the requirements of any Authority.

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Full name and address of the owner of the land:

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8.10 The owner of the Benefited lots is not required to obtain consent under clause **8.7** to the carrying out of the Works if the Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

8.11 The owner of the Benefited lots must, while Works are being carried out under this easement take all reasonable steps to minimise:

(a) interruption to or interference with any Service; and

(b) interruption to or interference with the use and enjoyment of the Burdened lot.

8.12 The owner of the Benefited lots must take all reasonable steps to ensure that when Works are carried out under this easement:

(a) all necessary safety measures are taken; and

(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities; and

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and

(d) any damage caused to the Burdened lot is immediately made good; and

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Full name and address of the owner of the land:

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(e) as soon as is reasonably practicable after completing the carrying out of Works, the Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

8.13 The owner of the Benefited lots and Authorised Persons exercising rights under this easement do so at their own risk.

8.14 The owner of the Benefited lots and Authorised Persons release the owner of the Burdened lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the owner of the Benefited lots and Authorised Persons exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

8.15 The owner of the Benefited lots and Authorised Persons indemnify and agree to keep indemnified the owner of the Burdened lot in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the owner of the Benefited lots and Authorised Persons exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

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9 Terms of RIGHT OF ACCESS OVER DESIGNATED AREAS (3) numbered 15 in the Plan

9.1 The owner of the Benefited lot and persons authorised by the owner of the Benefited lot (**Authorised Persons**) have the right to pass across the Burdened lots on foot or by disabled aid, bicycle or Golf Buggy but only:

(a) at times designated for the purpose by the owner of the Burdened lots; and

(b) on Constructed Pathways designated for the purpose by the owner of the Burdened lots.

9.2 In exercising rights under this easement, the owner of the Benefited lot and Authorised Persons must:

(a) comply with any reasonable directions of the owner of the Burdened lots or any person authorised by the owner of the Burdened lots; and

(b) comply with the reasonable directions on any signage erected on the Burdened lots; and

(c) cause as little inconvenience as is practicable to the owner of the Burdened lots or any person using the Golf Course; and

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(d) cause no damage to the Constructed Pathways or the Burdened lots.

9.3 The owner of the Benefited lot and Authorised Persons exercising rights under this easement do so at their own risk.

9.4 The owner of the Benefited lot and Authorised Persons release the owner of the Burdened lots from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the owner of the Benefited lot or Authorised Persons exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lots.

9.5 The owner of the Benefited lot and Authorised Persons indemnify and agree to keep indemnified the owner of the Burdened lots in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the owner of the Benefited lot or Authorised Persons exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lots.

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Council Authorised Person
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Full name and address of the owner of the land:

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10 Terms of EASEMENT FOR DRAINAGE OF SEWAGE numbered 16 in the Plan

10.1 The owner of a Benefited lot has the right to the uninterrupted passage of Sewage, in any quantities, from the Benefited lot through any STP Sewerage Service Infrastructure which is at any time within Lot 202 DP 1104390 but only within the site of the easement and also within Lot **1** in the Plan.

10.2 The STP Lot Owner must:

(a) not permit the STP Sewerage Service Infrastructure to become a hazard or a nuisance; and

(b) ensure the STP Sewerage Service Infrastructure is always operational; and

(c) at its cost, carry out Works to the **STP** Sewerage Service Infrastructure as and when required, to ensure compliance with this clause **10.2**.

10.3 In order to comply with its obligations under clause **10.2** and exercise its rights under clause **10.4**, the STP Lot Owner can enter and remain on Lot **1**, together with any Equipment necessary for the purpose, for a reasonable time, to carry out Works in relation to the STP Sewerage Service Infrastructure.

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Full name and address of the owner of the land:

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Level 4
230 Victoria Road
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10.4 The STP Lot Owner has the right to install STP Sewerage Service Infrastructure which is additional to the STP Sewerage Service Infrastructure physically existing at the date of registration of this instrument within Lot 1 and this easement applies to such additional STP Sewerage Service Infrastructure as if it had existed at the date of registration of this instrument.

10.5 Before carrying out Works under this easement, the STP Lot Owner must:

(a) provide to the Community Association a Schedule of Works for the Works; and

(b) provide to the Community Association any other information which the Community Association reasonably requires in order to consider the effect of the Works; and

(c) obtain the consent of the Community Association to the carrying out of the Works.

10.6 The owner of Lot 1 may withhold consent under clause **10.5** to the carrying out of Works if, in the opinion of the Community Association, reasonably held, the physical result after Works are carried out will interrupt, interfere with or prevent, to an unreasonable extent, the use and enjoyment of Lot 1 by the persons entitled to use and enjoy Lot 1.

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GLADESVILLE NSW 2111

10.7 The Community Association may not withhold consent under clause **10.5** to the carrying out of Works if the Works:

(a) are necessary to enable the STP Lot Owner to comply with its obligations under this easement; or

(b) result from or arise out of any Laws or the requirements of any Authority.

10.8 The STP Lot Owner is not required to obtain consent under clause **10.5** to the carrying out of the Works if the Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

10.9 The STP Lot Owner must, while Works are being carried out under this easement, take all reasonable steps to minimise:

(a) interruption to or interference with any Service; and

(b) interruption to, or interference with, the use and enjoyment of any Burdened lot.

10.10 The STP Lot Owner must take all reasonable steps to ensure that when Works are carried out under this easement:

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(a) all necessary safety measures are taken; and

(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities; and

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to any Burdened lot; and

(d) any damage caused to any Burdened lot is immediately made good; and

(e) as soon as is reasonably practicable after completing the carrying out of Works, any affected Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

10.11 The STP Lot Owner complying with its obligations and exercising its rights under this easement does so at that owner's own risk.

10.12 The STP Lot Owner releases the Community Association from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the STP Lot Owner complying with its obligations or exercising its rights under this

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Council Authorised Person
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easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the Community Association.

10.13 The STP Lot Owner indemnifies and agrees to keep indemnified the Community Association in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the STP Lot Owner complying with its obligations and exercising its rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the Community Association.

11 Terms of RIGHT TO DISCHARGE SEWAGE VARIABLE WIDTH (K) numbered 17 in the Plan

11.1 The owner of each Benefited lot has the right and the obligation to discharge the Sewage arising out of the occupation of that Benefited lot onto the Burdened lot, but only with the site of this easement.

11.2 The owner of the Burdened lot releases the owner of each Benefited lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the owner of the Benefited lot exercising rights under this easement except

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GLADESVILLE NSW 2111

to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Benefited lot.

12 Terms of EASEMENT FOR DRAINAGE OF RECYCLED WATER numbered 18 in the Plan

12.1 The owner of each Benefited lot has the right to the uninterrupted passage of Recycled Water, in any quantities, from the Benefited lot through any STP Recycled Water Service Infrastructure which is at any time within the Burdened lot for the purposes of this easement.

12.2 The STP Lot Owner must:

(a) not permit the STP Recycled Water Service Infrastructure to become a hazard or a nuisance; and

(b) ensure the STP Recycled Water Service Infrastructure is always operational; and

(c) at its cost, carry out Works to the STP Recycled Water Service Infrastructure as and when required, to ensure compliance with this clause **12.2**.

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12.3 In order to comply with its obligations under clause **12.2** and exercise its rights under clause **12.4**, the STP Lot Owner can enter and remain on the Burdened lot, together with any Equipment necessary for the purpose, for a reasonable time, to carry out Works in relation to the STP Recycled Water Service Infrastructure.

12.4 The STP Lot Owner has the right to install STP Recycled Water Service Infrastructure which is additional to the STP Recycled Water Service Infrastructure physically existing at the date of registration of this instrument within the Burdened lot and this easement applies to such additional STP Recycled Water Service Infrastructure as if it had existed at the date of registration of this instrument.

12.5 Before carrying out Works under this easement, the STP Lot Owner must:

(a) provide to the Community Association a Schedule of Works for the Works; and

(b) provide to the Community Association any other information which the Community Association reasonably requires in order to consider the effect of the Works; and

(c) obtain the consent of the Community Association to the carrying out of the Works.

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Council Authorised Person
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(DOCUMENT 1)

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

Plan: DP 270536

Plan of subdivision of Lots 200, 201, 203 and 209 DP 1104390
Covered by Subdivision Certificate No. 31 of 2007
And easements and restriction on the use of land over Lots 205-208, 210 and 211 DP 1104390
And easements over Lot 202 DP 1104390

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

12.6 The owner of the Burdened lot may withhold consent under clause **12.5** to the carrying out of Works if, in the opinion of the Community Association, reasonably held, the physical result after Works are carried out will interrupt, interfere with or prevent, to an unreasonable extent, the use and enjoyment of the Burdened lot by the persons entitled to use and enjoy the Burdened lot.

12.7 The owner of the Burdened lot may not withhold consent under clause **12.5** to the carrying out of Works if the Works:

(a) are necessary to enable the STP Lot Owner to comply with its obligations under this easement; or

(b) result from or arise out of any Laws or the requirements of any Authority.

12.8 The STP Lot Owner is not required to obtain consent under clause **12.5** to the carrying out of the Works if the Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

12.9 The STP Lot Owner must, while Works are being carried out under this easement, take all reasonable steps to minimise:

(a) interruption to or interference with any Service; and

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(b) interruption to, or interference with, the use and enjoyment of any Burdened lot.

12.10 The STP Lot Owner must take all reasonable steps to ensure that when Works are carried out under this easement:

(a) all necessary safety measures are taken; and

(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities; and

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to any Burdened lot; and

(d) any damage caused to any Burdened lot is immediately made good; and

(e) as soon as is reasonably practicable after completing the carrying out of Works, any affected Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

12.11 The STP Lot Owner complying with its obligations and exercising its rights under this easement does so at that owner's own risk.

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Full name and address of the owner of the land:

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12.12 The STP Lot Owner releases the Community Association from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the STP Lot Owner complying with its obligations or exercising its rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the Community Association.

12.13 The STP Lot Owner indemnifies and agrees to keep indemnified the Community Association in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the STP Lot Owner complying with its obligations and exercising its rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the Community Association.

13 Terms of RIGHT TO DISCHARGE RECYCLED WATER numbered 19 in the Plan

13.1 The STP Lot Owner has the right and the obligation to discharge Recycled Water from the Benefited lot onto each Burdened lot.

13.2 The owner of each Burdened lot releases STP Lot Owner from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any

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Full name and address of the owner of the land:

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accident or damage to property or death or injury to any person as a result of the STP Lot Owner exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the STP Lot Owner.

14 Terms of EASEMENT FOR DRAINAGE OF WATER numbered 20 in the Plan

14.1 The owner of each Benefited lot has the right to the uninterrupted passage of water, from any natural source and in any quantities, from the Benefited lot through any Stormwater Service Infrastructure which is at any time within the Burdened lot for the purposes of this easement.

14.2 The owner of Lot 205 DP 1104390 **(Lot 205)** must:

(a) not permit the Stormwater Service Infrastructure to become a hazard or a nuisance; and

(b) ensure the Stormwater Service Infrastructure is always operational; and

(c) at its cost, carry out Works to the Stormwater Service Infrastructure as and when required, to ensure compliance with this clause **14.2**.

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14.3 In order to comply with its obligations under clause **14.2** and exercise its rights under clause **14.4**, the owner of Lot 205 and persons authorised by owner of Lot 205 (**Authorised Persons**) can enter and remain on the Burdened lot, together with any Equipment necessary for the purpose, for a reasonable time, to carry out Works in relation to the Stormwater Service Infrastructure.

14.4 The owner of Lot 205 has the right to install Stormwater Service Infrastructure which is additional to the Stormwater Service Infrastructure physically existing at the date of registration of this instrument within the Burdened lot and this easement applies to such additional Stormwater Service Infrastructure as if it had existed at the date of registration of this instrument.

14.5 Before carrying out Works under this easement, the owner of Lot 205 must:

(a) provide to the Community Association a Schedule of Works for the Works; and

(b) provide to the Community Association any other information which the Community Association reasonably requires in order to consider the effect of the Works; and

(c) obtain the consent of the Community Association to the carrying out of the Works.

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Council Authorised Person
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14.6 The owner of the Burdened lot may withhold consent under clause **14.5** to the carrying out of Works if, in the opinion of the Community Association, reasonably held, the physical result after Works are carried out will interrupt, interfere with or prevent, to an unreasonable extent, the use and enjoyment of the Burdened lot by the persons entitled to use and enjoy the Burdened lot.

14.7 The owner of the Burdened lot may not withhold consent under clause **14.5** to the carrying out of Works if the Works:

(a) are necessary to enable the owner of Lot 205 to comply with its obligations under this easement; or

(b) result from or arise out of any Laws or the requirements of any Authority.

14.8 The owner of Lot 205 is not required to obtain consent under clause **14.5** to the carrying out of the Works if the Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

14.9 The owner of Lot 205 must, while Works are being carried out under this easement, take all reasonable steps to minimise:

(a) interruption to or interference with any Service; and

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(b) interruption to, or interference with, the use and enjoyment of any Burdened lot.

14.10 The owner of Lot 205 must take all reasonable steps to ensure that when Works are carried out under this easement:

(a) all necessary safety measures are taken; and

(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities; and

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to any Burdened lot; and

(d) any damage caused to any Burdened lot is immediately made good; and

(e) as soon as is reasonably practicable after completing the carrying out of Works, any affected Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

14.11 The owner of Lot 205 and Authorised Persons complying with obligations and exercising rights under this easement does so at their own risk.

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Full name and address of the owner of the land:

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14.12 The owner of Lot 205 and Authorised Persons release the Community Association from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the owner of Lot 205 and Authorised Persons complying with obligations or exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the Community Association.

14.13 The owner of Lot 205 and Authorised Persons indemnify and agree to keep indemnified the Community Association in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the owner of Lot 205 or Authorised Persons complying with obligations and exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Community Association.

15 Terms of RIGHT TO DISCHARGE WATER numbered 21 in the Plan

15.1 The owner of each Benefited lot has the right and the obligation to discharge water, from any natural source and in any quantities, from the Benefited lot onto the Burdened lot.

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Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
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Level 4
230 Victoria Road
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15.2 The owner of the Burdened lot releases the owner of each Benefited lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the owner of the Benefited lot exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Benefited lot.

16 Terms of RESTRICTION ON THE USE OF LAND numbered 22 in the Plan

16.1 The Burdened lots must not, without the prior written consent of the Community Association, be used for any purpose other than open space or the carrying out of Golf Course Activities.

16.2 The owner of the Burdened lots must not, within 25 metres of any boundary of the Burdened lots:

(a) erect or construct fencing, screens or any other structure that when completed;

(b) plant any trees that when mature; or

(c) do any landscaping that when completed and any associated plants are mature,

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will substantially obstruct the view to the Golf Course from any residential dwelling constructed on the Benefited lots, without the prior written consent of the Community Association, which consent must not be unreasonably withheld.

16.3 The provisions of clause **16.2** do not prohibit the owner of the Burdened lots replacing a tree existing at the date of registration of this instrument, or a tree planted with the consent of the Community Association in accordance with the provisions of this restriction on the use of land, with a new tree of a comparable species.

17 Terms of EASEMENT FOR BATTER VARIABLE WIDTH (M) numbered 23 in the Plan

17.1 The Council has the right to maintain on the Burdened lot, but only within the site of this easement (**Easement Site**), any batter or embankment reasonably necessary to support the surface or subsurface of any public road, or any structure or works associated with a public road, adjoining the Easement Site (**Batter**).

17.2 The owner of the Burdened lot must not:

(a) interfere with the Batter or the support it offers; or

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(b) use the Easement Site, or any other part of the Burdened lot, in a way which may detract from the stability of, or the support provided by, the Batter.

17.3 The Council and persons authorised by the Council (Authorised Persons) have the right to enter and remain on the Burdened lot, together with any Equipment necessary for the purpose, for a reasonable time, to carry out Works to the Batter.

17.4 If the owner of the Burdened lot does or allows anything to be done which damages the Batter or impairs its effectiveness, the Council has the right to give a notice to the owner of the Burdened lot requiring the damage to be repaired or the impairment removed.

17.5 If owner of the Burdened lot does not comply with the notice referred to in clause **17.4** within a reasonable time after its service having regard to the type of work or act required, the Council may enter the Burdened lot and repair the damage or remove the impairment and may recover any reasonable costs for doing so from the owner of the Burdened lot.

17.6 In exercising rights under this easement, the Council and Authorised Persons must:

(a) cause as little inconvenience as is practicable to the owner and any occupier of the Burdened lot; and

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(b) cause as little damage as is practicable to the Burdened lot and any Improvement on it; and

(c) comply with any reasonable directions of the owner of the Burdened lot or any person authorised by the owner of the Burdened lot.

17.7 The Council must:

(a) not permit the Easement Site or the Batter to become a hazard or a nuisance; and

(b) at its cost carry out Works to the Easement Site and the Batter, as and when required, to ensure compliance with this clause **1.3**.

17.8 The Council must, while Works are being carried out under this easement take all reasonable steps to minimise:

(a) interruption to or interference with any Service; and

(b) interruption to or interference with the use and enjoyment of the Burdened lot.

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Council Authorised Person
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17.9 The Council must take all reasonable steps to ensure that when Works are carried out under this easement:

(a) all necessary safety measures are taken; and

(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities; and

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and

(d) as soon as is reasonably practicable after completing the carrying out of Works, the Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

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Council Authorised Person
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GLADESVILLE NSW 2111

17.10 The Council and Authorised Persons exercising rights under this easement do so at their own risk.

17.11 The Council and Authorised Persons release the owner of the Burdened lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

17.12 The Council and Authorised Persons indemnify and agree to keep indemnified the owner of the Burdened lot in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the Council or Authorised Persons exercising rights under this easement, except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

Name of Authority empowered to release, vary or modify the EASEMENT FOR BATTER VARIABLE WIDTH (M) numbered 23 in the Plan

Wollondilly Shire Council

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18 DEFINITIONS AND INTERPRETATION

18.1 In this Instrument, unless the context clearly indicates otherwise:

Authority means any national, state or local government, semi-government, quasi-government or other judicial body or relevant authority and includes without limitation the Council.

BG Facilities Pty Ltd means an umbrella organisation, being a not-for-profit entity, to be known as Bingara Gorge Facilities Management Pty Ltd, or a similar organisation, whose members are the land use groups of the greater community within Bingara Gorge.

BG Environment Ltd means an environmental organisation, being a not-for-profit entity, to be known as Bingara Gorge Environmental Ltd, or a similar organisation, whose member is the Community Association.

Bingara Gorge means that land formerly comprising Lot 6 DP 836296 and Lot 101 DP 1045369.

Community Association means the Community Association created on registration of the Plan.

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(DOCUMENT 1)

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

Plan: DP 270536

Plan of subdivision of Lots 200, 201, 203 and 209 DP 1104390
Covered by Subdivision Certificate No. 31 of 2007
And easements and restriction on the use of land over Lots 205-208, 210 and 211 DP 1104390
And easements over Lot 202 DP 1104390

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

Constructed Pathway means a pathway constructed of concrete, crushed granite, blue metal or asphalt and any other marked pathway.

Council means the Wollondilly Shire Council.

Equipment means materials, tools, implements, machinery and vehicles.

Golf Buggy means a golf buggy the use of which is authorised by the owner of the Benefited lots.

Golf Course means the golf course which comprises Lots 205-208, 210 and 211 DP 1104390.

Golf Course Activities means all activities reasonably necessary in connection with the construction, use, operation, management and maintenance of the Golf Course, as a golf course, and any ancillary social or leisure activities that may be conducted in a clubhouse located on the Golf Course.

Improvement mean any improvement, constructed, erected or installed at any time, including any bridge or pathway, on the Easement Site.

Laws means:

(a) acts, ordinances, regulations, by-laws, orders, awards and proclamations of the Commonwealth of Australia and State of New South Wales; and

.....
Council Authorised Person
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(DOCUMENT 1)

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

Plan: DP 270536

Plan of subdivision of Lots 200, 201, 203 and 209 DP 1104390
Covered by Subdivision Certificate No. 31 of 2007
And easements and restriction on the use of land over Lots 205-208, 210 and 211 DP 1104390
And easements over Lot 202 DP 1104390

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

(b) certificates, licences, consents, permits, approvals and requirements of organisations having jurisdiction over Works or Services.

Recycled Water means the fluid produced by the STP Operator from its processing of Sewage which meets the quality standards for Recycled Water agreed between BG Facilities Pty Ltd and the Community Association.

Rule means a rule made by the Community Association under by-law 44.1 of the Community Management Statement registered with the Plan.

Schedule of Works means, in relation to any Works, a document containing:

(a) a specification of the relevant Works;

(b) a programme of the Works; and

(c) a statement indicating the likely impact of the Works on the parties to an easement.

Service includes:

(a) water supply;

(b) gas supply;

.....
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(DOCUMENT 1)

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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Plan of subdivision of Lots 200, 201, 203 and 209 DP 1104390
Covered by Subdivision Certificate No. 31 of 2007
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Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

(c) electricity supply;

(d) air conditioning;

(e) a telephone service;

(f) a high speed internet service;

(g) a digital transmission service;

(h) a radio service;

(i) a television service;

(j) any service received and dispersed by a Special Receiving Facility;

(k) a system for removal of Sewage;

(l) a stormwater drainage system;

(m) a ventilation system;

(n) a fire safety or control system;

(o) a security system;

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Council Authorised Person
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

Plan: DP 270536

Plan of subdivision of Lots 200, 201, 203 and 209 DP 1104390
Covered by Subdivision Certificate No. 31 of 2007
And easements and restriction on the use of land over Lots 205-208, 210 and 211 DP 1104390
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Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

(p) a Recycled Water supply; and

(q) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of any Benefited lot.

Service Equipment means the structures, machinery, plant, equipment and things required for the purposes of providing or facilitating the provision of a Service including any pump, pipe, conduit, wire, cable, duct, drain, gully, trap, pit, sump, tank, mast, pole, aerial or other means by or through which a Service is or is to be provided or its provision to be facilitated.

Sewage means sewage, sullage and other fluid wastes.

Special Receiving Facility means a facility for receiving and dispersing signals in connection with free to air television, pay television and other forms of service and any associated equipment.

Stormwater Service Infrastructure means all pipes, ponds, wells, pumps and any ancillary plant and equipment which is necessary for and facilitates the drainage of the water referred to in item 20 of this instrument.

STP Lot Owner means:

.....
Council Authorised Person

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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Plan of subdivision of Lots 200, 201, 203 and 209 DP 1104390
Covered by Subdivision Certificate No. 31 OF 2007
And easements and restriction on the use of land over Lots 205-208, 210 and 211 DP 1104390
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Full name and address of the owner of the land:

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(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

(h) before Lot 202 DP 1104390 (**Lot 202**) is subdivided, the owner of Lot 202 and where the context permits, persons authorised by the owner of Lot 202; and

(i) after Lot 202 is subdivided into a number of Lots, the owner of the lot or lots which include the site of the easements burdening Lot 202 in items 16 and 17 of this instrument and where the context permits, persons authorised by that owner.

STP Operator means the person with whom BG Facilities Pty Ltd from time to time contracts to provide a service for removal of Sewage and a service for supply of Recycled Water.

STP Sewerage Service Infrastructure means all pipes, connections, junctions, pumps, pump stations, wells, maintenance shafts, maintenance manholes and any ancillary plant and equipment which is necessary for and facilitates the drainage of the Sewage referred to in item 16 of this instrument.

STP Recycled Water Service Infrastructure means all pipes, connections, junctions, pumps, meters, valves, including pressure reduction valves, solenoid valves, control cables, sprinklers, drip irrigation equipment, weather stations, satellite controllers and any ancillary plant and infrastructure which is necessary for and facilitates the drainage of the Recycled Water referred to in item 18 of this instrument.

.....
Council Authorised Person

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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And easements over Lot 202 DP 1104390

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

Works means repairs, maintenance, testing, examining, cleaning, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

18.2 In this Instrument unless the context clearly indicates otherwise:

(a) words implying a person imply a natural person, company, statutory corporation, partnership, the Crown, an owners corporation and any other organisation or type of legal entity; and

(b) including is not a word of limitation; and

(c) the words **at any time** mean at any time and from time to time; and

(d) the word **vary** includes add to, delete from and cancel; and

(e) maintain and maintain in good condition includes keep clean and tidy; and

(f) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument; and

(g) a reference to any thing (including any amount) is a reference to the whole and each part of it and a reference to a group of persons is a reference to all of them collectively, to any 2 or more of them collectively and to each of them individually; and

.....
Council Authorised Person
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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And easements over Lot 202 DP 1104390

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

(h) a reference to a natural person includes their personal representatives, successors, and permitted assigns; and

(i) a reference to a corporation includes its successors and permitted assigns; and

(j) a reference to a document is a reference to a document of any kind, including a plan; and

(k) where this instrument refers to a body or authority which no longer exists, unless otherwise prescribed by law, there is to be taken to be substituted a body or authority having substantially the same objects as the named body or authority; and

(l) a reference to legislation or a legislative provision includes any statutory modification or substitution of that legislation or legislative provision and any subordinate legislation issued under that legislation or legislative provision; and

(m) a reference to a time is to that time in Sydney; and

(n) if a period of time is specified to start from a certain day or the day of an act or event, the period is to be calculated exclusive of that day; and

.....
Council Authorised Person
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(DOCUMENT 1)

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

(o) a requirement to do any thing includes a requirement to cause that thing to be done; and

(p) a word that is derived from a defined word has a corresponding meaning; and

(q) the singular includes the plural and vice-versa; and

(r) words importing one gender include all other genders.

Any notice, demand, approval, request, application or communication under this instrument must be in writing.

.....
Council Authorised Person
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

EXECUTED by PAUL THOMPSON
as attorney for **BRADCORP WILTON PARK PTY LIMITED (ACN 086 388 212)** under registered power of attorney Book 4508 No. 896
dated 3rd November 2006 in the presence of:

.....
Signature of witness

JAKE POOLE
Name of witness (block letters)

474 SARGENTS RD, KYOGLE
Address of witness

PLANNER
Occupation of witness

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

.....
Council Authorised Person
396643_10 – 23/08/07

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

EXECUTED by Rick Thompson
as attorney for **DLL WILTON PTY LIMITED (ACN 110 022 976)** under registered power of attorney Book 4511 No. 914
dated 26 February 2007 in the presence of:

.....
Signature of witness

JAKE POOLE
.....
Name of witness (block letters)

474 SARGENTS RD, KYOGLE
.....
Address of witness

PLANNER
.....
Occupation of witness

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

.....
Council Authorised Person

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

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Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

EXECUTED by Paul Hardman
as attorney for **INTEGRAL ENERGY AUSTRALIA (ACN 253 130 878)** under registered power of attorney Book 4509 No. 838 dated 06 February 2007 in the presence of:

Ian S. Cousin
Signature of witness

IAN COUSIN
Name of witness (block letters)

c/- Integral Energy
51 Huntingwood Drive, Huntingwood NSW
Address of witness

Registered Surveyor
Occupation of witness

Paul Hardman

Paul Hardman
Acting Manager Network Connections
Date: 2/10/2007
By executing this instrument the attorney states that the attorney has received no notice of revocation of the power of attorney

NRS 2085. (Refer to ISC for charting)

Council Authorised Person
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And easements over Lot 202 DP 1104390

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

EXECUTED by)
as attorney for **ST GEORGE BANK LIMITED**)
(ACN 055 513 070) under registered power of)
attorney Book 4182 No. 125)
dated 2/10/97 in the)
presence of:)

J. Yammine)
Signature of witness)

JOANNE YAMMINE)
Name of witness (block letters))

LVL 4, 1 CHIFLEY SQ SYDNEY NSW 2000)
Address of witness)

BANKER)
Occupation of witness)

Trevor Paterson
Senior Manager

KAZUHN HUANG
MANAGER

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

.....
Council Authorised Person

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Plan of subdivision of Lots 200, 201, 203 and 209 DP 1104390
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And easements over Lot 202 DP 1104390

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
230 Victoria Road
GLADESVILLE NSW 2111

EXECUTED by
as delegate of **THE MINISTER FOR PLANNING**

J. Monaco
Signature of witness

JESSE MONACO
Name of witness (block letters)

4 Poolman St, Abbotsford
Address of witness

Occupation of witness

Signature of delegate

REGISTERED MC 13.11.2007.

Council Authorised Person

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536 covered by Subdivision Certificate No. 26 of 2010

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4
23 Victoria Road
GLADESVILLE NSW 2111

PART 1 (Creation)

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	RIGHT OF CARRIAGEWAY 10 WIDE (Y1)	19	18
2	EASEMENT FOR DRAINAGE OF SEWAGE (WHOLE OF LOT)	19	18
3	EASEMENT FOR SERVICES (WHOLE OF LOT)	18 and 19	Lot 103 in DP 1108927
4	EASEMENT FOR DRAINAGE OF RECYCLED WATER 10 WIDE (Y1)	19	18 and Lot 103 in DP 1108927
5	EASEMENT FOR SERVICES 10 WIDE (Y1)	19	Lot 103 in DP 1108927
6	EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT)	19	18

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536
covered by Subdivision Certificate No. 26 of 2010

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
7	EASEMENT FOR SERVICES 10 WIDE (Y1)	19	18
8	RESTRICTION ON THE USE OF LAND (WHOLE OF LOT)	18 and 19	Integral Energy Australia

Council Authorised Person

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536
covered by Subdivision Certificate No. 26 of 2010

PART 2 (Terms)

In this instrument, unless the context clearly indicates otherwise:

Authority means any national, state or local government, semi-government, quasi-government or other judicial body or relevant authority and includes without limitation the Council.

BG Facilities Pty Ltd means an umbrella organisation, being a not-for-profit entity, to be known as Bingara Gorge Facilities Management Pty Ltd, or a similar organisation, whose members are the land use groups of the greater community within Bingara Gorge.

Bingara Gorge means that land formerly comprising Lot 6 DP 836296 and Lot 101 DP 1045369.

Council means the Wollondilly Shire Council.

Equipment means materials, tools, implements, machinery and vehicles.

Recycled Water means the fluid produced by the STP Operator from its processing of Sewage.

Sewage means sewage, sullage and other fluid wastes.

Stormwater Service Infrastructure means all pipes, ponds, wells, pumps and any ancillary plant and equipment which is necessary for and facilitates the drainage of the water referred to in **item 6** of this instrument.

STP Lot Owner means the owner of Lot 103 DP 1108927 (**Lot 103**) and where the context permits, persons authorised by the owner of Lot 103.

STP Operator means the person with whom BG Facilities Pty Ltd from time to time contracts to provide a service for removal of Sewage and a service for supply of Recycled Water.

STP Sewerage Service Infrastructure means all pipes, connections, junctions, pumps, pump stations, wells, maintenance shafts, maintenance manholes and any ancillary plant and equipment which is necessary for and facilitates the drainage of the Sewage referred to in **item 2** of this instrument.

.....
Council Authorised Person

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536
covered by Subdivision Certificate No. 26 of 2010

STP Recycled Water Service Infrastructure means all pipes, connections, junctions, pumps, meters, valves, including pressure reduction valves, solenoid valves, control cables, sprinklers, drip irrigation equipment, weather stations, satellite controllers and any ancillary plant and infrastructure which is necessary for and facilitates the drainage of the Recycled Water referred to in **item 4** of this instrument.

Works means repairs, maintenance, testing, examining, cleaning, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

1 Terms of RIGHT OF CARRIAGEWAY 10 WIDE (Y1) numbered 1 in the Plan

1.1 A Right of carriage way within the meaning of Part 1 of Schedule 4A of the Conveyancing Act 1919 (NSW).

1.2 This right of carriageway will:

(a) commence upon the construction of a road within the site of the right of carriageway to a standard suitable for the site to be used as a right of carriageway; and

(b) no longer apply when and if the burdened lot is connected to a public road.

Name of the Authority empowered to release, vary or modify the TERMS OF RIGHT OF CARRIAGE WAY 10 WIDE (Y1) numbered 1 in the Plan

Wollondilly Shire Council

2 Terms of EASEMENT FOR DRAINAGE OF SEWAGE (WHOLE OF LOT) numbered 2 in the Plan

2.1 The owner of each Benefited lot has the right to the uninterrupted passage of Sewage, in any quantities, through the STP Sewerage Service Infrastructure which is at any time within a Burdened lot.

.....
Council Authorised Person

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536
covered by Subdivision Certificate No. 26 OF 2010

2.2 The owner of the Benefited lot consents to the owner of the Burdened lot releasing, varying or modifying this easement upon the registration of any plan which subdivides the whole or part of the Burdened lot.

2.3 The rights of the owner of the Burdened lot under **clause 2.2** can only be exercised when the owner of the Burdened lot:

(a) is in a position to subdivide the whole or part of of the Burdened lot; and

(b) is able to identify the site which the STP Sewerage Service Infrastructure will occupy within the Burdened lot which is to be subdivided.

3 TERMS OF EASEMENT FOR SERVICES (WHOLE OF LOT) NUMBERED 3 IN THE PLAN

3.1 The STP Lot Owner has the right to install, keep and use STP Sewerage Service Infrastructure within the Burdened lots.

3.2 In order to exercise its rights under **clause 3.1** and comply with its obligations under **clause 3.3** the STP Lot Owner and persons authorised by the STP Lot Owner (**Authorised Persons**) can enter and remain on the Burdened lot, together with any Equipment necessary for the purpose, for a reasonable time, to carry out Works in relation to the STP Sewerage Service Infrastructure.

3.3 The STP Lot Owner must:

(a) not permit the STP Sewerage Service Infrastructure to become a hazard or a nuisance;

(b) maintain and repair the STP Sewerage Service Infrastructure to ensure it is always operational; and

(c) at its cost, carry out Works to the STP Sewerage Service Infrastructure as and when required, to ensure compliance with this **clause 3.3**.

.....
Council Authorised Person

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536
covered by Subdivision Certificate No. 26 of 2010

3.4 Before carrying out Works under this easement, the STP Lot Owner must:

(a) give reasonable notice to the owner of the Burdened Lot that the STP Lot Owner intends to carry out the Works; and

(b) provide to the owner of the Burdened lot a Schedule of Works for the Works.

3.5 The STP Lot Owner is not required to give notice under **clause 3.4** to the carrying out of the Works if the Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

3.6 The STP Lot Owner must, while Works are being carried out under this easement, take all reasonable steps to minimise:

(a) interruption to or interference with any Service; and

(b) interruption to, or interference with, the use and enjoyment of the Burdened lot.

3.7 The STP Lot Owner must take all reasonable steps to ensure that when Works are carried out under this easement:

(a) all necessary safety measures are taken;

(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities;

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to any Burdened lot;

(d) any damage caused to the Burdened lot is immediately made good; and

(e) as soon as is reasonably practicable after completing the carrying out of Works, any affected Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

3.8 The STP Lot Owner and Authorised Persons complying with obligations and exercising rights under this easement do so at their own risk.

.....
Council Authorised Person

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536
covered by Subdivision Certificate No. 26 of 2010

3.9 The STP Lot Owner and Authorised Persons release the owner of the Burdened lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the STP Lot Owner and Authorised Persons complying with obligations or exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

3.10 The STP Lot Owner and Authorised Persons indemnify and agree to keep indemnified the owner of the Burdened lot in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the STP Lot Owner or Authorised Persons complying with obligations and exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

Name of the person empowered to release, vary or modify the EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 3 in the Plan

The owner of Lot 103 in DP 1108927

4 Terms of EASEMENT FOR DRAINAGE OF RECYCLED WATER 10 WIDE (Y1) numbered 4 in the Plan

4.1 The owner of a Benefited lot has the right to the uninterrupted passage of Recycled Water, in any quantities, through any STP Recycled Water Service Infrastructure which is at any time within the site of this easement, for the purposes of this easement.

5 TERMS OF EASEMENT FOR SERVICES 10 WIDE (Y1) NUMBERED 5 IN THE PLAN

5.1 The STP Lot Owner has the right to install, keep and use STP Recycled Water Service Infrastructure within the site of this easement.

.....
Council Authorised Person

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536
covered by Subdivision Certificate No. 26 of 2010

5.2 In order to exercise its rights under **clause 5.1** and comply with its obligations under **clause 5.3** the STP Lot Owner and persons authorised by the STP Lot Owner (**Authorised Persons**) can enter and remain on the site of this easement, together with any Equipment necessary for the purpose, for a reasonable time, to carry out Works in relation to the STP Recycled Water Service Infrastructure.

5.3 The STP Lot Owner must:

(a) not permit the STP Recycled Water Service Infrastructure to become a hazard or a nuisance;

(b) maintain and repair the STP Recycled Water Service Infrastructure to ensure it is always operational; and

(c) at its cost, carry out Works to the STP Recycled Water Service Infrastructure as and when required, to ensure compliance with this **clause 5.3**.

5.4 Before carrying out Works under this easement, the STP Lot Owner must:

(a) give reasonable notice to the owner of the Burdened lot that the STP Lot Owner intends to carry out the Works; and

(b) provide to the owner of the Burdened lot a Schedule of Works for the Works.

5.5 The STP Lot Owner is not required to give notice under **clause 5.4** to the carrying out of the Works if the Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

5.6 The STP Lot Owner must, while Works are being carried out under this easement, take all reasonable steps to minimise:

(a) interruption to or interference with any Service; and

(b) interruption to, or interference with, the use and enjoyment of the Burdened lot.

.....
Council Authorised Person

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536
covered by Subdivision Certificate No. 26 of 2010

5.7 The STP Lot Owner must take all reasonable steps to ensure that when Works are carried out under this easement:

(a) all necessary safety measures are taken;

(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities;

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and

(d) any damage caused to the Burdened lot is immediately made good; and

(e) as soon as is reasonably practicable after completing the carrying out of Works, the Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

5.8 The STP Lot Owner and Authorised Persons complying with obligations and exercising rights under this easement does so at their own risk.

5.9 The STP Lot Owner and Authorised Persons release the owner of the Burdened lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the STP Lot Owner and Authorised Persons complying with obligations or exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

5.10 The STP Lot Owner and Authorised Persons indemnify and agree to keep indemnified the owner of the Burdened lot in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the STP Lot Owner or Authorised Persons complying with obligations and exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

Name of the person empowered to release, vary or modify the EASEMENT FOR SERVICES 10 WIDE (Y1) numbered 5 in the Plan

.....
Council Authorised Person

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536 covered by Subdivision Certificate No. 26 of 2010

The owner of Lot 103 in DP 1108927

6 Terms of EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT) numbered 6 in the Plan

6.1 The owner of the Benefited lot has the right to the uninterrupted passage of water, from any natural source and in any quantities, from the Benefited lot through any Stormwater Service Infrastructure which is at any time within the Burdened lot for the purposes of this easement.

6.2 The owner of the Benefited lot consents to the owner of the Burdened lot releasing, varying or modifying this easement upon the registration of any plan which subdivides the whole or part of the Burdened lot.

6.3 The rights of the owner of the Burdened lot under **clause 6.2** can only be exercised when the owner of the Burdened lot:

(a) is in a position to subdivide the whole or part of the Burdened lot; and

(b) is able to identify the site which the Stormwater Service Infrastructure will occupy within the Burdened lot.

7 Terms of EASEMENT FOR SERVICES 10 WIDE (Y1) numbered 7 in the Plan

7.1 An Easement for services within the meaning of Part 11 of Schedule 8 of the Conveyancing Act 1919 (NSW) except that the word "domestic" is deleted wherever it appears in that Part 11.

7.2 This easement will no longer apply when and if any part of the site of the easement is dedicated as a public road.

.....
Council Authorised Person

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536
covered by Subdivision Certificate No. 26 of 2010

8 Terms of RESTRICTION ON THE USE OF LAND (WHOLE OF LOT) numbered 8 in the Plan

8.1 The owner will not develop the burdened lot by constructing a building or installation that requires a network connection without making satisfactory arrangements for the provision of customer connection assets in accordance with the policies and procedures of the authority benefited, including the payment of network fees and the cost of the design and installation of additional equipment required to supply the lot burdened.

8.2 This restriction on the use of land will no longer apply when the owner has completed the works in accordance with **clause 8.1**. At that time the authority benefited will promptly execute all relevant forms and do all necessary things to effect a release of this restriction from title.

8.3 For the purposes of this restriction on the use of land:

(a) **authority benefited** means Integral Energy Australia and its successors (who may exercise its rights by any person authorised by it).

(b) **network** means the electricity supply system operated and maintained by the authority benefited.

(c) **owner** means the registered proprietor of the lot burdened and its successors (including those claiming under or through the registered proprietor).

Name of the Authority empowered to release, vary or modify the RESTRICTION ON THE USE OF LAND (WHOLE OF LOT) numbered 8 in the Plan

Integral Energy Australia

.....
Council Authorised Person

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536 covered by Subdivision Certificate No. 26 of 2010

EXECUTED by **BRADCORP WILTON PARK PTY LIMITED (ACN 086 388 212)** in accordance with section 127 of the Corporations Act:

.....
Signature of ~~Director~~ POA. Book 4508 No. 896.

PAUL GERLACH
Name of Director (block letters)

.....
Signature of Director/Secretary

.....
Name of Director/Secretary (block letters)

EXECUTED by PAUL GERLACH as attorney for **DLL WILTON PTY LIMITED (ACN 110 022 976)** under registered power of attorney Book 4511 No. 914 dated 15th June 2010 in the presence of:

Nicola Nearn
.....
Signature of witness

NICOLA NEARN
.....
Name of witness (block letters)

7 Thompson St Tamarama
.....
Address of witness

town Planner.
.....
Occupation of witness

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

.....
Council Authorised Person

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Plan: DP270536

Plan of subdivision of Lot 4 in DP 270536
covered by Subdivision Certificate No. 26 of 2010

Signed on behalf of **INTEGRAL ENERGY AUSTRALIA (ABN 59 253 130 878)** by its Attorney pursuant to Power of Attorney Book 4573 No. 297 in the presence of:

R Simmonds
.....
Signature of Witness

Ray Simmonds
.....
Name of witness

c/- Integral Energy
51 Huntingwood Drive
Huntingwood NSW 2148

.....
Signature of attorney

Name: GEOFF RIETHMULLER
Position: NETWORK PROPERTY MGR
Date of execution: 9 June 2010
Reference: USC0334

.....
Council Authorised Person

Instrument relating to subdivision of lot 4 in DP 270536
S:1426510_8 CCS

REGISTERED 2.8.2010

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

ePlan (DOC.3)

(Sheet 1 of 11 Sheets)

Plan: DP270536

Plan of Subdivision of Lot 19 DP270536 and easement and restriction on the use of land within lot 18 DP270536
Covered by Subdivision Certificate No. 5 of 2011

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4, 230 Victoria Road
GLADESVILLE NSW 2111

PART 1 (Creation)

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	RIGHT OF CARRIAGE WAY VARIABLE WIDTH (U3)	Lot 20	Wollondilly Shire Council
2	RIGHT OF CARRIAGE WAY VARIABLE WIDTH (V3)	Lot 20	Wollondilly Shire Council
3	EASEMENT FOR DRAINAGE OF RECYCLED WATER	Extension of Fairway Drive, extension of White Street and ~~Korniff~~ KENNIFF Street	Lot 18 in DP270536 and Lot 103 in DP1108927
4	EASEMENT FOR SERVICES	Extension of Fairway Drive, extension of White Street and ~~Korniff~~ KENNIFF Street	Lot 103 in DP1108927
5	EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J2)	Lot 18 in DP270536	Endeavour Energy
6	RESTRICTION ON THE USE OF LAND (K2)	Lot 18 in DP270536	Endeavour Energy

RSH

Council Authorised Person
S88B Lot 19 in DP270536
S:1996491_6

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Plan: DP270536

Plan of Subdivision of Lot 19 DP270536 and easement and restriction on the use of land within lot 18 DP270536
Covered by Subdivision Certificate No. 5 of 2011

PART 1A (Release)

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	RIGHT OF CARRIAGEWAY 10 WIDE (Y1) CREATED BY DP270536 NUMBERED 1 IN DOC.2	Lot 19 in DP270536	Lot 18 in DP270536
2	EASEMENT FOR DRAINAGE OF RECYCLED WATER 10 WIDE (Y1) CREATED BY DP270536 NUMBERED 4 IN DOC.2	Lot 19 in DP270536	Lot 18 in DP270536 and Lot 103 in DP1108927
3	EASEMENT FOR SERVICES 10 WIDE (Y1) CREATED BY DP270536 NUMBERED 5 IN DOC.2	Lot 19 in DP270536	Lot 103 in DP1108927
4	EASEMENTS FOR SERVICES 10 WIDE (Y1) CREATED BY DP270536 NUMBERED 7 IN DOC.2	Lot 19 in DP270536	Lot 18 in DP270536

PART 2 (Terms)

1 TERMS OF RIGHT OF CARRIAGE WAY (U3) NUMBERED 1 IN THE PLAN

1.1 A Right of carriage way within the meaning of Part 1 of Schedule 4A of the Conveyancing Act 1919 (NSW).

.....
Council Authorised Person
S88B Lot 19 in DP270536
S:1996491_5

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Plan: DP270536

Plan of Subdivision of Lot 19 DP270536 and easement and restriction on the use of land within lot 18 DP270536
Covered by Subdivision Certificate No. 5 of 2011

1.2 This right of carriage way will:

(a) commence upon the construction of a road within the site of the right of carriageway to a standard suitable for the site to be used as a right of carriageway; and

(b) no longer apply when and if any part of the site of right of carriage way is dedicated as a public road.

Name of the Authority empowered to release, vary or modify the TERMS OF RIGHT OF CARRIAGE WAY (U3) numbered 1 in the Plan

Wollondilly Shire Council

2 TERMS OF RIGHT OF CARRIAGE WAY (V3) NUMBERED 1 IN THE PLAN

2.1 A Right of carriage way within the meaning of Part 1 of Schedule 4A of the Conveyancing Act 1919 (NSW).

2.2 This right of carriage way will:

(a) commence upon the construction of a road within the site of the right of carriageway to a standard suitable for the site to be used as a right of carriageway; and

(b) no longer apply when and if any part of the site of right of carriage way is dedicated as a public road.

Name of the Authority empowered to release, vary or modify the TERMS OF RIGHT OF CARRIAGE WAY (V3) numbered 2 in the Plan

Wollondilly Shire Council

3 TERMS OF EASEMENT FOR DRAINAGE OF RECYCLED WATER NUMBERED 3 IN THE PLAN

3.1 The owner of the Benefited lot has the right to the uninterrupted passage of Recycled Water, in any quantities, through any STP Recycled Water Service Infrastructure which is at any time within the site of this easement, for the purposes of this easement.

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Plan: DP270536

Plan of Subdivision of Lot 19 DP270536 and easement and restriction on the use of land within lot 18 DP270536
Covered by Subdivision Certificate No. 5 of 2011

3.2 In so far as this easement benefits Lot 103 in DP1108927 it only benefits that part of Lot 103 in DP1108927 which will be known as Lot 1 in DP1116608.

4 TERMS OF EASEMENT FOR SERVICES NUMBERED 4 IN THE PLAN

4.1 The STP Lot Owner has the right to install, keep and use STP Recycled Water Service Infrastructure within the site of this easement.

4.2 In order to exercise its rights under **clause 4.1** and comply with its obligations under **clause 4.3** the STP Lot Owner and persons authorised by the STP Lot Owner (**Authorised Persons**) can enter and remain on the site of this easement, together with any Equipment necessary for the purpose, for a reasonable time, to carry out Works in relation to the STP Recycled Water Service Infrastructure.

4.3 The STP Lot Owner must:

(a) not permit the STP Recycled Water Service Infrastructure to become a hazard or a nuisance;

(b) maintain and repair the STP Recycled Water Service Infrastructure to ensure it is always operational; and

(c) at its cost, carry out Works to the STP Recycled Water Service Infrastructure as and when required, to ensure compliance with this **clause 4.3**.

4.4 Before carrying out Works under this easement, the STP Lot Owner must:

(a) give reasonable notice to the owner of the Burdened lot that the STP Lot Owner intends to carry out the Works; and

(b) provide to the owner of the Burdened lot a Schedule of Works for the Works.

4.5 The STP Lot Owner is not required to give notice under **clause 4.4** to the carrying out of the Works if the Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

4.6 The STP Lot Owner must, while Works are being carried out under this easement, take all reasonable steps to minimise:

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Plan: DP270536

Plan of Subdivision of Lot 19 DP270536 and easement and restriction on the use of land within lot 18 DP270536
Covered by Subdivision Certificate No. 5 of 2011

(a) interruption to or interference with any Service; and

(b) interruption to, or interference with, the use and enjoyment of the Burdened lot.

4.7 The STP Lot Owner must take all reasonable steps to ensure that when Works are carried out under this easement:

(a) all necessary safety measures are taken;

(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities;

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot;

(d) any damage caused to the Burdened lot is immediately made good; and

(e) as soon as is reasonably practicable after completing the carrying out of Works, the Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

4.8 The STP Lot Owner and Authorised Persons complying with obligations and exercising rights under this easement does so at their own risk.

4.9 The STP Lot Owner and Authorised Persons release the owner of the Burdened lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the STP Lot Owner and Authorised Persons complying with obligations or exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

4.10 The STP Lot Owner and Authorised Persons indemnify and agree to keep indemnified the owner of the Burdened lot in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the STP Lot Owner or Authorised Persons complying with obligations and exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

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Plan: DP270536

Plan of Subdivision of Lot 19 DP270536 and easement and restriction on the use of land within lot 18 DP270536
Covered by Subdivision Certificate No. 5 of 2011

4.11 This easement is intended only to benefit that part of Lot 103 in DP1108927 which will be known as Lot 1 in DP1116608.

Name of the person empowered to release, vary or modify the EASEMENT FOR SERVICES numbered 4 in the Plan

The owner of that part of Lot 103 in DP1108927 which will be known as Lot 1 in DP1116608.

5 TERMS OF EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J2) NUMBERED 5 IN THE PLAN

5.1 An Easement for padmount substation in accordance with registered Memorandum 9262886 Subject to changing Integral Energy to Endeavour Energy in Clause 5.1

Name of the Authority empowered to release, vary or modify the EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J2) numbered 5 in the Plan

Endeavour Energy

6 TERMS OF RESTRICTION ON THE USE OF LAND (K2) NUMBERED 6 IN THE PLAN

6.1 No Building shall be Erected or permitted to remain within the Restriction Site unless:

(a) the external surface of a Building Erected within 1.5 metres from the substation footing has a 120/120/120 Fire Rating; and

(b) the external surface of a Building Erected more than 1.5 metres from the substation footing has a 60/60/60 Fire Rating

and the Owner provides the Authority Benefited with an engineer's certificate to this effect.

6.2 The fire ratings mentioned in clause 6.1 must be achieved without the use of fire fighting systems such as automatic sprinklers.

6.3 In this Restriction on the Use of Land:

.....
Council Authorised Person
S88B Lot 19 in DP270536
S:1996491_5

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Plan: DP270536

Plan of Subdivision of Lot 19 DP270536 and easement and restriction on the use of land within lot 18 DP270536
Covered by Subdivision Certificate No. 5 of 2011

(a) **120/120/120 Fire Rating** and **60/60/60 Fire Rating** means the fire resistance level of a Building expressed as a grading period in minutes for structural adequacy / integrity failure / insulation failure calculated in accordance with Australian Standard 1530.

(b) **Authority Benefited** means Endeavour Energy and its successors (who may exercise its rights by any persons authorised by it).

(c) **Building** means a substantial structure with a roof and walls and includes any projections from the external walls.

(d) **Erected** includes constructed, installed, built and maintained.

(e) **Owner** means the registered proprietor of the Burdened lot and its successors (including those claiming under or through the registered proprietor).

(f) **Restriction Site** means that part of the Burdened lot shown on the Plan as affected by this Restriction on the Use of Land.

Name of the Authority empowered to release, vary or modify the RESTRICTION ON THE USE OF LAND (K2) numbered 6 in the Plan

Endeavour Energy

7 DEFINITIONS AND INTERPRETATION

7.1 In this instrument, unless the context clearly indicates otherwise:

Authority means any national, state or local government, semi-government, quasi-government or other judicial body or relevant authority and includes without limitation the Council.

Council means the Wollondilly Shire Council.

Equipment means materials, tools, implements, machinery and vehicles.

Recycled Water means the fluid produced by the STP Operator from its processing of Sewage.

Sewage means sewage, sullage and other fluid wastes.

.....
Council Authorised Person
S88B Lot 19 in DP270536
S:1996491_5

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Plan: DP270536

Plan of Subdivision of Lot 19 DP270536 and easement and restriction on the use of land within lot 18 DP270536
Covered by Subdivision Certificate No. 5 of 2011

STP Lot Owner means the owner of Lot 103 DP 1108927 (**Lot 103**) and where the context permits, persons authorised by the owner of Lot 103.

STP Operator means the person who provides a service for the removal of Sewage, the supply of Recycled Water or both of these services.

STP Recycled Water Service Infrastructure means all pipes, connections, junctions, pumps, meters, valves, including pressure reduction valves, solenoid valves, control cables, sprinklers, drip irrigation equipment, weather stations, satellite controllers and any ancillary plant and infrastructure which is necessary for and facilitates the drainage of the Recycled Water.

Works means repairs, maintenance, testing, examining, cleaning, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

7.2 In this instrument unless the context clearly indicates otherwise:

(a) words implying a person imply a natural person, company, statutory corporation, partnership, the Crown, an owners corporation and any other organisation or type of legal entity; and

(b) including is not a word of limitation; and

(c) the words at any time mean at any time and from time to time; and

(d) the word vary includes add to, delete from and cancel; and

(e) maintain and maintain in good condition includes keep clean and tidy; and

(f) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument; and

(g) a reference to any thing (including any amount) is a reference to the whole and each part of it and a reference to a group of persons is a reference to all of them collectively, to any 2 or more of them collectively and to each of them individually; and

(h) a reference to a natural person includes their personal representatives, successors, and permitted assigns; and

(i) a reference to a corporation includes its successors and permitted assigns; and

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Plan: DP270536

Plan of Subdivision of Lot 19 DP270536 and easement and restriction on the use of land within lot 18 DP270536
Covered by Subdivision Certificate No. 5 of 2011

(j) a reference to a document is a reference to a document of any kind, including a plan; and

(k) where this instrument refers to a body or authority which no longer exists, unless otherwise prescribed by law, there is to be taken to be substituted a body or authority having substantially the same objects as the named body or authority; and

(l) a reference to legislation or a legislative provision includes any statutory modification or substitution of that legislation or legislative provision and any subordinate legislation issued under that legislation or legislative provision; and

(m) a reference to a time is to that time in Sydney; and

(n) if a period of time is specified to start from a certain day or the day of an act or event, the period is to be calculated exclusive of that day; and

(o) a requirement to do any thing includes a requirement to cause that thing to be done; and

(p) a word that is derived from a defined word has a corresponding meaning; and

(q) the singular includes the plural and vice-versa; and

(r) words importing one gender include all other genders.

Any notice, demand, approval, request, application or communication under this instrument must be in writing.

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Plan: DP270536

Plan of Subdivision of Lot 19 DP270536 and easement and restriction on the use of land within lot 18 DP270536
Covered by Subdivision Certificate No. 5 of 2011

EXECUTED by PAUL GERRAGH
as attorney for **BRADCORP WILTON PARK PTY LIMITED (ACN 086 388 212)** under registered power of attorney Book 4508 No. 896 dated 3RD NOVEMBER 2006 in the presence of:

.....
Signature of witness

JAMES HAMMILL
Name of witness (block letters)

31 PEMBROKE PDE WILTON
Address of witness

DEVELOPMENT MANAGER
Occupation of witness

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

EXECUTED by PAUL GERRAGH
as attorney for **DLL WILTON PTY LIMITED (ACN 110 022 976)** under registered power of attorney Book 4511 No. 914 dated 26TH FEBRUARY 2007 in the presence of:

.....
Signature of witness

JAMES HAMMILL
Name of witness (block letters)

31 PEMBROKE PDE WILTON
Address of witness

DEVELOPMENT MANAGER
Occupation of witness

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

.....
Council Authorised Person
S88B Lot 19 in DP270536
S:1996491_5

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Plan: DP270536

Plan of Subdivision of Lot 19 DP270536 and easement and restriction on the use of land within lot 18 DP270536
Covered by Subdivision Certificate No. 5 of 2011

SIGNED on behalf of **ENDEAVOUR ENERGY** **(ABN 59 253 130 878)** (Formerly Integral Energy Australia – Energy Services Corporations Amendment (Change of Name) Regulation 2011 (NSW) published 2 March 2011) by its Attorney pursuant to Power of Attorney Book 4573 No. 297 dated in the presence of:

C Fabello
.....
Signature of witness

Louise Fabrello
.....
Name of witness (block letters)
c/- Endeavour Energy
51 Huntingwood Drive
Huntingwood 2148

.....
Signature of attorney
Name: Han Pham
Position: A/g Manager Connections
Date of execution: 8 Mar 2011
Reference: ULL1911 URS11925

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

SIGNED SEALED AND DELIVERED by **THE MINISTER FOR EDUCATION AND TRAINING** or her authorised delegate without assuming any personal liability:

.....
Witness

DARREN JURUNG
.....
Print name

Signed by me as delegate **of the Minister for Education and Training pursuant to Section 125 of the Education Act 1990 and I hereby certify that I have no notice of the revocation of such delegation.** HUGO HAMMERSTORF

.....
Signature

ROB SAUNDERS
.....
Print name

.....
Council Authorised Person
S88B Lot 19 in DP270536
S:1996491_5

REGISTERED 6.6.2011

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4, 230 Victoria Road
GLADESVILLE NSW 2111

PART 1 (Creation)

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH	Lot 24 (Entire Lot) Extension of Ambrose Drive (R1) The Irons Drive (R2) Clubhouse Road (R3)	Lot 103 in D.P.1108927 Lot 103 in D.P.1108927 Lot 103 in D.P.1108927 Lot 103 in D.P.1108927
2	EASEMENT FOR SERVICES VARIABLE WIDTH	Lot 24 (Entire Lot) Extension of Ambrose Drive (R1) The Irons Drive (R2) Clubhouse Road (R3)	Lot 103 in D.P.1108927 Lot 103 in D.P.1108927 Lot 103 in D.P.1108927 Lot 103 in D.P.1108927

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Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre Intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
3	RIGHT OF ACCESS VARIABLE WIDTH (V7)	Lot 25 (Entire Lot) Lot 26 (Entire Lot)	1/629828 2/702024 4/702024 102/1045369 1/629828 2/702024 4/702024 102/1045369
4	EASEMENT FOR PADMOUNT SUBSTATION VARIABLE WIDTH (J7)	Lot 27	Endeavour Energy
5	EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J7A)	Lot 28	Endeavour Energy
6	RESTRICTION ON THE USE OF LAND (K7)	Part Lot 27 (K7) Part Lot 28 (K7)	Endeavour Energy Endeavour Energy
7	RESTRICTION ON THE USE OF LAND (K8)	Part Lot 28 (K8)	Endeavour Energy
8	EASEMENT FOR UNDERGROUND CABLES 3 WIDE (C7)	Lot 25 Lot 28	Endeavour Energy Endeavour Energy

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Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

PART 1A (Release)

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	RIGHT OF ACCESS 20 WIDE (G) CREATED BY D.P.280014 (ITEM 23 IN DOC.1)	11/270536 23/270536	Lot 2 in D.P.702024 and Lot 102 in D.P.1045369 Lot 2 in D.P.702024 and Lot 102 in D.P.1045369
2	EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE (S2) CREATED BY D.P.280014 (ITEM 1 IN DOC.2)	42/280014 43/280014 44/280014 45/280014 46/280014 47/280014 48/280014 49/280014 50/280014	Lots 25 ~~24~~-26 and 29 Lots 25 ~~24~~-26 and 29 Lots 25 ~~24~~-26 and 29 Lots 25 ~~24~~-26 and 29 Lots 25 ~~24~~-26 and 29 Lots 25 ~~24~~-26 and 29 Lots 25 ~~24~~-26 and 29 Lots 25 ~~24~~-26 and 29 Lots 25 ~~24~~-26 and 29
3	EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH (W2) CREATED BY D.P.280014 (ITEM 2 IN DOC.2)	41/280014 206/1104390	Lots 25 ~~24~~-26 and 29 Lots 25 ~~24~~-26 and 29

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Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

Number of item shown in the intention panel on the Plan	Identity of easement or profit à prendre to be released and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
4	EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (T2) CREATED BY D.P.280014 (ITEM 4 IN DOC.2)	44/280014	Lots ~~24~~ 25-27 and 29
		45/280014	Lots ~~24~~ 25-27 and 29
		46/280014	Lots ~~24~~ 25-27 and 29
		47/280014	Lots ~~24~~ 25-27 and 29
		48/280014	Lots ~~24~~ 25-27 and 29
		49/280014	Lots ~~24~~ 25-27 and 29
		50/280014	Lots ~~24~~ 25-27 and 29
		206/1104390	Lots ~~24~~ 25-27 and 29

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PART 2 (Terms)

1 TERMS OF EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH NUMBERED 1 IN THE PLAN

The owner of the Benefited lot has the right to the uninterrupted passage of:

(a) Recycled Water, in any quantities, through any RWTP Recycled Water Service Infrastructure; and

(b) Sewage, in any quantities, through any RWTP Sewerage Service Infrastructure which is at any time within any Burdened lot or any public road for the purposes of this easement.

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Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

2 TERMS OF EASEMENT FOR SERVICES VARIABLE WIDTH NUMBERED 2 IN THE PLAN

2.1 The RWTP Lot Owner has the right to go on, install and keep RWTP Recycled Water Service Infrastructure and RWTP Sewerage Service Infrastructure within the Burdened lots.

2.2 In order to exercise its rights under **clause 2.1** and comply with its obligations under **clause 2.3** the RWTP Lot Owner and persons authorised by the RWTP Lot Owner (**Authorised Persons**) can enter and remain on any Burdened lot, together with any Equipment necessary for the purpose, for a reasonable time, to carry out Works in relation to the RWTP Recycled Water Service Infrastructure and the RWTP Sewerage Service Infrastructure.

2.3 The RWTP Lot Owner must:

(a) not permit the RWTP Recycled Water Service Infrastructure or the RWTP Sewerage Service Infrastructure to become a hazard or a nuisance;

(b) maintain and repair the RWTP Recycled Water Service Infrastructure and the RWTP Sewerage Service Infrastructure to ensure it is always operational; and

(c) at its cost, carry out Works to the RWTP Recycled Water Service Infrastructure and the RWTP Sewerage Service Infrastructure as and when required, to ensure compliance with this **clause 2.3**.

2.4 Before carrying out Works under this easement, the RWTP Lot Owner must:

(a) give reasonable notice to the owner of an affected Burdened lot that the RWTP Lot Owner intends to carry out the Works; and

(b) provide to the owner of an affected Burdened lot a Schedule of Works for the Works.

2.5 The RWTP Lot Owner is not required to give notice under **clause 2.4** to the carrying out of the Works if the Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

2.6 The RWTP Lot Owner must, while Works are being carried out under this easement, take all reasonable steps to minimise:

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Council Authorised Person

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(a) interruption to or interference with any Service; and

(b) interruption to, or interference with, the use and enjoyment of any Burdened lot.

2.7 The RWTP Lot Owner must take all reasonable steps to ensure that when Works are carried out under this easement:

(a) all necessary safety measures are taken;

(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities;

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to any Burdened lot;

(d) any damage caused to any Burdened lot is immediately made good; and

(e) as soon as is reasonably practicable after completing the carrying out of Works, any affected Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

2.8 The RWTP Lot Owner and Authorised Persons complying with obligations and exercising rights under this easement do so at their own risk.

2.9 The RWTP Lot Owner and Authorised Persons release the owner of any Burdened lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the RWTP Lot Owner and Authorised Persons complying with obligations or exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

2.10 The RWTP Lot Owner and Authorised Persons indemnify and agree to keep indemnified the owner of a Burdened lot in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the RWTP Lot Owner or Authorised Persons complying with obligations and exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

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Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

3 TERMS OF RIGHT OF ACCESS VARIABLE WIDTH (V7) NUMBERED 3 IN THE PLAN

3.1 The Owner may:

(a) by any means pass and repass over the Easement Site for the purpose of getting to or from each Benefited lot and any other lot adjoining each Burdened lot or each Benefited lot:

(i) on foot;

(ii) with wheelchair or other disabled access aides;

(iii) with or without animals;

(iv) with or without vehicles; and

(b) do anything reasonably necessary for that purpose, including:

(i) entering a Burdened lot;

(ii) taking anything on to a Burdened lot, and

(iii) carrying out work within the Easement Site, such as constructing, placing, repairing or maintaining trafficable surfaces, driveways or structures.

3.2 In exercising its rights under clause **3.1**, the Owner must:

(a) ensure all work is done properly;

(b) cause as little inconvenience as is practicable to the owner or any occupier of any Burdened lot;

(c) cause as little damage as is practicable to any Burdened lot and any improvements on them;

(d) restore the Burdened lot as nearly as is practicable to its former condition; and

(e) make good any collateral damage.

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Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

3.3 The Owner may:

(a) construct, place, alter, extend, repair, inspect, renew, replace, maintain, remove, and use any Services Equipment within the Easement Site for conveying Services; and

(b) convey or permit the conveyance of Services through the Services Equipment within the Easement Site.

3.4 For the purpose of exercising its rights under clause **3.3**, the Owner may:

(a) enter a Burdened lot at any time, with or without vehicles, plant and equipment, for any purposes within the terms of this easement;

(b) do anything reasonably necessary to obtain access to the Easement Site;

(c) cut fences and walls within the Easement Site and install gates in them;

(d) on any part of the Easement Site, cut, trim or remove any trees, vegetation, undergrowth or anything that may interfere with the exercise of the Owner's rights under this easement; and

(e) do anything reasonably necessary for the exercise of the Owner's rights under this easement.

3.5 The Owner must:

(a) ensure all Services Equipment is used in a proper and workmanlike manner;

(b) in exercising its rights, cause as little inconvenience as is practicable to the owner or any occupier of any Burdened lot;

(c) in exercising its rights, cause as little damage as is practicable to any Burdened lot and any improvements on them;

(d) restore each Burdened lot as nearly as is practicable to its former condition; and

(e) make good any collateral damage.

.....
Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

3.6 This easement will no longer apply if and when any part of the Easement Site is dedicated as a public road.

3.7 In this easement:

(a) **Ancillary Works** means works ancillary to the functions performed by Services Equipment, including structures (whether above, below or on the ground).

(b) **Easement Site** means that part of each Burdened lot shown on the Plan as affected by this easement.

(c) **Owner** means the owner of the Benefited lot and every other person who, or corporation that, is at the relevant time entitled to an interest in possession in the Benefited lot or any part thereof with which the right shall be capable of enjoyment, and every person authorised by him or it.

(d) **Services Equipment** means the equipment, structures (whether above, below or on the ground), machinery, plant, equipment and things required for providing or facilitating the provision of a Service and includes mains, pumps, pipe, conduit, cable (including optic cable), duct, drain, gully, trap, pit, sump tank, mast, pole, aerial, wire, switches, switchgear, fuses, control equipment, pillars, transformers, substations, kiosks and their contents and Ancillary Works.

4 TERMS OF EASEMENT FOR PADMOUNT SUBSTATION VARIABLE WIDTH (J7) NUMBERED 4 IN THE PLAN

An Easement for padmount substation in accordance with registered Memorandum 9262886 subject to changing Integral Energy to Endeavour Energy in clause 5.1.

Name of the Authority empowered to release, vary or modify the Easement for padmount substation variable width (J7) numbered 4 in the Plan

Endeavour Energy

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Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre Intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

5 TERMS OF EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (J7A) NUMBERED 5 IN THE PLAN

An Easement for padmount substation in accordance with registered Memorandum 9262886 subject to changing Integral Energy to Endeavour Energy in clause 5.1.

Name of the Authority empowered to release, vary or modify the Easement for padmount substation 2.75 wide (J7A) numbered 5 in the Plan

Endeavour Energy

6 TERMS OF RESTRICTION ON THE USE OF LAND (K7) NUMBERED 6 IN THE PLAN

6.1 No Building shall be Erected or permitted to remain within the Restriction Site unless:

(a) the external surface of a Building Erected within 1.5 metres from the substation footing has a 120/120/120 Fire Rating; and

(b) the external surface of a Building Erected more than 1.5 metres from the substation footing has a 60/60/60 Fire Rating

and the Owner provides the Authority Benefited with an engineer's certificate to this effect.

6.2 The fire ratings mentioned in **clause 6.1** must be achieved without the use of fire fighting systems such as automatic sprinklers.

6.3 In this Restriction on the Use of Land:

(a) **120/120/120 Fire Rating** and **60/60/60 Fire Rating** means the fire resistance level of a Building expressed as a grading period in minutes for structural adequacy / integrity failure / insulation failure calculated in accordance with Australian Standard 1530.

(b) **Authority Benefited** means Endeavour Energy and its successors (who may exercise its rights by any persons authorised by it).

(c) **Building** means a substantial structure with a roof and walls and includes any projections from the external walls.

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Council Authorised Person

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(d) **Erected** includes constructed, installed, built and maintained.

(e) **Owner** means the registered proprietor of the Burdened lot and its successors (including those claiming under or through the registered proprietor).

(f) **Restriction Site** means that part of the Burdened lot shown on the Plan as affected by this Restriction on the Use of Land.

Name of the Authority empowered to release, vary or modify the Restriction on the Use of Land (K7) numbered 6 in the Plan

Endeavour Energy

7 TERMS OF RESTRICTION ON THE USE OF LAND (K8) NUMBERED 7 IN THE PLAN

7.1 No swimming pool or spa shall be erected or permitted to remain within the Restriction Site.

7.2 Definitions:

(a) **Erect** includes construct, install, build and maintain.

(b) **Restriction Site** means that part of the lot burdened affected by the restriction on the use of land as shown on the plan

Name of the Authority empowered to release, vary or modify the Restriction on the Use of Land (K8) numbered 7 in the Plan

Endeavour Energy

8 TERMS OF EASEMENT FOR UNDERGROUND CABLES 3 WIDE (C7) NUMBERED 8 IN THE PLAN

An Easement for Underground Cables in the terms set out in Memorandum 9262885 filed in the office of Land and Property Information New South Wales, subject to changing any reference to "Integral Energy Australia" to "Endeavour Energy".

Name of Authority empowered to released, vary or modify the Easement for Underground Cables 3 wide (C7) numbered 8 in the Plan

Endeavour Energy

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Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

9 DEFINITIONS AND INTERPRETATION

9.1 In this instrument, unless the context clearly indicates otherwise:

Community Management Statement means the community management statement registered with DP270536.

Council means the Wollondilly Shire Council.

Equipment means materials, tools, implements, machinery and vehicles.

Laws means:

(a) acts, ordinances, regulations, by-laws, orders, awards and proclamations of the Commonwealth of Australia and State of New South Wales; and

(b) certificates, licences, consents, permits, approvals and requirements of organisations having jurisdiction over Works or Services.

Recycled Water means the fluid produced by the RWTP Operator from its processing of sewage which meets the quality standards imposed by the relevant Laws.

RWTP means a recycled water treatment plant.

RWTP Lot Owner means:

(a) before Lot 103 DP1108927 (**Lot 103**) is subdivided, the owner of Lot 103 and where the context permits, persons authorised by the owner of Lot 103; and

(b) after Lot 103 is subdivided into a number of lots, the owner of that part of Lot 103 within which, at the date of registration of the Plan, a RWTP is constructed and where the context permits, persons authorised by that owner.

RWTP Operator means the person who provides a service for the removal of Sewage, the supply of Recycled Water or both of these services to, amongst others, owners and occupiers within the Community Scheme created on registration of DP270536.

RWTP Recycled Water Service Infrastructure means all pipes, connections, junctions, pumps, meters, valves, including pressure reduction valves, solenoid valves, control cables, sprinklers, drip irrigation equipment, weather stations, satellite controllers and any ancillary plant and infrastructure which is necessary for and facilitates the drainage of the Recycled Water.

.....
Council Authorised Person

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RWTP Sewerage Service Infrastructure means all pipes, connections, junctions, pumps, pump stations, wells, maintenance shafts, maintenance manholes and any ancillary plant and equipment which is necessary for and facilitates the drainage of the Sewage.

Schedule of Works means, in relation to any Works, a document containing:

(c) a specification of the relevant Works;

(d) a programme of the Works; and

(e) a statement indicating the likely impact of the Works on the parties to an easement.

Service includes:

(f) water supply;

(g) gas supply;

(h) electricity supply;

(i) air conditioning;

(j) a telephone service;

(k) a high speed internet service;

(l) a digital transmission service;

(m) a radio service;

(n) a television service;

(o) any service received and dispersed by a Special Receiving Facility;

(p) a system for removal of sewage;

(q) a stormwater drainage system;

(r) a ventilation system;

(s) a fire safety or control system;

.....
Council Authorised Person

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(t) a security system;

(u) a Recycled Water supply; and

(v) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of any Benefited lot.

Sewage means sewage, sullage and other fluid wastes the subject of an agreement entered into in accordance with by-law 19.4 of the Community Management Statement.

Special Receiving Facility means a facility for receiving and dispersing signals in connection with free to air television, pay television and other forms of service and any associated equipment.

Works means repairs, maintenance, testing, examining, cleaning, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

9.2 In this instrument unless the context clearly indicates otherwise:

(a) words implying a person imply a natural person, company, statutory corporation, partnership, the Crown, an owners corporation and any other organisation or type of legal entity; and

(b) including is not a word of limitation; and

(c) the words at any time mean at any time and from time to time; and

(d) the word vary includes add to, delete from and cancel; and

(e) maintain and maintain in good condition includes keep clean and tidy; and

(f) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument; and

(g) a reference to any thing (including any amount) is a reference to the whole and each part of it and a reference to a group of persons is a reference to all of them collectively, to any 2 or more of them collectively and to each of them individually; and

(h) a reference to a natural person includes their personal representatives, successors, and permitted assigns; and

.....
Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants Intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

(i) a reference to a corporation includes its successors and permitted assigns; and

(j) a reference to a document is a reference to a document of any kind, including a plan; and

(k) where this instrument refers to a body or authority which no longer exists, unless otherwise prescribed by law, there is to be taken to be substituted a body or authority having substantially the same objects as the named body or authority; and

(l) a reference to legislation or a legislative provision includes any statutory modification or substitution of that legislation or legislative provision and any subordinate legislation issued under that legislation or legislative provision; and

(m) a reference to a time is to that time in Sydney; and

(n) if a period of time is specified to start from a certain day or the day of an act or event, the period is to be calculated exclusive of that day; and

(o) a requirement to do any thing includes a requirement to cause that thing to be done; and

(p) a word that is derived from a defined word has a corresponding meaning; and

(q) the singular includes the plural and vice-versa; and

(r) words importing one gender include all other genders.

Any notice, demand, approval, request, application or communication under this instrument must be in writing.

.....
Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

The Common Seal of **LEND LEASE COMMUNITIES (WILTON) PTY LIMITED (ACN 110 022 976)** was hereunto affixed by the authority of the Directors in the presence of:)

.....
Signature of Director

JOHN DAVID CLARK
.....
Name of Director

.....
Signature of Secretary

Nancy Hing Kuan Young
.....
Name of Secretary

LEND LEASE COMMUNITIES (WILTON) PTY LIMITED ACN 110 022 976 Common Seal

Executed by Bradcorp Wilton Park Pty Limited (ABN 69 086 388 212) in accordance with Section 127 of the Corporations Act, 2001

Director

Director/Secretary

WILTON PARK PTY LIMITED A.C.N. 086 388 212 Common Seal

Signed at Parramatta the 7th day of May 2015
For Commonwealth Bank of Australia A.C.N. 123 123 124 by its Duly appointed Attorney under Power of Attorney
Book 4548 No. 494
Witness Lauren Heame
Level 3 101 George Street
Parramatta NSW 2150

Andrew Allan
Relationship Executive - Property
Corporate Financial Services
Parramatta

.....
Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lots 10, 11, 16, 22 and 23 in D.P.270536
Covered by Subdivision Certificate No. 14.2011.648.1

SIGNED on behalf of **Endeavour Energy ABN 59 253 130 878** by its Attorney pursuant to Power of Attorney Book 4677 No 686 in the presence of:

.....
Signature of Witness

Deborah Pears
Name of Witness
c/- Endeavour Energy
51 Huntingwood Drive
HUNTINGWOOD NSW 2148

.....
Signature of Attorney

Name: Helen Smith
Position: Manager Property & Fleet
Date of Execution: 7 MAY 2015
Reference: URS14801
UCL5842

.....
Council Authorised Person

S:4711866_1 CCS

REGISTERED 9.6.2015

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Document 5

(Sheet 1 of 4 Sheets)

Plan. **DP270536**

Plan of Subdivision of Lots 6 & 8 in DP270536
Covered by Subdivision Certificate No. 14.2014.SOS.1

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4, 230 Victoria Road
GLADESVILLE NSW 2111

Part 1 (Creation)

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	RESTRICTION ON THE USE OF LAND	Lot 34-36 inclusive	Wollondilly Shire Council

Part 2 (Terms)

1. Terms of RESTRICTION ON THE USE OF LAND numbered 1 in the Plan

No construction of a residential dwelling and any ancillary buildings shall be permitted on the lots hereby burdened unless such construction complies with the construction requirements imposed in accordance with Bushfire Prone Sites Attack Level 29 set out in the Australian Standards 3959-2009.

All future development of land (creation of allotments or buildings) shall be designed so as to not require the removal of any vegetation within E P & R Lands in accordance with the provisions of Section 100R from the Rural Fires Act 1997.

Name of the persons empowered to release, vary or modify the RESTRICTION ON THE USE OF LAND numbered 1 in the Plan

Wollondilly Shire Council

.....
Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Document 5

Plan: **DP270536**

Plan of Subdivision of Lots 5 & 8 in DP270536
Covered by Subdivision Certificate No. 14.2014.505.1

EXECUTED by ARTHUR ILIAS)
)
)
as attorney for **BRADCORP WILTON PARK PTY LIMITED (ACN 086 388 212)** under)
registered power of attorney Book 4637 No. 409)
dated 29/08/12 in the presence of: RICHARD)
BOERS)

Signature of witness

RICHARD BOERS

Name of witness (block letters)

2/88 PHILLIP ST, PARRAMATTA NSW 2150

Address of witness

DEVELOPMENT MANAGER

Occupation of witness

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

EXECUTED by ARTHUR ILIAS)
)
)
as attorney for **LENDLEASE COMMUNITIES (WILTON) PTY LIMITED (ACN 110 022 976)**)
under registered power of attorney Book 4675)
No. 135 dated 11/09/2019 in the presence of:)
)

Signature of witness

RICHARD BOERS

Name of witness (block letters)

2/88 PHILLIP ST, PARRAMATTA NSW, 2150

Address of witness

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

Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Document 5

(Sheet 3 of 4 Sheets)

Plan: **DP270536**

Plan of Subdivision of Lots 5 & 8 in DP270536
Covered by Subdivision Certificate No. 14.2014.SOS.1

Wollondilly Shire Council by its authorised delegate pursuant to section 377 Local Government Act 1993

Aimee Lee
Signature of Delegate

AIMEE LEE
Name of Delegate

Development Assessment Team Leader
Position

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

Signature of Witness

SASHA RYAN
Name of Witness

62-64 Menangle St
Picton NSW

Address of Witness

Aimee Lee
Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants Intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Document 5

Plan: **DP270536**

Plan of Subdivision of Lots 5 & 8 in DP270536
Covered by Subdivision Certificate No. 14.2014.SOS.1

Approved Form 21

COMMUNITY LAND DEVELOPMENT ACT 1989

CERTIFICATE OF ASSOCIATION

CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The Community Association Deposited Plan No. 270536 certifies that on 6th April 2020 it passed a unanimous resolution consenting to this Section 88B Instrument.

Approved Form 18

COMMUNITY LAND DEVELOPMENT ACT 1989

ATTESTATION

The common seal of Community Association DP No. 270536 was hereto affixed on

6th April 2020 in the presence of:

SCheneny

Stephanie Cheney

COMMUNITY ASSOCIATION - D.P. 270536 Common Seal

being the person(s) authorised by section 8 of the Community Land Management Act 1989 to attest the affixing of the seal.

Aimee Lee

Council Authorised Person

REGISTERED 15.5.2020

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

(Document 6)
(Sheet 1 of 9 Sheets)

Plan: DP270536

Plan of Subdivision of Lot 39 in DP270536
Covered by Subdivision Certificate No. 127.2021.9.1

Full name and address of the owner of the land:

Bradcorp Wilton Park Pty Limited
(ACN 086 388 212)
Level 4, 230 Victoria Road
GLADESVILLE NSW 2111

PART 1 (Creation)

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction on the use of land or positive covenant to be created and referred to in the Plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH (R)	Lot 41	Lot 302 in DP1184442
2	EASEMENT FOR SERVICES VARIABLE WIDTH (R)	Lot 41	Lot 302 in DP1184442

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Friday, 30 April 2021 1:52:31 PM
Development Services

Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lot 39 in DP270536
Covered by Subdivision Certificate No. 127.2021.9.1

PART 2 (Terms)

1 TERMS OF EASEMENT FOR DRAINAGE OF SEWAGE AND SUPPLY OF RECYCLED WATER VARIABLE WIDTH NUMBERED 1 IN THE PLAN

1.1 The owner of the Benefited lot has the right to the uninterrupted passage of:

(a) Recycled Water, in any quantities, through any RWTP Recycled Water Service Infrastructure; and

(b) Sewage, in any quantities, through any RWTP Sewerage Service Infrastructure

which is at any time within any Burdened lot or any public road for the purposes of this easement.

2 TERMS OF EASEMENT FOR SERVICES VARIABLE WIDTH NUMBERED 2 IN THE PLAN

2.1 The RWTP Lot Owner has the right to go on, install and keep RWTP Recycled Water Service Infrastructure and RWTP Sewerage Service Infrastructure within the Burdened lots.

2.2 In order to exercise its rights under clause 2.1 and comply with its obligations under clause 2.3 the RWTP Lot Owner and persons authorised by the RWTP Lot Owner (Authorised Persons) can enter and remain on any Burdened lot, together with any Equipment necessary for the purpose, for a reasonable time, to carry out Works in relation to the RWTP Recycled Water Service Infrastructure and the RWTP Sewerage Service Infrastructure.

2.3 The RWTP Lot Owner must:

(a) not permit the RWTP Recycled Water Service Infrastructure or the RWTP Sewerage Service Infrastructure to become a hazard or a nuisance;

(b) maintain and repair the RWTP Recycled Water Service Infrastructure and the RWTP Sewerage Service Infrastructure to ensure it is always operational; and

(c) at its cost, carry out Works to the RWTP Recycled Water Service Infrastructure and the RWTP Sewerage Service Infrastructure as and when required, to ensure compliance with this **clause 2.3**.

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Friday, 30 April 2021 1:53:07 PM
Development Services

Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lot 39 in DP270536
Covered by Subdivision Certificate No. 127.2021.9.1

2.4 Before carrying out Works under this easement, the RWTP Lot Owner must:

(a) give reasonable notice to the owner of an affected Burdened lot that the RWTP Lot Owner intends to carry out the Works; and

(b) provide to the owner of an affected Burdened lot a Schedule of Works for the Works.

2.5 The RWTP Lot Owner is not required to give notice under clause 2.4 to the carrying out of the Works if the Works need to be carried out in circumstances which involve an emergency or a danger to public safety.

2.6 The RWTP Lot Owner must, while Works are being carried out under this easement, take all reasonable steps to minimise:

(a) interruption to or interference with any Service; and

(b) interruption to, or interference with, the use and enjoyment of any Burdened lot.

2.7 The RWTP Lot Owner must take all reasonable steps to ensure that when Works are carried out under this easement:

(a) all necessary safety measures are taken;

(b) the Works are carried out in a proper and workmanlike manner and in accordance with all Laws and the requirements of all Authorities;

(c) all reasonable precautions are taken to ensure as little damage as possible is caused to any Burdened lot;

(d) any damage caused to any Burdened lot is immediately made good; and

(e) as soon as is reasonably practicable after completing the carrying out of Works, any affected Burdened lot is restored as nearly as is reasonably practicable to its condition before the carrying out of the Works.

2.8 The RWTP Lot Owner and Authorised Persons complying with obligations and exercising rights under this easement do so at their own risk.

2.9 The RWTP Lot Owner and Authorised Persons release the owner of any Burdened lot from all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the RWTP Lot Owner and Authorised Persons complying with obligations or exercising rights

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Friday, 30 April 2021 1:53:54 PM
Development Services

.....
Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lot 39 in DP270536
Covered by Subdivision Certificate No. 127.2021.9.1

under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot.

2.10 The RWTP Lot Owner and Authorised Persons indemnify and agree to keep indemnified the owner of a Burdened lot in relation to all claims and demands of any kind and from all loss or liabilities which may arise in respect of any accident or damage to property or death or injury to any person as a result of the RWTP Lot Owner or Authorised Persons complying with obligations and exercising rights under this easement except to the extent they are caused or contributed to by the wilful or negligent act or omission of the owner of the Burdened lot

3 DEFINITIONS AND INTERPRETATIONS

3.1 In this instrument, unless the context clearly indicates otherwise:

Authority means any national, state or local government, semi-government, quasi-government or other judicial body or relevant authority and includes without limitation the Council.

Community Management Statement means the community management statement registered with DP270536.

Community Association means the community association created on registration of DP270536.

Council means the Wollondilly Shire Council.

Equipment means materials, tools, implements, machinery and vehicles.

Laws means:

(a) acts, ordinances, regulations, by-laws, orders, awards and proclamations of the Commonwealth of Australia and State of New South Wales; and

(b) certificates, licences, consents, permits, approvals and requirements of organisations having jurisdiction over Works or Services.

Recycled Water means the fluid produced by the RWTP Operator from its processing of sewage which meets the quality standards imposed by the relevant Laws.

RWTP means a recycled water treatment plant.

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Friday, 30 April 2021 1:54:33 PM
Development Services

Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lot 39 in DP270536
Covered by Subdivision Certificate No. 127.2021.9.1

RWTP Lot Owner means the owner of Lot 302 DP1184442 and where the context permits, persons authorised by the owner of Lot 302 DP1184442

RWTP Operator means the person who provides a service for the removal of Sewage, the supply of Recycled Water or both of these services to, amongst others, owners and occupiers within the Community Scheme created on registration of DP270536.

RWTP Recycled Water Service Infrastructure means all pipes, connections, junctions, pumps, meters, valves, including pressure reduction valves, solenoid valves, control cables, sprinklers, drip irrigation equipment, weather stations, satellite controllers and any ancillary plant and infrastructure which is necessary for and facilitates the drainage of the Recycled Water.

RWTP Sewerage Service Infrastructure means all pipes, connections, junctions, pumps, pump stations, wells, maintenance shafts, maintenance manholes and any ancillary plant and equipment which is necessary for and facilitates the drainage of the Sewage.

Schedule of Works means, in relation to any Works, a document containing:

(a) a specification of the relevant Works;

(b) a programme of the Works; and

(c) a statement indicating the likely impact of the Works on the parties to an easement.

Service includes:

(a) water supply;

(b) gas supply;

(c) electricity supply;

(d) air conditioning;

(e) a telephone service;

(f) a high speed internet service;

(g) a digital transmission service;

(h) a radio service;

(i) a television service;

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Friday, 30 April 2021 1:55:13 PM
Development Services

Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lot 39 in DP270536
Covered by Subdivision Certificate No. 127.2021.9.1

(j) any service received and dispersed by a Special Receiving Facility;

(k) a system for removal of sewage;

(l) a stormwater drainage system;

(m) a ventilation system;

(n) a fire safety or control system;

(o) a security system;

(p) a Recycled Water supply; and

(q) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of any Benefited lot.

Sewage means sewage, sullage and other fluid wastes the subject of an agreement entered into in accordance with by-law 19.4 of the Community Management Statement.

Special Receiving Facility means a facility for receiving and dispersing signals in connection with free to air television, pay television and other forms of service and any associated equipment.

Stormwater Service Infrastructure means all pipes, ponds, wells, overland paths, tanks, pumps and any ancillary plant and equipment which is necessary for and facilitates the drainage of the water.

Works means repairs, maintenance, testing, examining, cleaning, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

3.2 In this instrument unless the context clearly indicates otherwise:

(a) words implying a person imply a natural person, company, statutory corporation, partnership, the Crown, an owners corporation and any other organisation or type of legal entity; and

(b) including is not a word of limitation; and

(c) the words at any time mean at any time and from time to time; and

(d) the word vary includes add to, delete from and cancel; and

(e) maintain and maintain in good condition includes keep clean and tidy; and

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Friday, 30 April 2021 1:55:49 PM
Development Services
Council Authorised Person

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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

Plan: DP270536

Plan of Subdivision of Lot 39 in DP270536
Covered by Subdivision Certificate No. 127.2021.9.1

(f) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument; and

(g) a reference to any thing (including any amount) is a reference to the whole and each part of it and a reference to a group of persons is a reference to all of them collectively, to any 2 or more of them collectively and to each of them individually; and

(h) a reference to a natural person includes their personal representatives, successors, and permitted assigns; and

(i) a reference to a corporation includes its successors and permitted assigns; and

(j) a reference to a document is a reference to a document of any kind, including a plan; and

(k) where this instrument refers to a body or authority which no longer exists, unless otherwise prescribed by law, there is to be taken to be substituted a body or authority having substantially the same objects as the named body or authority; and

(l) a reference to legislation or a legislative provision includes any statutory modification or substitution of that legislation or legislative provision and any subordinate legislation issued under that legislation or legislative provision; and

(m) a reference to a time is to that time in Sydney; and

(n) if a period of time is specified to start from a certain day or the day of an act or event, the period is to be calculated exclusive of that day; and

(o) a requirement to do any thing includes a requirement to cause that thing to be done; and

(p) a word that is derived from a defined word has a corresponding meaning; and

(q) the singular includes the plural and vice-versa; and

(r) words importing one gender include all other genders.

Any notice, demand, approval, request, application or communication under this instrument must be in writing.

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Friday, 30 April 2021 1:56:25 PM
Development Services

.....
Council Authorised Person

Req:R320947 /Doc:DP 0270536 B /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:126 of 127
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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

(Document 6)
(Sheet 8 of 9 Sheets)

Plan: DP270536

Plan of Subdivision of Lot 39 in DP270536
Covered by Subdivision Certificate No. 127.2021.9.1

EXECUTED by ARTHUR ILIAS)
)
as attorney for **BRADCORP WILTON PARK PTY LIMITED (ACN 086 388 212)** under)
registered power of attorney Book 4637 No. 409)
dated 12-5-21 in the presence of:)

Signature of witness

DOMINIC CHIDGEY
Name of witness (block letters)

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

Lvl 2, 88 PHILLIP ST, 2150
Address of witness

DEVELOPMENT MANAGER
Occupation of witness

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Friday, 30 April 2021 1:57:13 PM
Development Services

Req:R320947 /Doc:DP 0270536 B /Rev:15-Jun-2021 /NSW LRS /Pgs:ALL /Prt:11-Aug-2021 07:16 /Seq:127 of 127
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Instrument setting our Terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive covenants intended to be created pursuant to Section 88B of the Conveyancing Act 1919.

(Document 6)
(Sheet 9 of 9 Sheets)

Plan: DP270536

Plan of Subdivision of Lot 39 in DP270536
Covered by Subdivision Certificate No. 127.2021.9.1

Approved by Wollondilly Shire Council

by its authorised delegate pursuant to s377 Local Government Act 1993

Digitally Signed: Aimee Lee
Development Assessment Team Leader
Friday, 30 April 2021 1:58:34 PM
Development Services

Signature of Authorised Officer

Aimee Lee

Name of Authorised Officer

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

Digitally Signed by Authorised Officer:
Bridie Riordan, Development Services
This document was signed in counter-part and witnessed over audio visual link in accordance with the Electronic Transactions Regulation 2017.
Friday, 30 April 2021 2:11:23 PM

Signature of Witness

Bridie Riordan

Name of Witness

62-64 Menangle Street
PICTON NSW 2571

Address of Witness

REGISTERED 15.6.2021

Req:R429127 /Doc:DP 1289197 P /Rev:17-May-2024 /NSW LRS /Prt:18-May-2024 04:00 /Seq:1 of 22
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SCHEDULE OF LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS
1	346°23'45"	27.305	-	-
2	341°05'05"	81.63	-	-
3	93°06'15"	64.89	-	-
4	3°06'15"	97.91	-	-
5	95°20'00"	35.415	-	-
6	5°20'00"	72	-	-
7	33°40'25"	19.725	-	-
8	91°39'15"	14.01	-	-
9	275°20'00"	23.72	-	-
10	2°42'25"	68.17	-	-
11	92°22'10"	18.47	-	-
12	47°22'10"	28.72	-	-
13	20°26'15"	174.87	176.06	436.2
14	94°48'35"	69.05	71.71	75.565
15	217°56'55"	13.745	-	-
16	181°51'	53.165	-	-
17	178°46'40"	47.475	-	-
18	188°47'50"	29.625	-	-
19	197°27'55"	26.78	-	-
20	195°30'35"	32.69	-	-
21	199°37'25"	43.28	-	-
22	218°40'45"	19.205	-	-
23	124°21'35"	22.24	-	-
24	80°03'	12.335	-	-
25	63°26'05"	18.94	-	-
26	55°43'10"	56.395	-	-
27	69°51'35"	67.67	-	-
28	119°03'05"	43.605	-	-
29	143°58'30"	28.805	-	-
30	176°25'15"	33.95	-	-
31	76°59'50"	5.66	-	-
32	121°59'50"	4.55	-	-
33	280°45'10"	70.005	70.635	96.6
34	116°23'35"	6.3	-	-
35	174°48'50"	9.05	9.145	18.5
36	347°02'10"	68.37	70.07	91.5
37	325°05'50"	9.01	-	-
38	3°15'50"	47.58	51.29	38.5
39	216°29'00"	79.585	79.685	461.5
40	206°22'00"	83.17	83.285	461.5
41	61°24'15"	11.55	-	-
42	101°27'25"	126.98	127.31	512.6
43	150°23'30"	12.92	-	-
44	191°35'10"	86.675	86.860	382.8
45	10°23'30"	11.6	11.625	54.7
46	191°11'00"	10.855	10.88	45.3
47	26°41'40"	71.415	71.52	386.3
292	153°18'35"	16.455		
293	337°53'50"	74.97	75.435	196.2
294	348°53'15"	51.12	-	-
295	161°00'35"	64.095	64.295	233.8
296	145°34'40"	14.195	14.235	54
297	318°01'30"		-	-

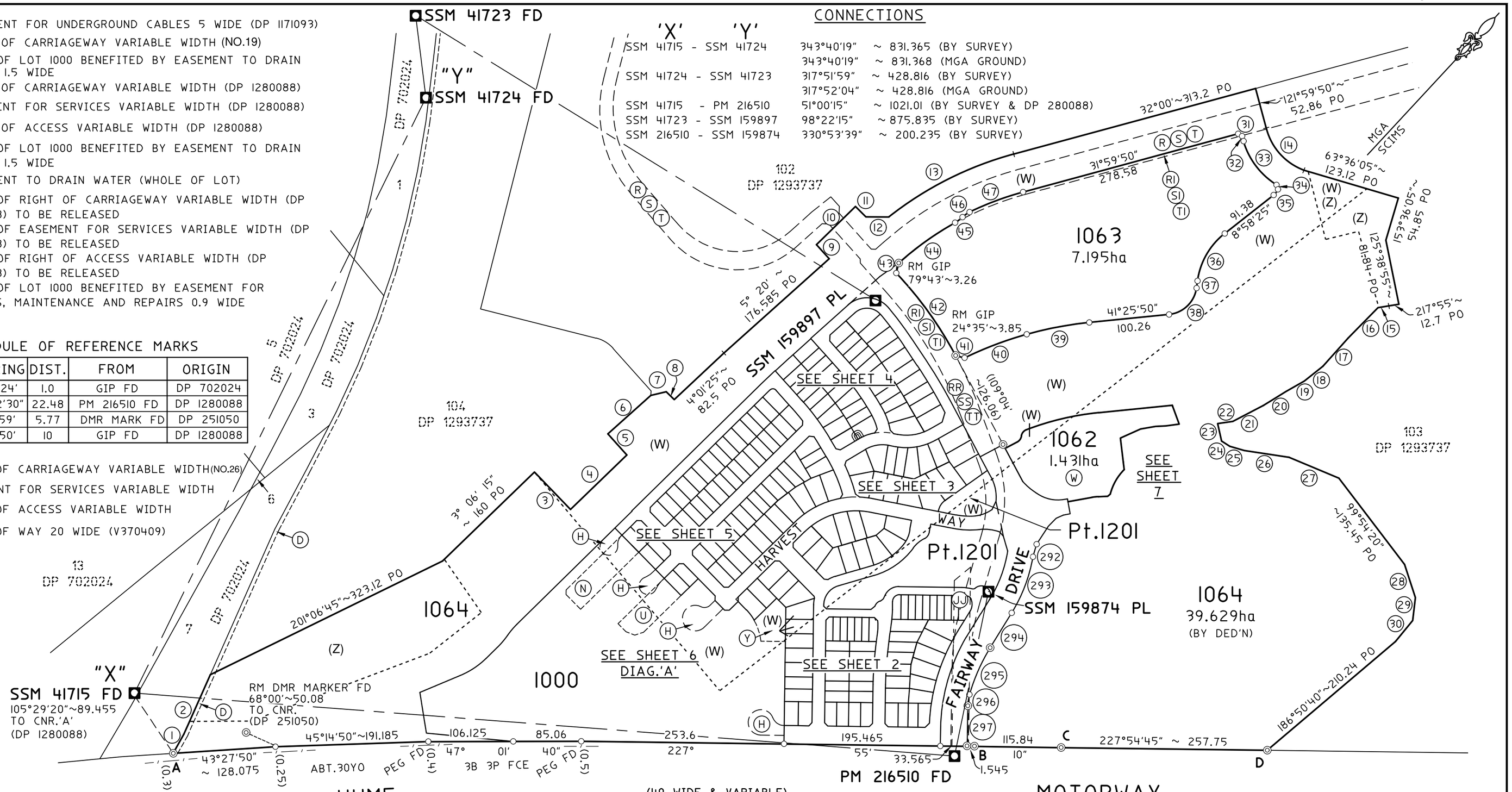
ALL LINES AND ARCS ARE PO EXCEPT 31 TO 47 AND 292 TO 297 INCLUSIVE

- (D) ~ EASEMENT FOR UNDERGROUND CABLES 5 WIDE (DP 1171093)
- (H) ~ RIGHT OF CARRIAGEWAY VARIABLE WIDTH (NO.19)
- (N) ~ PART OF LOT 1000 BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE
- (R) ~ RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 1280088)
- (S) ~ EASEMENT FOR SERVICES VARIABLE WIDTH (DP 1280088)
- (T) ~ RIGHT OF ACCESS VARIABLE WIDTH (DP 1280088)
- (U) ~ PART OF LOT 1000 BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE
- (W) ~ EASEMENT TO DRAIN WATER (WHOLE OF LOT)
- (RI) ~ PART OF RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 1280088) TO BE RELEASED
- (SI) ~ PART OF EASEMENT FOR SERVICES VARIABLE WIDTH (DP 1280088) TO BE RELEASED
- (TI) ~ PART OF RIGHT OF ACCESS VARIABLE WIDTH (DP 1280088) TO BE RELEASED
- (Y) ~ PART OF LOT 1000 BENEFITED BY EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE

SCHEDULE OF REFERENCE MARKS

CNR.	BEARING	DIST.	FROM	ORIGIN
A	346°24'	1.0	GIP FD	DP 702024
B	44°42'30"	22.48	PM 216510 FD	DP 1280088
C	216°59'	5.77	DMR MARK FD	DP 251050
D	122°50'	10	GIP FD	DP 1280088

- (RR) RIGHT OF CARRIAGEWAY VARIABLE WIDTH(NO.26)
- (SS) EASEMENT FOR SERVICES VARIABLE WIDTH
- (TT) RIGHT OF ACCESS VARIABLE WIDTH
- (JJ) RIGHT OF WAY 20 WIDE (V370409)



(W) BENEFITED BY RIGHT OF WAY 20 WIDE (V370409)
(Z) BENEFITED BY:
RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1280088)
EASEMENT FOR SERVICES VARIABLE WIDTH (DP1280088)
RIGHT OF ACCESS VARIABLE WIDTH (DP1280088)

CO-ORDINATE SCHEDULE

MARK	M.G.A. CO-ORDINATES EASTING	M.G.A. CO-ORDINATES NORTHING	CLASS	PU	METHOD	STATE
PM 216510	286 556.512	6 211 537.538	D	N/A	CAD.TRAV	FOUND
SSM 41715	285 762.877	6 210 894.949	B	0.03	SCIMS	FOUND
SSM 41723	285 241.412	6 212 010.943	B	0.02	SCIMS	FOUND
SSM 41724	285 529.119	6 211 692.892	B	0.03	SCIMS	FOUND
SSM 159874	286 459.100	6 211 712.512	D	N/A	CAD.TRAV	PLACED
SSM 159888	286 312.022	6 211 575.219	D	N/A	CAD.TRAV	PLACED
SSM 159897	286 108.023	6 21 1883.415	D	N/A	CAD.TRAV	PLACED
SSM 160194	286 426.756	6 211 437.674	D	N/A	CAD.TRAV	PLACED
SSM 199464	286 226.366	6 211 577.085	D	N/A	CAD.TRAV	PLACED
SSM 199465	286 154.553	6 211 721.107	D	N/A	CAD.TRAV	PLACED
SSM 207884	286 079.125	6 211 726.583	D	N/A	CAD.TRAV	PLACED
SSM 207896	286 085.487	6 211 801.868	D	N/A	CAD.TRAV	PLACED
SSM 207897	286 065.367	6 211 490.259	D	N/A	CAD.TRAV	PLACED
SSM 208894	286 481.272	6 211 486.901	D	N/A	CAD.TRAV	PLACED
SSM 208895	286 368.936	6 211 619.458	D	N/A	CAD.TRAV	PLACED
SSM 208896	286 354.443	6 211 714.118	D	N/A	CAD.TRAV	PLACED
SSM 208897	286 256.501	6 211 684.196	D	N/A	CAD.TRAV	PLACED
SSM 208898	286 285.313	6 211 838.904	D	N/A	CAD.TRAV	PLACED
SSM 208899	286 137.816	6 211 481.572	D	N/A	CAD.TRAV	PLACED
SSM 209102	286 234.919	6 211 771.604	D	N/A	CAD.TRAV	PLACED
SSM 209115	286 233.183	6 211 488.348	D	N/A	CAD.TRAV	PLACED
SSM 221553	286 418.762	6 211 798.381	D	N/A	CAD.TRAV	PLACED

DATE OF SCIMS CO-ORDINATES : 17/04/2024 | MGA ZONE : 56
COMBINED SCALE FACTOR : 1.000132 | MGA DATUM : GDA2020

HEIGHT DIFFERENCE SCHEDULE (DATUM AHD71)

FROM	TO	HEIGHT DIFFERENCE	METHOD
SSM 41724	SSM 207897	+25.817	STATIC GNSS
SSM 207897	SSM 207884	-16.245	TRIGONOMETRIC HEIGHTING
SSM 207884	SSM 207896	-5.967	TRIGONOMETRIC HEIGHTING
SSM 207896	SSM 159897	-2.941	TRIGONOMETRIC HEIGHTING
SSM 159897	SSM 208898	-5.315	TRIGONOMETRIC HEIGHTING
SSM 208898	SSM 221553	-0.790	TRIGONOMETRIC HEIGHTING
SSM 221553	SSM 159874	+4.150	TRIGONOMETRIC HEIGHTING
SSM 159874	PM 216510	+4.993	TRIGONOMETRIC HEIGHTING
PM 216510	SSM 208894	+1.670	TRIGONOMETRIC HEIGHTING
SSM 208894	SSM 160194	+1.063	TRIGONOMETRIC HEIGHTING
SSM 160194	SSM 41715	+13.129	STATIC GNSS
SSM 41715	SSM 41724	-19.563	STATIC GNSS
SSM 207897	SSM 208899	-5.370	TRIGONOMETRIC HEIGHTING
SSM 208899	SSM 209115	-6.240	TRIGONOMETRIC HEIGHTING
SSM 209115	SSM 199464	-2.823	TRIGONOMETRIC HEIGHTING
SSM 199464	SSM 159888	-3.969	TRIGONOMETRIC HEIGHTING
SSM 159888	SSM 160194	-0.981	TRIGONOMETRIC HEIGHTING
SSM 208899	SSM 199465	-12.577	TRIGONOMETRIC HEIGHTING
SSM 199465	SSM 209102	-6.426	TRIGONOMETRIC HEIGHTING
SSM 209102	SSM 208898	-6.095	TRIGONOMETRIC HEIGHTING
SSM 199464	SSM 208897	-6.663	TRIGONOMETRIC HEIGHTING
SSM 208897	SSM 208896	-7.249	TRIGONOMETRIC HEIGHTING
SSM 208896	SSM 221553	-2.912	TRIGONOMETRIC HEIGHTING
SSM 159888	SSM 208895	-4.544	TRIGONOMETRIC HEIGHTING
SSM 208895	SSM 159874	-4.163	TRIGONOMETRIC HEIGHTING

HEIGHT SCHEDULE

MARK	AHD VALUE	CLASS	PU	HEIGHT DATUM VALIDATION	STATE
SSM 41724	173.770	LC	N/A	SCIMS ADOPTED	FOUND
SSM 41715	193.316	LC	N/A	FROM SCIMS- DATUM VALIDATION	FOUND
PM 216510	177.472	N/A	N/A		FOUND
SSM 159874	172.479	N/A	N/A		PLACED
SSM 159888	181.186	N/A	N/A		PLACED
SSM 159897	174.434	N/A	N/A		PLACED
SSM 160194	180.204	N/A	N/A		PLACED
SSM 199464	185.154	N/A	N/A		PLACED
SSM 199465	181.640	N/A	N/A		PLACED
SSM 207884	183.342	N/A	N/A		PLACED
SSM 207896	177.375	N/A	N/A		PLACED
SSM 207897	199.587	N/A	N/A		PLACED
SSM 208894	179.142	N/A	N/A		PLACED
SSM 208895	176.642	N/A	N/A		PLACED
SSM 208896	171.242	N/A	N/A		PLACED
SSM 208897	178.491	N/A	N/A		PLACED
SSM 208898	169.119	N/A	N/A		PLACED
SSM 208899	194.217	N/A	N/A		PLACED
SSM 209102	175.214	N/A	N/A		PLACED
SSM 209115	187.977	N/A	N/A		PLACED
SSM 221553	168.329	N/A	N/A		PLACED
DATE OF SCIMS AHD VALUES: 17/04/2024				HEIGHT DATUM: AHD71	

SURVEYOR
Name: WARREN RAYMOND SAUNDERS
Date: 18/04/2024
Reference: 322017.01A.DP

PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

LGA: WOLLONDILLY
Locality: WILTON
Reduction Ratio: 1: 4000
Lengths are in metres.

REGISTERED
17/05/2024

DP1289197

Req:R429127 /Doc:DP 1289197 P /Rev:17-May-2024 /NSW LRS /Prt:18-May-2024 04:00 /Seq:2 of 22
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(A) EASEMENT TO DRAIN WATER 1.5 WIDE
(B) EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE
(C) EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE
(L) EASEMENT TO DRAIN WATER 1.5 WIDE AND VARIABLE WIDTH

SCHEDULE OF LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS
52	137°42'25"	5.73	-	-
53	280°01'05"	17.255	17.305	67.8
54	2°55'05"	5.655	-	-
55	92°55'05"	5.655	-	-
56	182°55'	5.655	-	-
57	227°55'	5	-	-
58	227°55'	6.73	-	-
59	272°40'50"	5.68	-	-
60	317°26'45"	13.32	13.34	72.2
61	324°00'40"	4.605	4.605	407.8
62	142°48'25"	12.545	12.545	407.8
63	141°02'45"	12.52	12.52	407.8
64	139°17'15"	12.505	12.505	407.8
65	138°09'45"	3.51	3.51	407.8
66	2°55'05"	5.655	-	-
67	92°55'05"	5.655	-	-
68	137°55'	4.435	-	-
69	318°41'45"	10.665	10.665	392.2
70	320°34'45"	15.115	15.115	392.2
71	322°46'55"	15.055	15.055	392.2
72	144°06'30"	3.1	3.1	392.2
73	324°04'	3.525	3.525	128.8
74	320°36'	12.06	12.065	128.8
75	137°55'	10.165	-	-
76	182°24'	12.19	13.51	8.7
77	227°55'25"	2.18	-	-
78	227°55'25"	3.74	-	-
79	232°14'55"	6.59	6.595	43.7
80	264°31'35"	6.095	6.34	6.5
81	298°00'55"	3.02	3.025	16.2
82	326°06'55"	12.54	12.875	16.215
83	167°07'15"	15.195	15.2	245.6
84	163°16'45"	17.735	17.74	245.6
85	159°07'55"	17.81	17.815	245.6
86	155°05'15"	16.85	16.855	245.6
87	153°01'50"	0.73	0.73	231.6
88	151°02'50"	15.34	15.34	231.6
89	147°25'10"	13.95	13.95	231.6
90	142°35'45"	25.025	25.04	231.6
91	3°42'30"	7.25	-	-
92	149°58'45"	79.59	79.985	232.5
93	339°27'15"	3.33	3.33	60.3
94	344°03'25"	27.795	27.81	263.8
95	348°37'30"	2.18	2.18	232.6
96	86°56'05"	22.905	32.75	11.6
97	34°04'10"	3.74	3.895	4
98	54°56'30"	13.145	13.18	53.8
99	15°17'00"	20.28	21.42	18.8
100	342°38'30"	5.29	-	-
101	12°01'45"	4.485	-	-
102	3°26'35"	9.25	9.615	10
103	7°57'00"	6.345	-	-
104	91°07'25"	4.745	-	-
105	172°38'55"	31.25	33.705	25.2
106	143°48'50"	7.765	7.78	37.8
305	318°52'25"	5.055	5.055	231.6

SCHEDULE OF LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS
107	327°18'45"	0.335	0.335	4
108	298°48'35"	3.52	3.645	4
294	348°53'15"	51.12	-	-
295	161°00'35"	64.095	64.295	233.8
296	145°34'40"	14.195	14.235	54

SURVEYOR Name: WARREN RAYMOND SAUNDERS Date: 18/04/2024 Reference: 322017.01A.DP	PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737	LGA: WOLLONDILLY Locality: WILTON Reduction Ratio: 1: 600 Lengths are in metres.	REGISTERED 17/05/2024	DP1289197

Req:R429127 /Doc:DP 1289197 P /Rev:17-May-2024 /NSW LRS /Prt:18-May-2024 04:00 /Seq:3 of 22
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SCHEDULE OF LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS	No.	BEARING	DIST.	ARC	RADIUS
96	86°56'05"	22.905	32.75	11.6	128	199°18'45"	25.77	25.88	80.6
97	34°04'10"	3.74	3.895	4	129	209°44'20"	3.455	3.455	80.6
98	54°56'30"	13.145	13.18	53.8	130	203°15'05"	10.095	10.125	37.6
99	15°17'00"	20.28	21.42	18.8	131	52°46'05"	4.845	-	-
100	342°38'30"	5.29	-	-	132	137°21'05"	5.69	-	-
101	12°01'45"	4.485	-	-	133	6°07'05"	10.875	10.885	91.4
102	3°26'35"	9.25	9.615	10	134	19°10'25"	30.625	30.77	91.4
103	7°57'00"	6.345	-	-	135	34°28'50"	18.035	18.065	91.4
104	91°07'25"	4.745	-	-	136	44°59'40"	15.46	15.48	91.4
105	172°38'55"	31.25	33.705	25.2	137	54°03'20"	13.42	13.43	91.4
106	143°48'50"	7.765	7.78	37.8	138	236°57'	4.985	4.985	108.6
107	327°18'45"	0.335	0.335	4	139	232°38'00"	11.375	11.38	108.6
108	298°48'35"	3.52	3.645	4	140	84°20'30"	6.49	-	-
109	305°45'10"	30.59	31.025	53.3	141	120°06'20"	8.42	-	-
110	342°42'30"	11.655	-	-	142	297°58'55"	15.375	15.38	207.5
111	209°8'35"	26.84	27.225	46.5	143	293°49'55"	14.68	14.68	207.5
112	232°05'25"	19.66	19.7	91.4	144	154°08'35"	5.365		
113	148°15'30"	1.3	-	-	145	16°42'50"	0.605	0.605	41.9
114	170°00'50"	14.825	15.19	20	146	36°57'10"	28.42	28.995	41.9
115	337°39'20"	65.55	65.995	163.8	147	237°31'	1.085	1.085	41.9
116	275°04'35"	7.17	-	-	148	58°15'30"	7.99	-	-
117	233°57'55"	25.42	25.64	56.25	149	56°56'05"	3.425	3.425	74.1
118	229°35'10"	32.775	32.9	108.6	150	50°46'10"	12.51	12.525	74.1
119	148°15'30"	9.735	-	-	151	41°29'40"	11.455	11.465	74.1
120	172°05'00"	10.62	11.07	11.185	152	31°38'50"	13.985	14.005	74.1
121	187°08'20"	18.255	18.425	39	153	21°56'40"	11.08	11.09	74.1
122	192°13'50"	59.745	60.825	93	154	197°39'25"	3.675	-	-
123	328°15'30"	17.49	-	-	320	37°52'25"	4.5	4.5	108.6
125	340°37'50"	9.55	9.575	36.6	325	43°17'30"	16.02	16.035	108.6
126	351°55'55"	4.86	4.86	36.6	326	48°34'40"	4	4	108.6
127	182°56'50"	20.11	20.16	80.6	333	111°21'30"	4	4	207.5

(A) EASEMENT TO DRAIN WATER 1.5 WIDE

(B) EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE

(C) EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE

(K) EASEMENT TO DRAIN WATER 2 WIDE

(M) RIGHT OF CARRIAGEWAY 6 WIDE

(J) EASEMENT FOR SERVICES 6 WIDE

RW ~ DENOTES NEW 0.1 WIDE CONCRETE SLEEPER & STEEL POST RETAINING WALL 0.2 CLEAR OF BDY UNLESS OTHERWISE STATED

W(0.2) ~ DENOTES OFFSET FROM FACE OF WALL TO BDY

ADJOINS SHEET 4

ADJOINS SHEET 5

ADJOINS SHEET 7

ADJOINS SHEET 1

ADJOINS SHEET 2

SEE DIAG. 'N'

DIAGRAM 'N'
SCALE 1:200

CLEMONT (15.6 WIDE & VAR.)

CLIFTON CRES. (15.6 WIDE & VAR.)

FAIRWAY DRIVE

FAIRWAY DR.

HARVEST RYE (24 WIDE) STREET

CATTLE (12.4 WIDE & VAR.) LANE

APPERLY (10.1 WIDE & VAR.) LANE

ROSLYN (10.1 WIDE & VAR.) LANE

(17.2 WIDE & VARIABLE) WAY

1000 1040 1064 1105 1106 1108 728.7m² 1109 672.1m² 1110 437.6m² 1111 445.3m² 1112 620.8m² 1113 621.2m² 1114 508.6m² 1115 1116 730.2m² 1117 846.8m² 1118 681.4m² 1119 609.4m² 1120 1023m² 1121 814m² 1122 615m² 1123 615m² 1124 676.5m² 1125 692.1m² 1126 748.1m² 1127 560.1m² 1128 717.3m² 1129 827.1m² 1130 681.4m² 1131 780m² 1132 884.7m² 1133 630m² 1134 630m² 1135 660.7m² 1136 610.1m² 1138 1139 701.6m² 1140 629.4m² 1141 752.4m² 1142

Pt.1201 (2435m²)

Pt.1201 (1.164ha) TOTAL AREA 1.407ha

RM SSM 208897 PL 23°11'50"~3.02

RM SSM 221553 PL 276°21'55"~29.715

RM SSM 208896 PL 266°28'20"~26.45

RM SSM 208898 TO SSM 208898 90°52'45"~104.656 (BY SURVEY)

RM SSM 199464 PL 141°41'10"~17.88

SSM 159888 PL 343°45'~22.095 TO TP.

SSM 208895 PL

SSM 159874 PL

SURVEYOR
Name: WARREN RAYMOND SAUNDERS
Date: 18/04/2024
Reference: 322017.01A.DP

PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

LGA: WOLLONDILLY
Locality: WILTON
Reduction Ratio: 1: 600
Lengths are in metres.

REGISTERED 17/05/2024

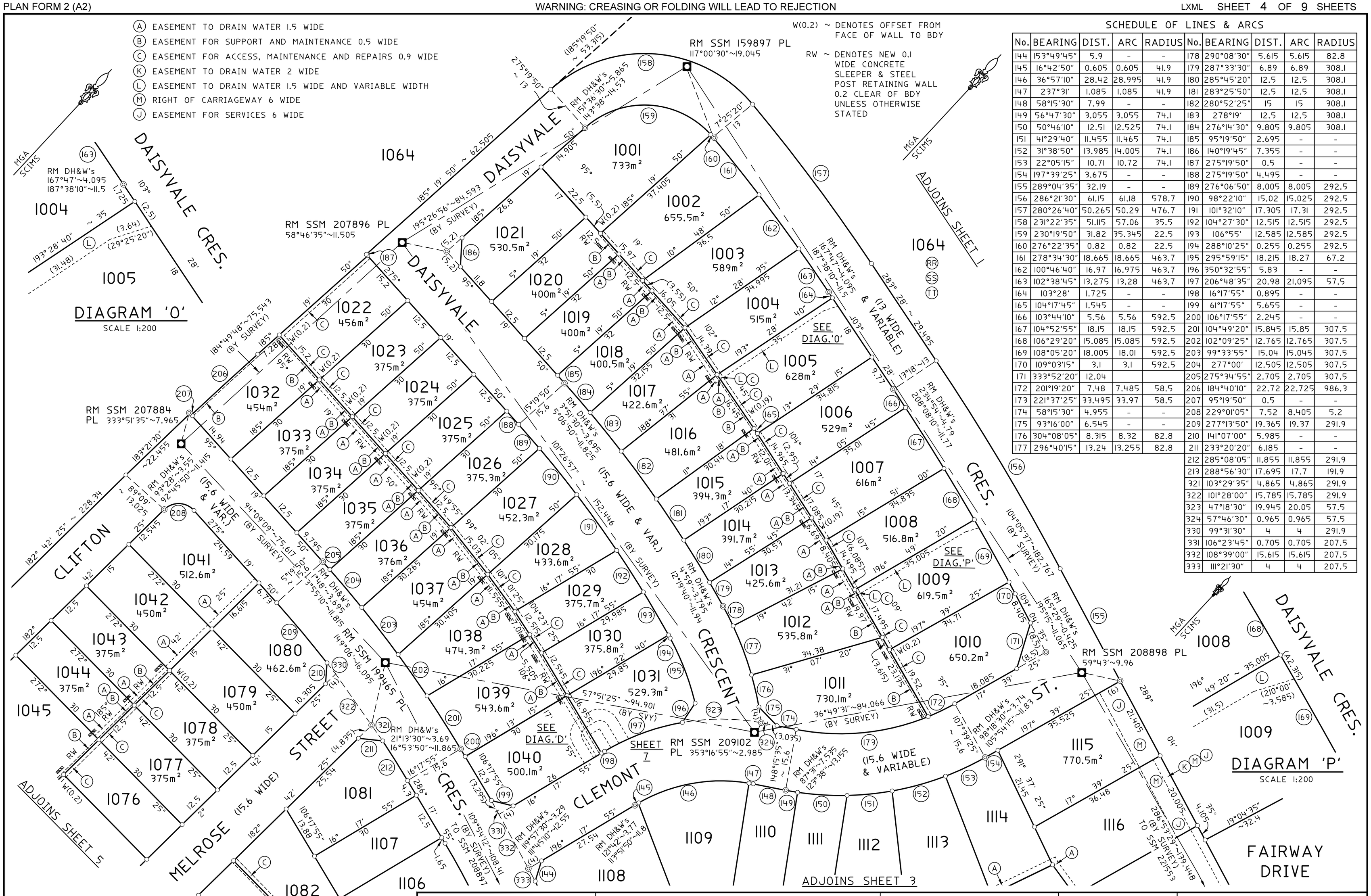
DP1289197

Req:R429127 /Doc:DP 1289197 P /Rev:17-May-2024 /NSW LRS /Prt:18-May-2024 04:00 /Seq:4 of 22
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(A) EASEMENT TO DRAIN WATER 1.5 WIDE
(B) EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE
(C) EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE
(K) EASEMENT TO DRAIN WATER 2 WIDE
(L) EASEMENT TO DRAIN WATER 1.5 WIDE AND VARIABLE WIDTH
(M) RIGHT OF CARRIAGEWAY 6 WIDE
(J) EASEMENT FOR SERVICES 6 WIDE

W(0.2) ~ DENOTES OFFSET FROM FACE OF WALL TO BDY

RW ~ DENOTES NEW 0.1 WIDE CONCRETE SLEEPER & STEEL POST RETAINING WALL 0.2 CLEAR OF BDY UNLESS OTHERWISE STATED



SCHEDULE OF LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS	No.	BEARING	DIST.	ARC	RADIUS
144	153°49'45"	5.9	-	-	178	290°08'30"	5.615	5.615	82.8
145	16°42'50"	0.605	0.605	41.9	179	287°33'30"	6.89	6.89	308.1
146	36°57'10"	28.42	28.995	41.9	180	285°45'20"	12.5	12.5	308.1
147	237°31'	1.085	1.085	41.9	181	283°25'50"	12.5	12.5	308.1
148	58°15'30"	7.99	-	-	182	280°52'25"	15	15	308.1
149	56°47'30"	3.055	3.055	74.1	183	278°19'	12.5	12.5	308.1
150	50°46'10"	12.51	12.525	74.1	184	276°14'30"	9.805	9.805	308.1
151	41°29'40"	11.455	11.465	74.1	185	95°19'50"	2.695	-	-
152	31°38'50"	13.985	14.005	74.1	186	140°19'45"	7.355	-	-
153	22°05'15"	10.71	10.72	74.1	187	275°19'50"	0.5	-	-
154	197°39'25"	3.675	-	-	188	275°19'50"	4.495	-	-
155	289°04'35"	32.19	-	-	189	276°06'50"	8.005	8.005	292.5
156	286°21'30"	61.15	61.18	578.7	190	98°22'10"	15.02	15.025	292.5
157	280°26'40"	50.265	50.29	476.7	191	101°32'10"	17.305	17.31	292.5
158	231°22'35"	51.115	57.06	35.5	192	104°27'30"	12.515	12.515	292.5
159	230°19'50"	31.82	35.345	22.5	193	106°55'	12.585	12.585	292.5
160	276°22'35"	0.82	0.82	22.5	194	288°10'25"	0.255	0.255	292.5
161	278°34'30"	18.665	18.665	463.7	195	295°59'15"	18.215	18.27	67.2
162	100°46'40"	16.97	16.975	463.7	196	350°32'55"	5.83	-	-
163	102°38'45"	13.275	13.28	463.7	197	206°48'35"	20.98	21.095	57.5
164	103°28'	1.725	-	-	198	16°17'55"	0.895	-	-
165	104°17'45"	1.545	-	-	199	61°17'55"	5.655	-	-
166	103°44'10"	5.56	5.56	592.5	200	106°17'55"	2.245	-	-
167	104°52'55"	18.15	18.15	592.5	201	104°49'20"	15.845	15.85	307.5
168	106°29'20"	15.085	15.085	592.5	202	102°09'25"	12.765	12.765	307.5
169	108°05'20"	18.005	18.01	592.5	203	99°33'55"	15.04	15.045	307.5
170	109°03'15"	3.1	3.1	592.5	204	277°00'	12.505	12.505	307.5
171	333°52'20"	12.04			205	275°34'55"	2.705	2.705	307.5
172	201°19'20"	7.48	7.485	58.5	206	184°40'10"	22.72	22.725	986.3
173	221°37'25"	33.495	33.97	58.5	207	95°19'50"	0.5	-	-
174	58°15'30"	4.955	-	-	208	229°01'05"	7.52	8.405	5.2
175	93°16'00"	6.545	-	-	209	277°13'50"	19.365	19.37	291.9
176	304°08'05"	8.315	8.32	82.8	210	141°07'00"	5.985	-	-
177	296°40'15"	13.24	13.255	82.8	211	233°20'20"	6.185	-	-
					212	285°08'05"	11.855	11.855	291.9
					213	288°56'30"	17.695	17.7	191.9
					321	103°29'35"	4.865	4.865	291.9
					322	101°28'00"	15.785	15.785	291.9
					323	47°18'30"	19.945	20.05	57.5
					324	57°46'30"	0.965	0.965	57.5
					330	99°31'30"	4	4	291.9
					331	106°23'45"	0.705	0.705	207.5
					332	108°39'00"	15.615	15.615	207.5
					333	111°21'30"	4	4	207.5

(RR) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
(SS) EASEMENT FOR SERVICES VARIABLE WIDTH
(TT) RIGHT OF ACCESS VARIABLE WIDTH

SURVEYOR	PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737	LGA: WOLLONDILLY	REGISTERED	DP1289197
Name: WARREN RAYMOND SAUNDERS Date: 18/04/2024 Reference: 322017.01A.DP		Locality: WILTON Reduction Ratio: 1: 600 Lengths are in metres.	17/05/2024	

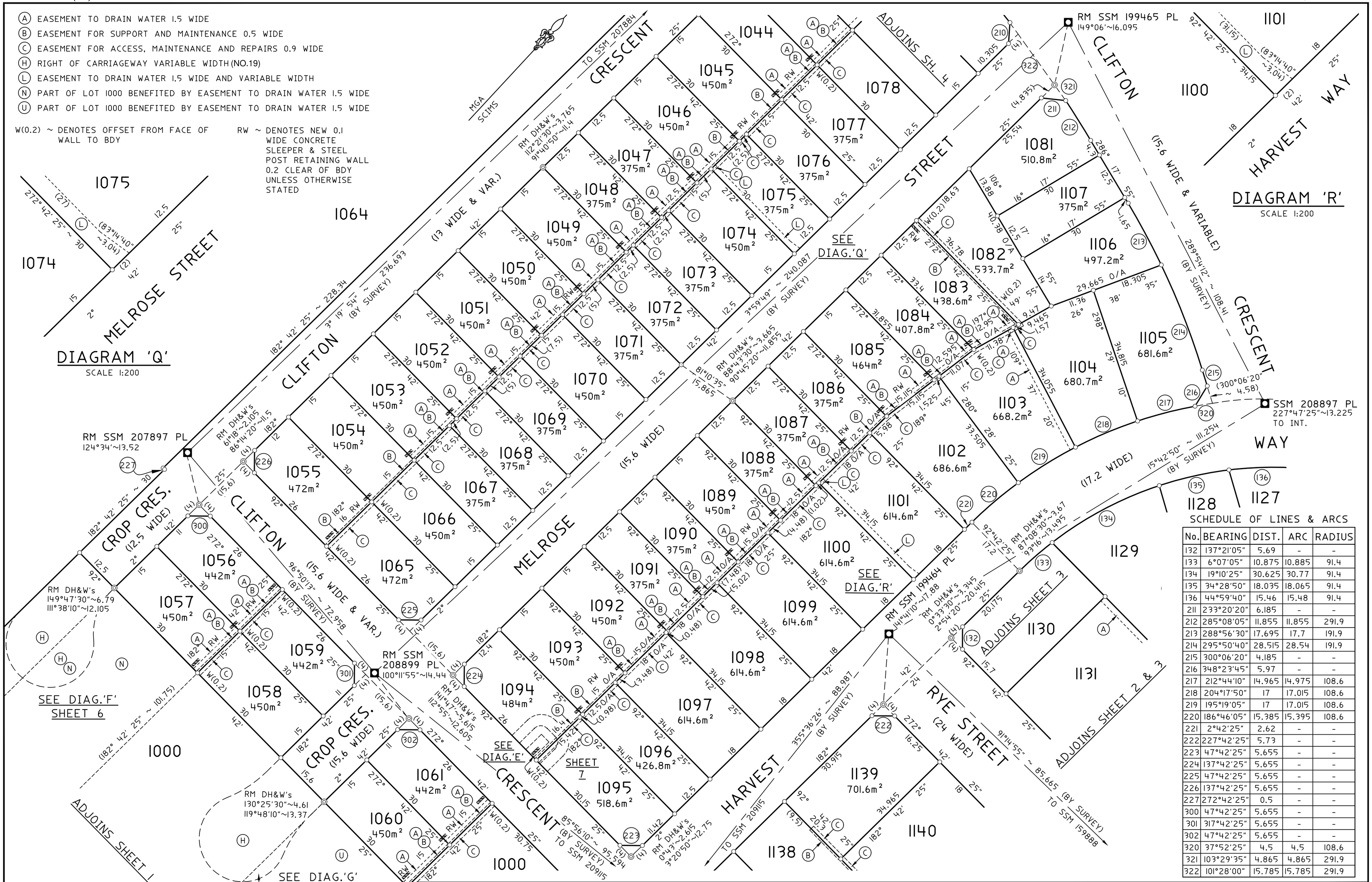
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(A) EASEMENT TO DRAIN WATER 1.5 WIDE
(B) EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE
(C) EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE
(H) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (NO.19)
(L) EASEMENT TO DRAIN WATER 1.5 WIDE AND VARIABLE WIDTH
(N) PART OF LOT 1000 BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE
(U) PART OF LOT 1000 BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE

W(0.2) ~ DENOTES OFFSET FROM FACE OF WALL TO BDY

RW ~ DENOTES NEW 0.1 WIDE CONCRETE SLEEPER & STEEL POST RETAINING WALL 0.2 CLEAR OF BDY UNLESS OTHERWISE STATED

DIAGRAM 'Q'
SCALE 1:200



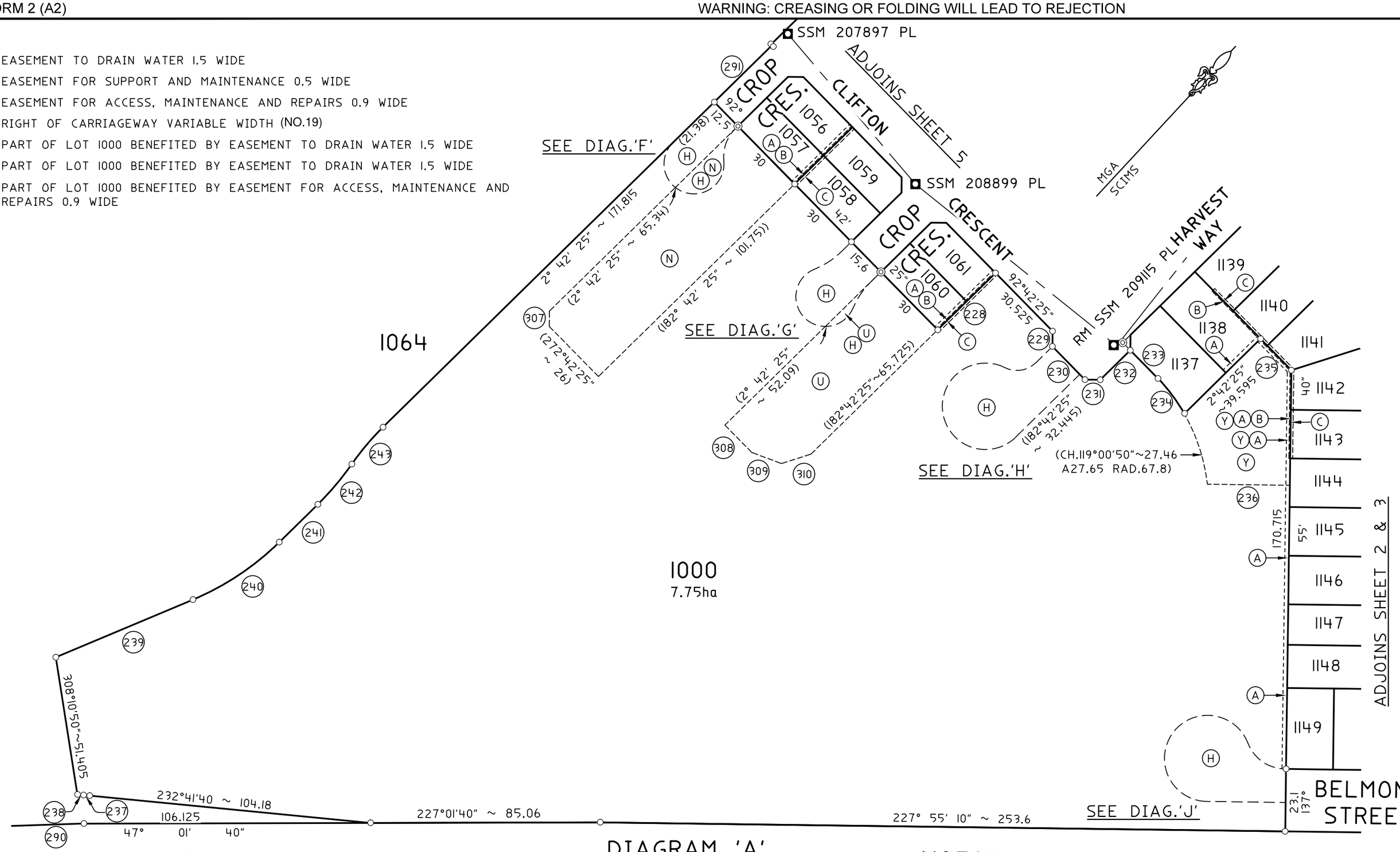
SCHEDULE OF LINES & ARCS

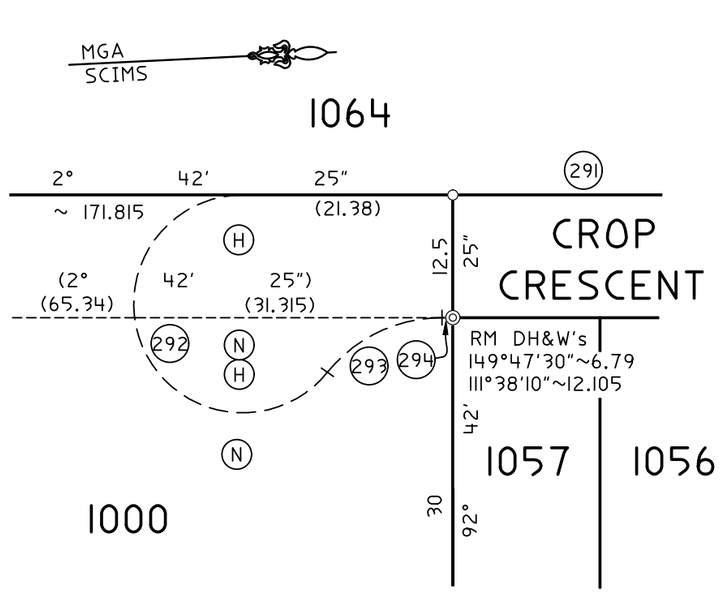
No.	BEARING	DIST.	ARC	RADIUS
132	137°21'05"	5.69	-	-
133	6°07'05"	10.875	10.885	91.4
134	19°10'25"	30.625	30.77	91.4
135	34°28'50"	18.035	18.065	91.4
136	44°59'40"	15.46	15.48	91.4
211	233°20'20"	6.185	-	-
212	285°08'05"	11.855	11.855	291.9
213	288°56'30"	17.695	17.7	191.9
214	295°50'40"	28.515	28.54	191.9
215	300°06'20"	4.185	-	-
216	348°23'45"	5.97	-	-
217	212°44'10"	14.965	14.975	108.6
218	204°17'50"	17	17.015	108.6
219	195°19'05"	17	17.015	108.6
220	186°46'05"	15.385	15.395	108.6
221	2°42'25"	2.62	-	-
222	227°42'25"	5.73	-	-
223	47°42'25"	5.655	-	-
224	137°42'25"	5.655	-	-
225	47°42'25"	5.655	-	-
226	137°42'25"	5.655	-	-
227	272°42'25"	0.5	-	-
300	47°42'25"	5.655	-	-
301	317°42'25"	5.655	-	-
302	47°42'25"	5.655	-	-
320	37°52'25"	4.5	4.5	108.6
321	103°29'35"	4.865	4.865	291.9
322	101°28'00"	15.785	15.785	291.9

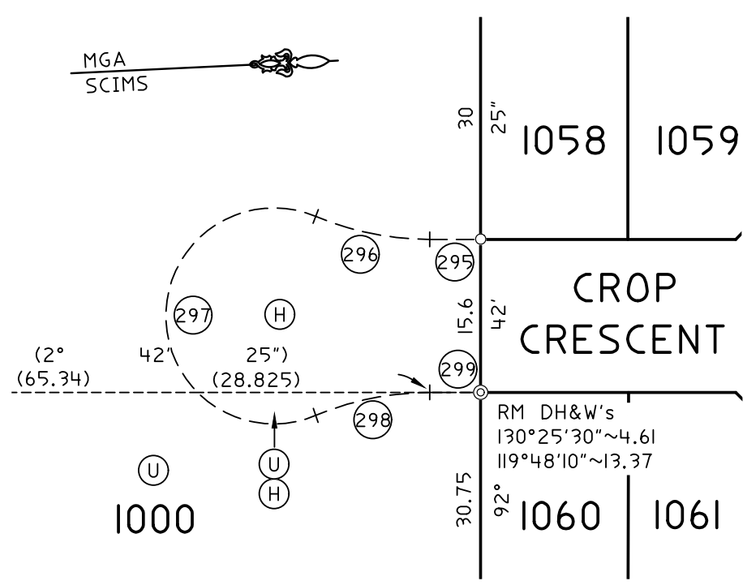
SURVEYOR Name: WARREN RAYMOND SAUNDERS Date: 18/04/2024 Reference: 322017.01A.DP	PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737	LGA: WOLLONDILLY Locality: WILTON Reduction Ratio: 1: 600 Lengths are in metres.	REGISTERED 17/05/2024	DP1289197

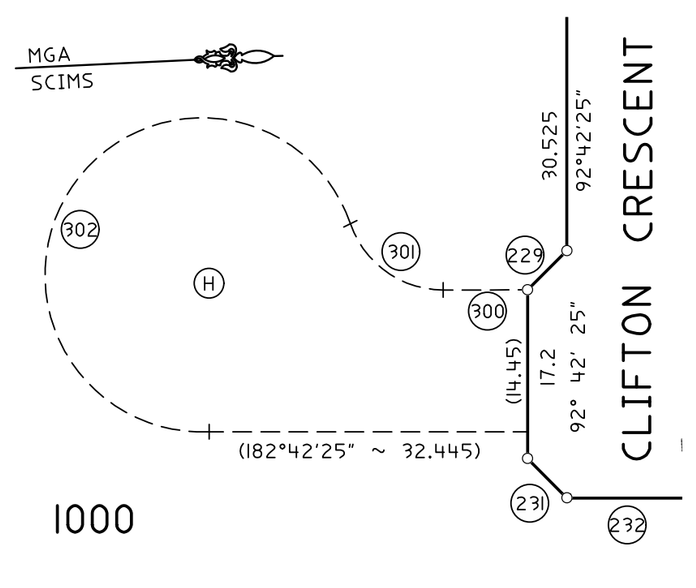
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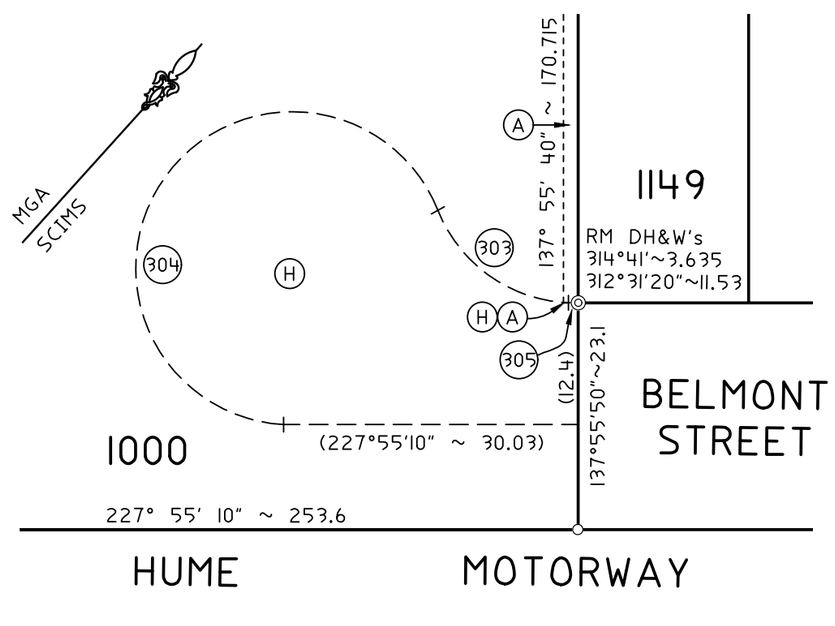
(A) EASEMENT TO DRAIN WATER 1.5 WIDE
(B) EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE
(C) EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE
(H) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (NO.19)
(N) PART OF LOT 1000 BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE
(U) PART OF LOT 1000 BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE
(Y) PART OF LOT 1000 BENEFITED BY EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE











SCHEDULE OF LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS
227	272°42'25"	0.5	-	-
228	182°42'25"	30	-	-
229	137°42'25"	5.655	-	-
230	92°42'25"	17.2	-	-
231	47°42'25"	5.655	-	-
232	2°42'25"	15.6	-	-
233	92°42'25"	13.585	-	-
234	280°01'05"	17.255	17.305	67.8
236	47°55'00"	30.54	-	-
237	232°41'40"	3.58	-	-
238	233°09'05"	0.96	0.96	60.3
239	24°22'25"	55.015	-	-
240	13°32'25"	38.415	38.645	102.2
241	2°42'25"	20	-	-
242	357°20'25"	19.495	19.525	104.2
243	177°20'25"	17.925	17.95	95.8
290	45°14'50"	191.185	-	-
291	182°42'25"	30	-	-
292	2°42'25"	20.075	44.785	11.1
293	157°10'15"	12.93	13.37	15
294	182°42'25"	1.095	-	-
295	2°42'25"	5.19	-	-
296	14°06'00"	11.855	11.93	30
297	272°42'25"	20.285	43.305	11
298	171°18'50"	11.855	11.93	30
299	182°42'25"	5.19	-	-
300	2°38'20"	8.58	-	-
301	38°10'55"	11.625	12.405	10
302	306°54'22"	25.615	70.83	16
303	82°02'40"	16.83	17.87	15
304	353°41'40"	26.92	68.215	15.955
305	47°55'10"	0.36	-	-
307	317°42'25"	5.655	-	-
308	272°42'25"	14.18	-	-
309	247°43'35"	11.745	-	-
310	209°32'25"	11.47	-	-

SURVEYOR Name: WARREN RAYMOND SAUNDERS Date: 18/04/2024 Reference: 322017.01A.DP	PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737	LGA: WOLLONDILLY Locality: WILTON Reduction Ratio: 1: 1500 Lengths are in metres.	REGISTERED 17/05/2024	DP1289197

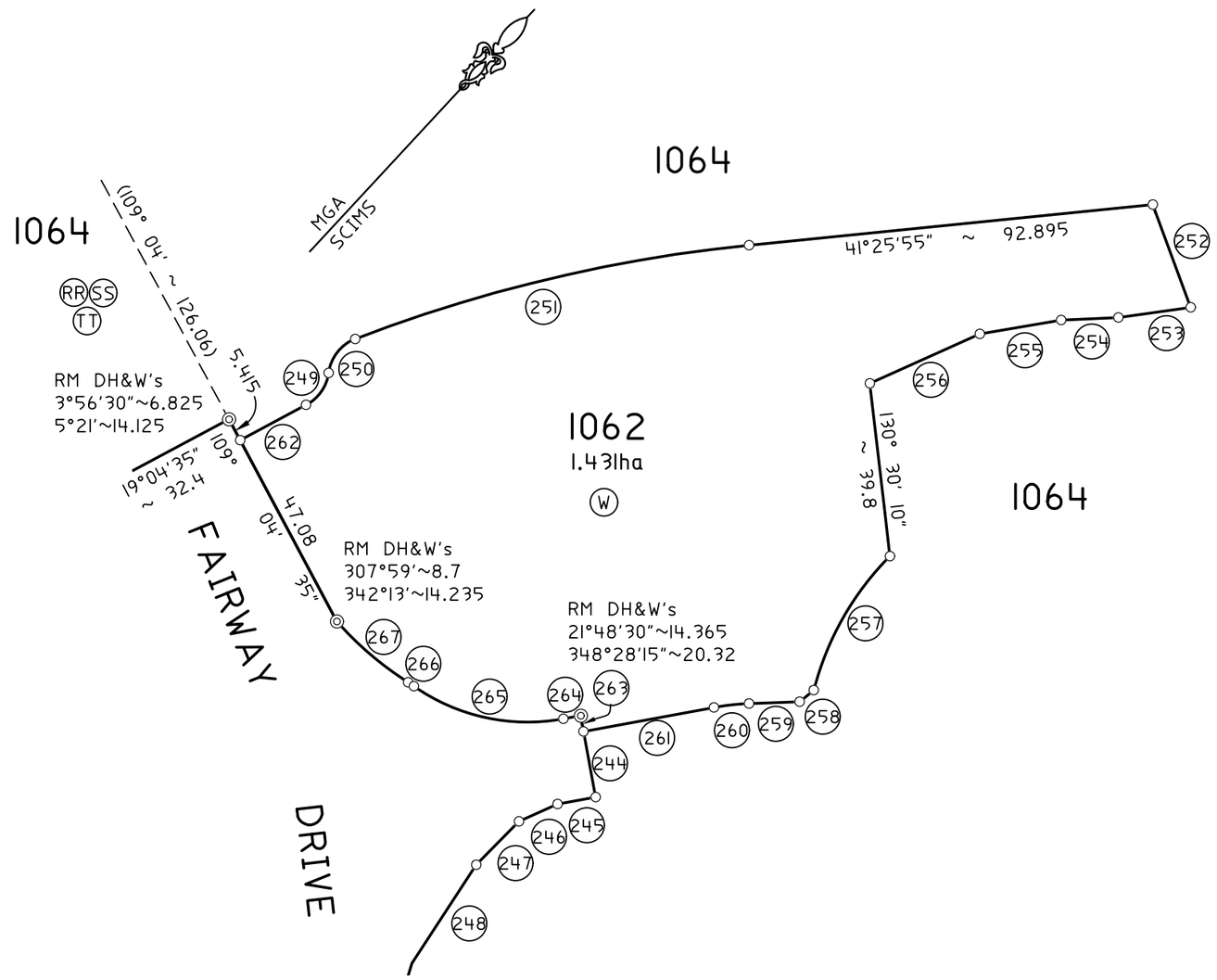


DIAGRAM 'B'
SCALE 1:1250

(A) EASEMENT TO DRAIN WATER 1.5 WIDE
(B) EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE
(C) EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE
(E) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
(F) RESTRICTION ON THE USE OF LAND (NO.14)
(G) RESTRICTION ON THE USE OF LAND (NO.15)
(W) EASEMENT TO DRAIN WATER (WHOLE OF LOT)
(RR) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (NO.26)
(SS) EASEMENT FOR SERVICES VARIABLE WIDTH
(TT) RIGHT OF ACCESS VARIABLE WIDTH

SCHEDULE OF LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS	No.	BEARING	DIST.	ARC	RADIUS
70	320°34'45"	15.115	15.115	392.2	265	59°28'45"	35.005	35.94	45.3
71	322°46'55"	15.055	15.055	392.2	266	80°52'40"	1.425	-	-
197	206°48'35"	20.98	21.095	57.5	267	87°38'55"	21.46	21.535	75.3
198	16°17'55"	0.895	-	-	268	322°13'05"	2.71	2.71	392.2
244	126°44'55"	15.3	-	-	269	321°51'05"	2.305	2.305	392.2
245	216°44'55"	8.855	-	-	270	321°28'55"	2.755	2.755	392.2
246	203°02'55"	9.705	-	-	271	321°06'45"	2.305	2.305	392.2
247	181°43'10"	13.94	-	-	272	320°44'45"	2.705	2.705	392.2
248	170°19'50"	26.905	-	-	273	2°55'10"	7.07	7.855	5
249	352°22'00"	8.99	9.325	10	274	2°55'10"	3.255	3.615	2.3
250	355°15'10"	9.88	10.33	10	275	272°55'10"	3.255	3.615	2.3
251	33°46'40"	92.735	93.01	348.15	276	272°55'10"	7.07	7.855	5
252	116°54'50"	25.055	-	-	277	151°17'55"	7.07	7.855	5
253	219°08'35"	16.69	-	-	278	151°17'55"	3.255	3.615	2.3
254	224°35'25"	13.17	-	-	279	197°13'20"	1.855	1.855	57.5
255	217°28'40"	18.89	-	-	280	199°17'35"	2.305	2.305	57.5
256	22°52'05"	27.59	-	-	281	201°47'30"	2.715	2.715	57.5
257	167°21'55"	33.975	34.35	67	282	241°17'55"	3.255	3.615	2.3
258	187°59'45"	6.385	-	-	283	241°17'55"	7.07	7.855	5
259	225°01'00"	10.25	-	-	284	227°42'25"	7.07	7.855	5
260	220°52'55"	8.055	8.065	55.85	285	227°42'25"	3.255	3.615	2.3
261	216°44'55"	30.405	-	-	286	151°09'45"	2.405	2.535	2.3
262	19°04'35"	17.105	-	-	287	143°42'55"	6.29	6.805	5
263	126°44'55"	3.7	-	-	288	98°42'55"	1.045	1.05	5
264	36°44'55"	4.045	-	-	289	106°09'45"	1.07	1.08	2.3

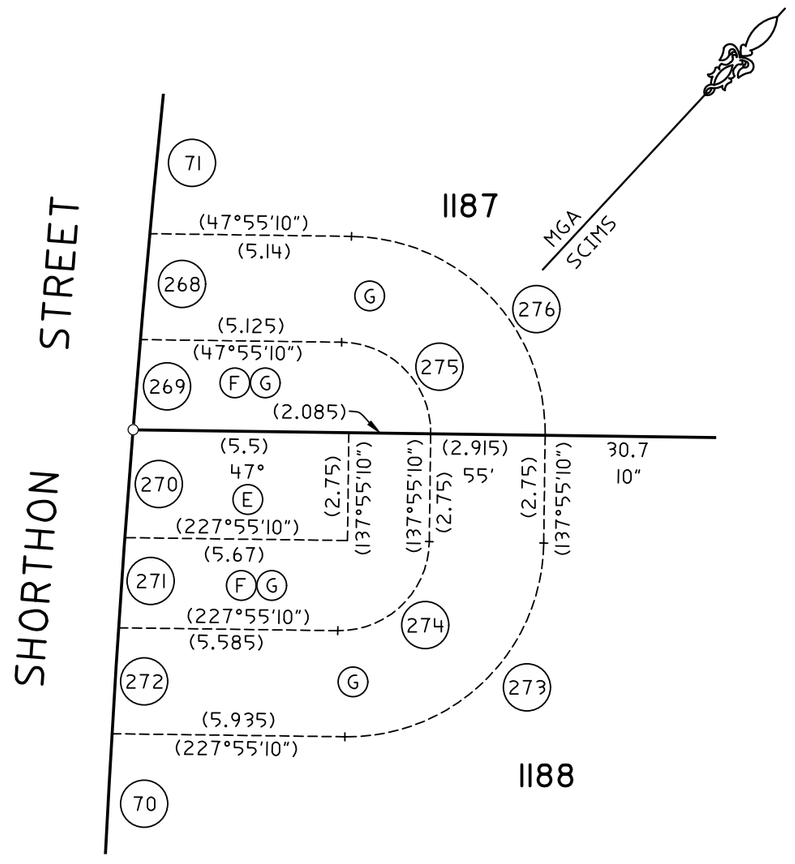


DIAGRAM 'C'
SCALE 1:150

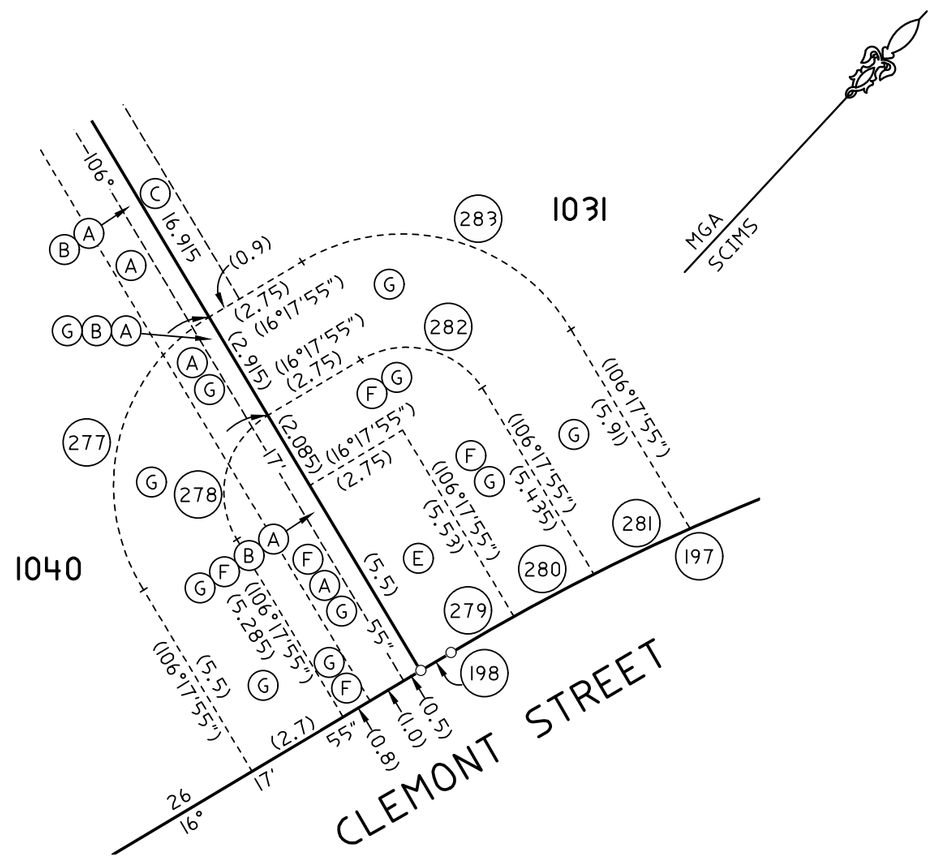


DIAGRAM 'D'
SCALE 1:150

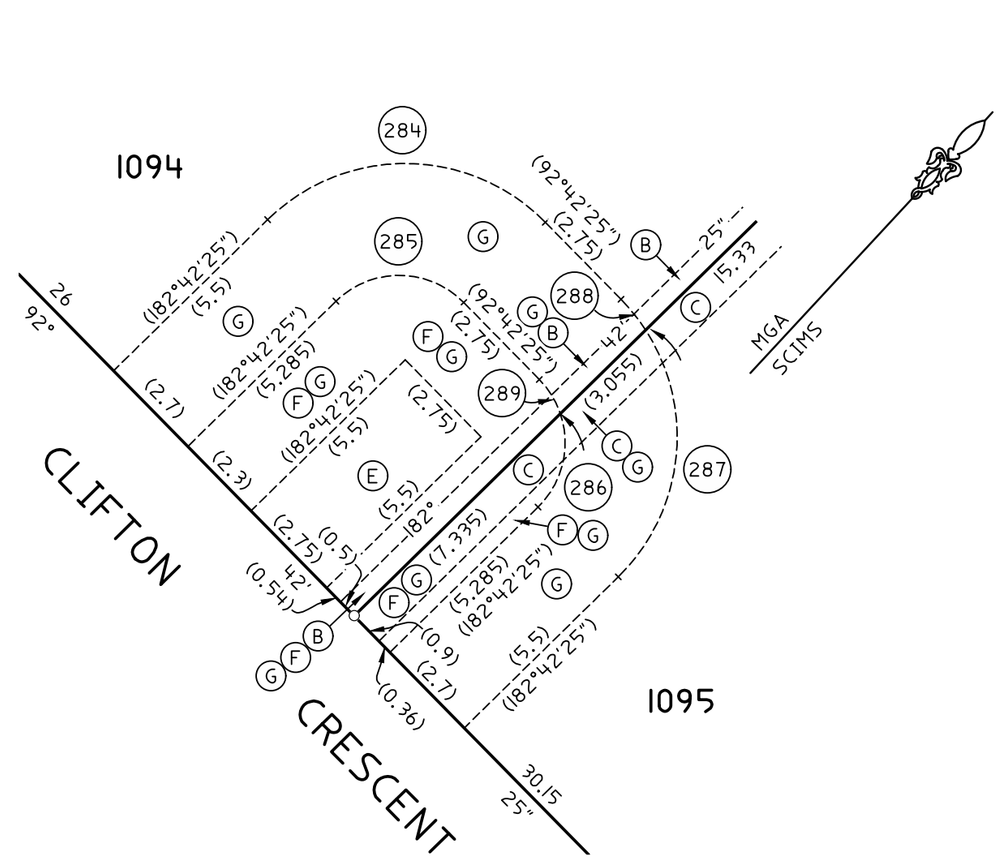


DIAGRAM 'E'
SCALE 1:200

SURVEYOR Name: WARREN RAYMOND SAUNDERS Date: 18/04/2024 Reference: 322017.01A.DP .	PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737	LGA: WOLLONDILLY Locality: WILTON Reduction Ratio: 1: 1250 Lengths are in metres.	REGISTERED 17/05/2024	DP1289197

Req:R429127 /Doc:DP 1289197 P /Rev:17-May-2024 /NSW LRS /Prt:18-May-2024 04:00 /Seq:7 of 22
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(A) EASEMENT TO DRAIN WATER 1.5 WIDE
(B) EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE
(C) EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE
(L) EASEMENT TO DRAIN WATER 1.5 WIDE AND VARIABLE WIDTH
(P) POSITIVE COVENANT (BUILDING ENVELOPE)(SITE)(NO.9)
(Q) EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9 WIDE
(JJ) RIGHT OF WAY 20 WIDE (V370409)

NOTES

1) THIS SHEET IS FOR THE DEFINITION OF (P) POSITIVE COVENANT AFFECTING THE LOTS.
2) THE EXTENTS OF THE POSITIVE COVENANT (P) ARE PARALLEL AND/OR PERPENDICULAR TO THE ADJOINING BOUNDARY.

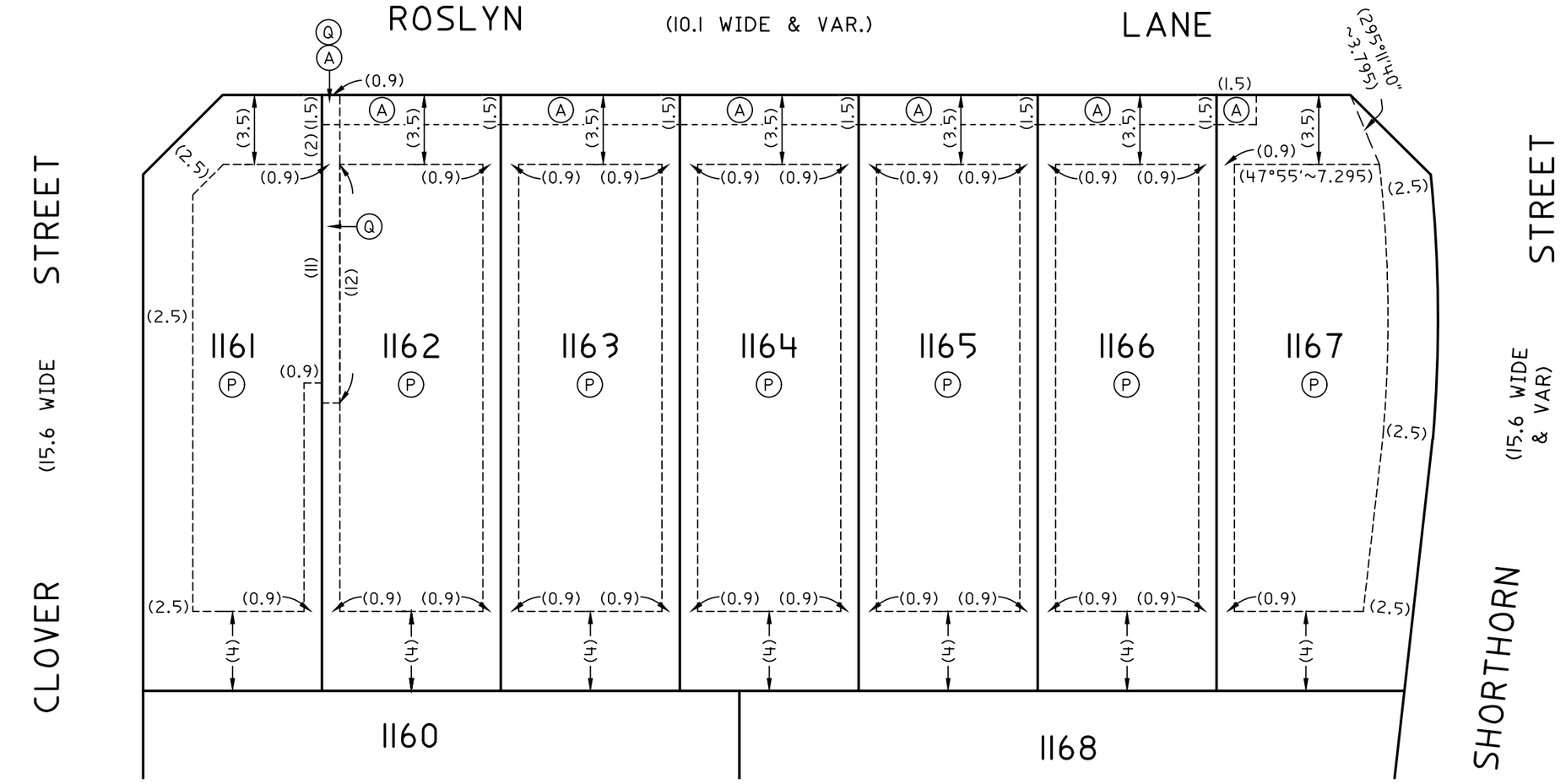


DIAGRAM 'K'
SCALE 1:250

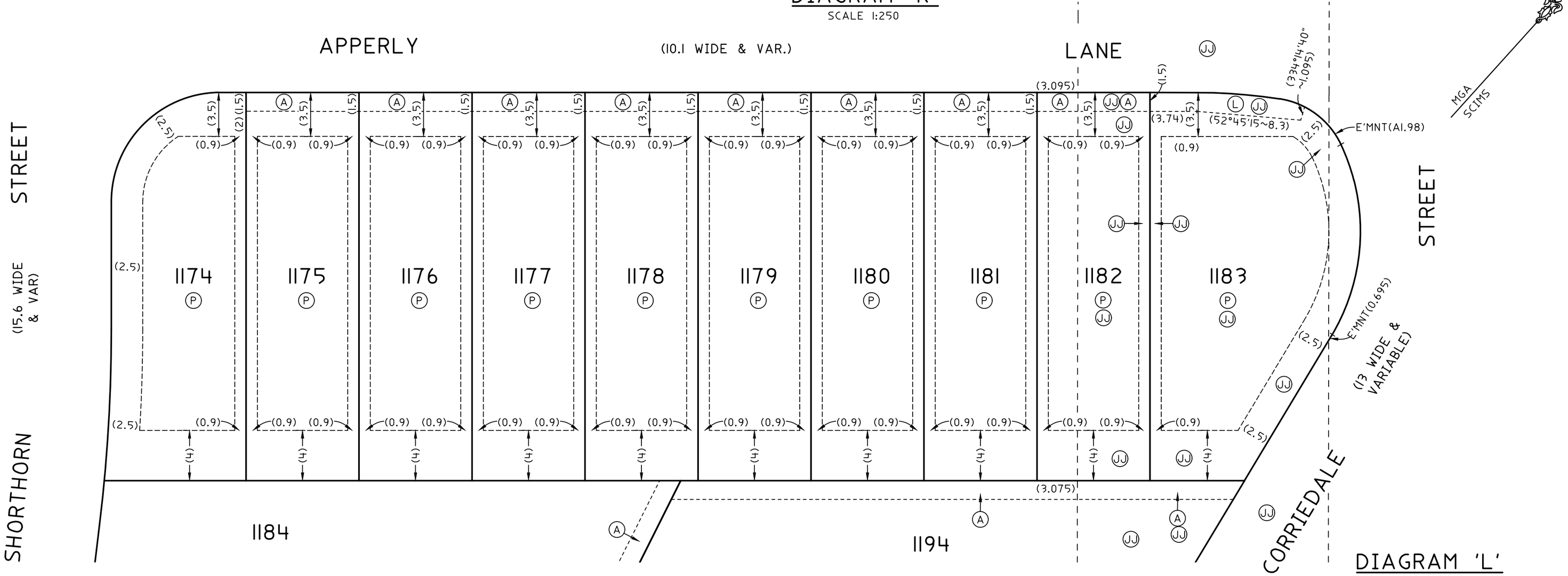


DIAGRAM 'L'
SCALE 1:250

SURVEYOR Name: WARREN RAYMOND SAUNDERS Date: 18/04/2024 Reference: 322017.01A.DP	PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737	LGA: WOLLONDILLY Locality: WILTON Reduction Ratio: 1: 250 Lengths are in metres.	REGISTERED 17/05/2024	DP1289197

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DIAGRAM 'N'
SCALE 1:1000

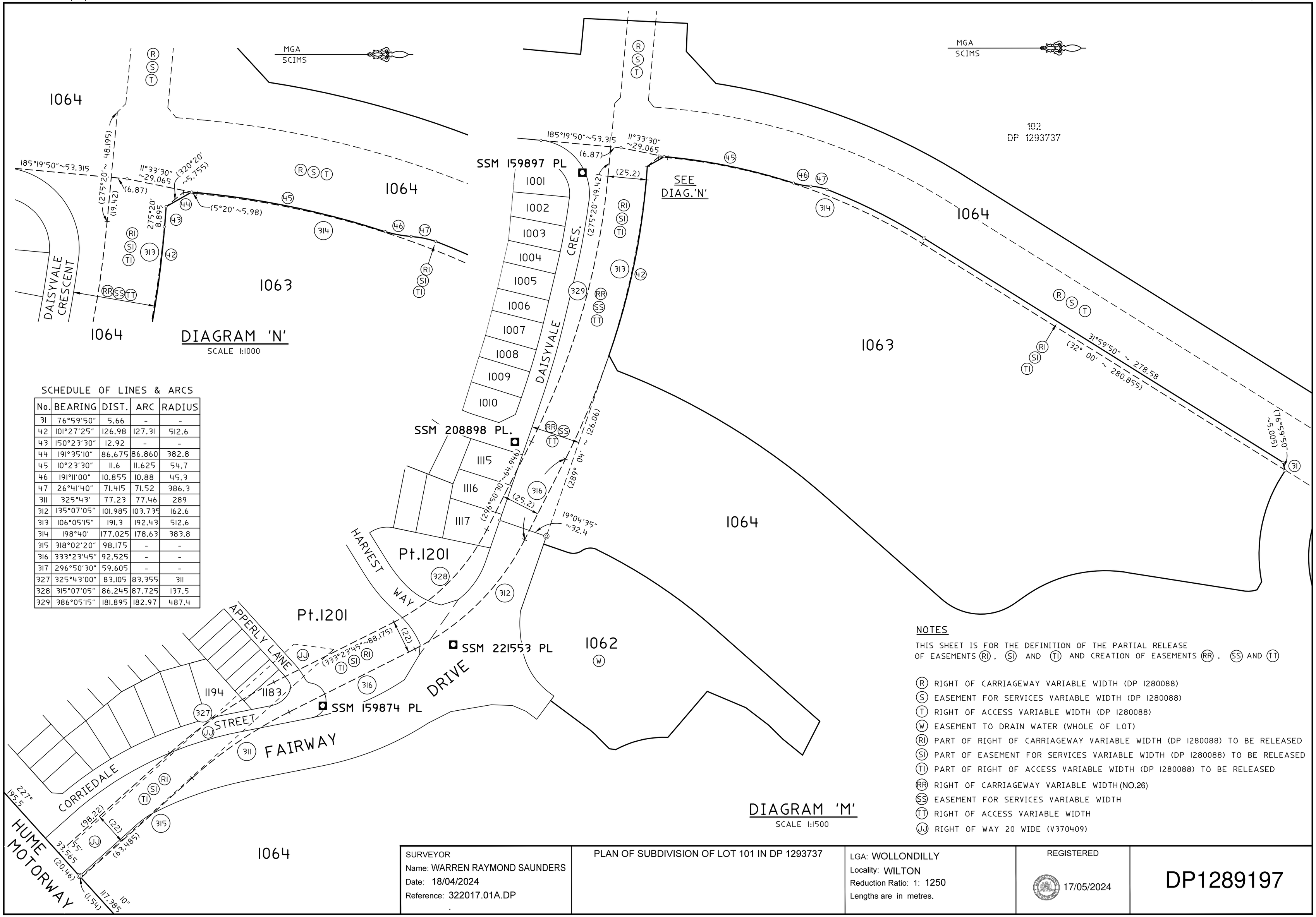


DIAGRAM 'M'
SCALE 1:1500

SCHEDULE OF LINES & ARCS

No.	BEARING	DIST.	ARC	RADIUS
31	76°59'50"	5.66	-	-
42	101°27'25"	126.98	127.31	512.6
43	150°23'30"	12.92	-	-
44	191°35'10"	86.675	86.860	382.8
45	10°23'30"	11.6	11.625	54.7
46	191°11'00"	10.855	10.88	45.3
47	26°41'40"	71.415	71.52	386.3
311	325°43'	77.23	77.46	289
312	135°07'05"	101.985	103.735	162.6
313	106°05'15"	191.3	192.43	512.6
314	198°40'	177.025	178.63	383.8
315	318°02'20"	98.175	-	-
316	333°23'45"	92.525	-	-
317	296°50'30"	59.605	-	-
327	325°43'00"	83.105	83.355	311
328	315°07'05"	86.245	87.725	137.5
329	386°05'15"	181.895	182.97	487.4

NOTES

THIS SHEET IS FOR THE DEFINITION OF THE PARTIAL RELEASE OF EASEMENTS (RI), (SI) AND (TI) AND CREATION OF EASEMENTS (RR), (SS) AND (TT)

(R) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 1280088)
(S) EASEMENT FOR SERVICES VARIABLE WIDTH (DP 1280088)
(T) RIGHT OF ACCESS VARIABLE WIDTH (DP 1280088)
(W) EASEMENT TO DRAIN WATER (WHOLE OF LOT)
(RI) PART OF RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 1280088) TO BE RELEASED
(SI) PART OF EASEMENT FOR SERVICES VARIABLE WIDTH (DP 1280088) TO BE RELEASED
(TI) PART OF RIGHT OF ACCESS VARIABLE WIDTH (DP 1280088) TO BE RELEASED
(RR) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (NO.26)
(SS) EASEMENT FOR SERVICES VARIABLE WIDTH
(TT) RIGHT OF ACCESS VARIABLE WIDTH
(JJ) RIGHT OF WAY 20 WIDE (V370409)

SURVEYOR	PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737	LGA: WOLLONDILLY	REGISTERED	DP1289197
Name: WARREN RAYMOND SAUNDERS Date: 18/04/2024 Reference: 322017.01A.DP		Locality: WILTON Reduction Ratio: 1: 1250 Lengths are in metres.	17/05/2024	

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PLAN FORM 6 (2019) **WARNING: Creasing or folding will lead to rejection**

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 17/05/2024

Title System: TORRENS

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DP1289197

PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

LGA: WOLLONDILLY

Locality: WILTON

Parish: WILTON

County: CAMDEN

Survey Certificate

I, WARREN RAYMOND SAUNDERS

of PREMISE AUSTRALIA PTY LTD SUITE 301 LEVEL 3 351 ORAN PARK PODIUM, ORAN PARK DRIVE – ORAN PARK NSW 2570

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

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

*(b) The land shown in the plan excluding Part of Lot 1064 was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on 18th April 2024. The part not surveyed was compiled in accordance with that Regulation.

~~*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.~~

Datum Line: 'X' – 'Y'

Type: *Urban/~~*Rural~~

The terrain is *Level-Undulating / ~~*Steep-Mountainous~~.

Signature: WRSaunders Dated: 22/04/24

Surveyor Identification No: 186 ELECTRONIC SIGNATURE
Surveyor registered under AFFIXED BY ME DATED 22/04/24
the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

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

~~Crown Lands NSW/Western Lands Office Approval~~

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

~~Signature: .....~~

~~Date: .....~~

~~File Number: .....~~

~~Office: —~~

Subdivision Certificate

I, Aimee Lee

*Authorised Person/~~*General Manager~~/~~*Accredited Certifier~~, certify that the provisions of s.6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: Aimee Lee Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 5:00pm

Accreditation number: —

Consent Authority: WOLLONDILLY SHIRE COUNCIL

Date of endorsement: 10 May 2024

Subdivision Certificate number: SC/2019/617/1

File number: DD010.2019.00000617.001

*Strike through if inapplicable.

Plans used in the preparation of survey/compilation.

DP 1280088 DP 1293737

DP 629828

DP 702024

DP 1215383

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

SEE SHEET TWO FOR DEDICATIONS

Surveyor's Reference: 322017.01A.DP

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

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 13 sheet(s)

Registered: 17/05/2024 Office Use Only

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DP1289197

PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

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

IT IS INTENDED TO DEDICATE FAIRWAY DRIVE (VARIABLE WIDTH), CORRIEDALE STREET (13 WIDE, 23.1 WIDE & VAR.) & APPERLY LANE (10.1 WIDE & VAR.) SUBJECT TO THE RIGHT OF WAY 20 WIDE (VIDE DEALING V370409), HARVEST WAY (17.2 WIDE & VAR.), RYE STREET (24 WIDE), CLOVER STREET (15.6 WIDE & VAR.), SHORTHORN STREET (15.6 WIDE & VAR.), ROSLYN LANE (10.1 WIDE & VAR.), CATTLE LANE (12.4 WIDE & VAR.), CLIFTON CRESCENT (13 WIDE, 15.6 WIDE & VAR.), MELROSE STREET (15.6 WIDE), CLEMONT STREET (15.6 WIDE & VAR.), DAISYVALE CRESCENT (13 WIDE, 15.6 WIDE & VAR.), CROP CRESCENT (12.5 WIDE & 15.6 WIDE) AND BELMONT STREET (23.1 WIDE) TO THE PUBLIC AS PUBLIC ROAD.

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

CREATE:-

1. RESTRICTION ON THE USE OF LAND
2. EASEMENT TO DRAIN WATER (W) (WHOLE OF LOT)
3. EASEMENT TO DRAIN WATER 1.5 WIDE (A)
4. EASEMENT FOR SUPPORT AND MAINTENANCE 0.5 WIDE (B)
5. EASEMENT FOR ACCESS, MAINTENANCE AND REPAIRS 0.9 WIDE (C)
6. RESTRICTION ON THE USE OF LAND
7. POSITIVE COVENANT
8. RESTRICTION ON THE USE OF LAND
9. POSITIVE COVENANT (P)
10. RIGHT OF CARRIAGEWAY 6 WIDE (M)
11. RESTRICTION ON THE USE OF LAND
12. RESTRICTION ON THE USE OF LAND
13. EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (E)
14. RESTRICTION ON THE USE OF LAND (F)
15. RESTRICTION ON THE USE OF LAND (G)
16. RESTRICTION ON THE USE OF LAND
17. RESTRICTION ON THE USE OF LAND
18. RESTRICTION ON THE USE OF LAND
19. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (H)
20. RESTRICTION ON THE USE OF LAND
21. EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9 WIDE (Q)
22. POSITIVE COVENANT
23. EASEMENT TO DRAIN WATER 1.5 WIDE AND VARIABLE WIDTH (L)
24. EASEMENT TO DRAIN WATER 2 WIDE (K)
25. RESTRICTION ON THE USE OF LAND
26. RIGHT OF CARRIAGEWAY VARIABLE WIDTH (RR)
27. EASEMENT FOR SERVICES VARIABLE WIDTH (SS)
28. RIGHT OF ACCESS VARIABLE WIDTH (TT)
29. EASEMENT FOR SERVICES 6 WIDE (J)
30. RESTRICTION ON THE USE OF LAND

CONTINUED SHEET 3

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.01A.DP

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 13 sheet(s)

Registered: 17/05/2024 Office Use Only

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PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

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

RELEASE:-

1. PART OF RIGHT OF CARRIAGEWAY VARIABLE WIDTH CREATED IN DP 1280088 (R1)
2. PART OF EASEMENT FOR SERVICES VARIABLE WIDTH CREATED IN DP 1280088 (S1)
3. PART OF RIGHT OF ACCESS VARIABLE WIDTH CREATED IN DP 1280088 (T1)

SCHEDULE OF ADDRESSES

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1000	ADDRESS	NOT	AVAILABLE	WILTON
1001	24	DAISYVALE	CRESCENT	WILTON
1002	26	DAISYVALE	CRESCENT	WILTON
1003	28	DAISYVALE	CRESCENT	WILTON
1004	30	DAISYVALE	CRESCENT	WILTON
1005	32	DAISYVALE	CRESCENT	WILTON
1006	34	DAISYVALE	CRESCENT	WILTON
1007	36	DAISYVALE	CRESCENT	WILTON
1008	38	DAISYVALE	CRESCENT	WILTON
1009	40	DAISYVALE	CRESCENT	WILTON
1010	7	CLEMONT	STREET	WILTON
1011	5	CLEMONT	STREET	WILTON
1012	4	DAISYVALE	CRESCENT	WILTON
1013	6	DAISYVALE	CRESCENT	WILTON
1014	8	DAISYVALE	CRESCENT	WILTON
1015	10	DAISYVALE	CRESCENT	WILTON
1016	12	DAISYVALE	CRESCENT	WILTON
1017	14	DAISYVALE	CRESCENT	WILTON
1018	16	DAISYVALE	CRESCENT	WILTON
1019	18	DAISYVALE	CRESCENT	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.01A.DP

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 4 of 13 sheet(s)

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PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

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

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1020	20	DAISYVALE	CRESCENT	WILTON
1021	22	DAISYVALE	CRESCENT	WILTON
1022	19	DAISYVALE	CRESCENT	WILTON
1023	17	DAISYVALE	CRESCENT	WILTON
1024	15	DAISYVALE	CRESCENT	WILTON
1025	13	DAISYVALE	CRESCENT	WILTON
1026	11	DAISYVALE	CRESCENT	WILTON
1027	9	DAISYVALE	CRESCENT	WILTON
1028	7	DAISYVALE	CRESCENT	WILTON
1029	5	DAISYVALE	CRESCENT	WILTON
1030	3	DAISYVALE	CRESCENT	WILTON
1031	1	DAISYVALE	CRESCENT	WILTON
1032	27	CLIFTON	CRESCENT	WILTON
1033	29	CLIFTON	CRESCENT	WILTON
1034	31	CLIFTON	CRESCENT	WILTON
1035	33	CLIFTON	CRESCENT	WILTON
1036	35	CLIFTON	CRESCENT	WILTON
1037	37	CLIFTON	CRESCENT	WILTON
1038	39	CLIFTON	CRESCENT	WILTON
1039	41	CLIFTON	CRESCENT	WILTON
1040	43	CLIFTON	CRESCENT	WILTON
1041	36	CLIFTON	CRESCENT	WILTON
1042	34	CLIFTON	CRESCENT	WILTON
1043	32	CLIFTON	CRESCENT	WILTON

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 5 of 13 sheet(s)

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PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

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

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1044	30	CLIFTON	CRESCENT	WILTON
1045	28	CLIFTON	CRESCENT	WILTON
1046	26	CLIFTON	CRESCENT	WILTON
1047	24	CLIFTON	CRESCENT	WILTON
1048	22	CLIFTON	CRESCENT	WILTON
1049	20	CLIFTON	CRESCENT	WILTON
1050	18	CLIFTON	CRESCENT	WILTON
1051	16	CLIFTON	CRESCENT	WILTON
1052	14	CLIFTON	CRESCENT	WILTON
1053	12	CLIFTON	CRESCENT	WILTON
1054	10	CLIFTON	CRESCENT	WILTON
1055	8	CLIFTON	CRESCENT	WILTON
1056	36	CROP	CRESCENT	WILTON
1057	34	CROP	CRESCENT	WILTON
1058	4	CROP	CRESCENT	WILTON
1059	2	CROP	CRESCENT	WILTON
1060	3	CROP	CRESCENT	WILTON
1061	1	CROP	CRESCENT	WILTON
1062	180	FAIRWAY	DRIVE	WILTON
1063	200	FAIRWAY	DRIVE	WILTON
1064	190	FAIRWAY	DRIVE	WILTON
1065	1	MELROSE	STREET	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.01A.DP

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 6 of 13 sheet(s)

Registered: 17/05/2024 Office Use Only

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PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

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

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1066	3	MELROSE	STREET	WILTON
1067	5	MELROSE	STREET	WILTON
1068	7	MELROSE	STREET	WILTON
1069	9	MELROSE	STREET	WILTON
1070	11	MELROSE	STREET	WILTON
1071	13	MELROSE	STREET	WILTON
1072	15	MELROSE	STREET	WILTON
1073	17	MELROSE	STREET	WILTON
1074	19	MELROSE	STREET	WILTON
1075	21	MELROSE	STREET	WILTON
1076	23	MELROSE	STREET	WILTON
1077	25	MELROSE	STREET	WILTON
1078	27	MELROSE	STREET	WILTON
1079	29	MELROSE	STREET	WILTON
1080	31	MELROSE	STREET	WILTON
1081	40	CLIFTON	CRESCENT	WILTON
1082	26	MELROSE	STREET	WILTON
1083	24	MELROSE	STREET	WILTON
1084	22	MELROSE	STREET	WILTON
1085	20	MELROSE	STREET	WILTON
1086	18	MELROSE	STREET	WILTON
1087	16	MELROSE	STREET	WILTON
1088	14	MELROSE	STREET	WILTON

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Surveyor's Reference: 322017.01A.DP

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 7 of 13 sheet(s)

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DP1289197

PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
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SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1089	12	MELROSE	STREET	WILTON
1090	10	MELROSE	STREET	WILTON
1091	8	MELROSE	STREET	WILTON
1092	6	MELROSE	STREET	WILTON
1093	4	MELROSE	STREET	WILTON
1094	2	MELROSE	STREET	WILTON
1095	2	CLIFTON	CRESCENT	WILTON
1096	36	HARVEST	WAY	WILTON
1097	34	HARVEST	WAY	WILTON
1098	32	HARVEST	WAY	WILTON
1099	30	HARVEST	WAY	WILTON
1100	28	HARVEST	WAY	WILTON
1101	26	HARVEST	WAY	WILTON
1102	24	HARVEST	WAY	WILTON
1103	22	HARVEST	WAY	WILTON
1104	20	HARVEST	WAY	WILTON
1105	46	CLIFTON	CRESCENT	WILTON
1106	44	CLIFTON	CRESCENT	WILTON
1107	42	CLIFTON	CRESCENT	WILTON
1108	45	CLIFTON	CRESCENT	WILTON
1109	4	CLEMONT	STREET	WILTON
1110	6	CLEMONT	STREET	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.01A.DP

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 8 of 13 sheet(s)

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PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

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- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1111	8	CLEMONT	STREET	WILTON
1112	10	CLEMONT	STREET	WILTON
1113	12	CLEMONT	STREET	WILTON
1114	14	CLEMONT	STREET	WILTON
1115	16	CLEMONT	STREET	WILTON
1116	18	CLEMONT	STREET	WILTON
1117	20	CLEMONT	STREET	WILTON
1118	4	HARVEST	WAY	WILTON
1119	6	HARVEST	WAY	WILTON
1120	8	HARVEST	WAY	WILTON
1121	10	HARVEST	WAY	WILTON
1122	12	HARVEST	WAY	WILTON
1123	14	HARVEST	WAY	WILTON
1124	47	CLIFTON	CRESCENT	WILTON
1125	11	CATTLE	LANE	WILTON
1126	13	HARVEST	WAY	WILTON
1127	15	HARVEST	WAY	WILTON
1128	17	HARVEST	WAY	WILTON
1129	19	HARVEST	WAY	WILTON
1130	21	HARVEST	WAY	WILTON
1131	3	RYE	STREET	WILTON
1132	1	CATTLE	LANE	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.01A.DP

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 9 of 13 sheet(s)

Registered: 17/05/2024 Office Use Only

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DP1289197

PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

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

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1133	3	CATTLE	LANE	WILTON
1134	5	CATTLE	LANE	WILTON
1135	7	CATTLE	LANE	WILTON
1136	9	CATTLE	LANE	WILTON
1137	27	HARVEST	WAY	WILTON
1138	25	HARVEST	WAY	WILTON
1139	23	HARVEST	WAY	WILTON
1140	4	RYE	STREET	WILTON
1141	6	RYE	STREET	WILTON
1142	2	CLOVER	STREET	WILTON
1143	4	CLOVER	STREET	WILTON
1144	6	CLOVER	STREET	WILTON
1145	8	CLOVER	STREET	WILTON
1146	10	CLOVER	STREET	WILTON
1147	12	CLOVER	STREET	WILTON
1148	14	CLOVER	STREET	WILTON
1149	4	BELMONT	STREET	WILTON
1150	2	BELMONT	STREET	WILTON
1151	1	CORRIEDALE	STREET	WILTON
1152	3	CORRIEDALE	STREET	WILTON
1153	5	CORRIEDALE	STREET	WILTON
1154	7	CORRIEDALE	STREET	WILTON

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.01A.DP

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 10 of 13 sheet(s)

Registered: 17/05/2024 Office Use Only

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DP1289197

PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

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

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1155	13	CLOVER	STREET	WILTON
1156	11	CLOVER	STREET	WILTON
1157	9	CLOVER	STREET	WILTON
1158	7	CLOVER	STREET	WILTON
1159	5	CLOVER	STREET	WILTON
1160	3	CLOVER	STREET	WILTON
1161	13	ROSLYN	LANE	WILTON
1162	11	ROSLYN	LANE	WILTON
1163	9	ROSLYN	LANE	WILTON
1164	7	ROSLYN	LANE	WILTON
1165	5	ROSLYN	LANE	WILTON
1166	3	ROSLYN	LANE	WILTON
1167	1	ROSLYN	LANE	WILTON
1168	13	SHORTHORN	STREET	WILTON
1169	11	SHORTHORN	STREET	WILTON
1170	9	SHORTHORN	STREET	WILTON
1171	7	SHORTHORN	STREET	WILTON
1172	5	SHORTHORN	STREET	WILTON
1173	3	SHORTHORN	STREET	WILTON
1174	19	APPERLY	LANE	WILTON
1175	17	APPERLY	LANE	WILTON
1176	15	APPERLY	LANE	WILTON
1177	13	APPERLY	LANE	WILTON

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Surveyor's Reference: 322017.01A.DP

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 11 of 13 sheet(s)

Registered: 17/05/2024 Office Use Only

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DP1289197

PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

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

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1178	11	APPERLY	LANE	WILTON
1179	9	APPERLY	LANE	WILTON
1180	7	APPERLY	LANE	WILTON
1181	5	APPERLY	LANE	WILTON
1182	3	APPERLY	LANE	WILTON
1183	1	APPERLY	LANE	WILTON
1184	16	SHORTHORN	STREET	WILTON
1185	14	SHORTHORN	STREET	WILTON
1186	12	SHORTHORN	STREET	WILTON
1187	10	SHORTHORN	STREET	WILTON
1188	8	SHORTHORN	STREET	WILTON
1189	6	SHORTHORN	STREET	WILTON
1190	4	SHORTHORN	STREET	WILTON
1191	9	CORRIEDALE	STREET	WILTON
1192	11	CORRIEDALE	STREET	WILTON
1193	13	CORRIEDALE	STREET	WILTON
1194	27	CORRIEDALE	STREET	WILTON
1195	25	CORRIEDALE	STREET	WILTON
1196	23	CORRIEDALE	STREET	WILTON
1197	21	CORRIEDALE	STREET	WILTON

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Surveyor's Reference: 322017.01A.DP

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 12 of 13 sheet(s)

Registered: 17/05/2024 Office Use Only

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PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

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

SCHEDULE OF ADDRESSES (CONT'D)

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1198	19	CORRIEDALE	STREET	WILTON
1199	17	CORRIEDALE	STREET	WILTON
1200	15	CORRIEDALE	STREET	WILTON
1201	2	HARVEST	STREET	WILTON

Signed, sealed and delivered for and on behalf of **Landcom** by its attorneys jointly under power of attorney Book 4808 No 586 dated 2 February 2023. By signing this document, each attorney certifies that they have no notice of revocation of such powers and authorities.

Signature of Attorney 1

DocuSigned by:
Sylvia Kuzmiczenko
A652E130FDCC449...
Signature of attorney

Sylvia Kuzmiczenko
Name of attorney (print)

Senior Solicitor
Position of attorney (print)

I confirm that I witnessed the signatory placing its signature on this document over the audio visual link in accordance with section 14G of the *Electronic Transactions Act 2000 (NSW)*

DocuSigned by:
Belinda Lambert
2CE8D842ED8645E...
Signature of witness

Belinda Lambert
Name of witness (print)

60 Station Street, Parramatta
Address of witness (print)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.01A.DP

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PLAN FORM 6A (2019) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 13 of 13 sheet(s)

Registered: 17/05/2024 Office Use Only

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DP1289197

PLAN OF SUBDIVISION OF LOT 101 IN DP 1293737

Subdivision Certificate number: SC/2019/617/1

Date of Endorsement: 10 May 2024

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

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

Signed, sealed and delivered for and on behalf of **Landcom** by its attorneys jointly under power of attorney Book 4808 No 586 dated 2 February 2023. By signing this document, each attorney certifies that they have no notice of revocation of such powers and authorities.

Signature of Attorney 2

I confirm that I witnessed the signatory placing its signature on this document over the audio visual link in accordance with section 14G of the *Electronic Transactions Act 2000 (NSW)*

DocuSigned by: Akira Sim E30034ED01BD41F...
Signature of attorney

← DocuSigned by: Belinda Lambert 2CE8D842ED8645E...
Signature of witness

Akira Sim
Name of attorney (print)

← Belinda Lambert
Name of witness (print)

Solicitor
Position of attorney (print)

← 60 Station Street, Parramatta
Address of witness (print)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 322017.01A.DP

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

Full name and address of the owners of the land

Landcom
ABN 79 268 260 688
14/60 Station Street East
PARRAMATTA NSW 2150

Part 1 (Creation)

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
1	Restriction on the Use of Land	Lots 1001 to 1045 incl., 1057 to 1061 incl., 1079, 1080, 1092 to 1098 incl., 1108 to 1125 incl.,1129, 1131 to 1164 incl., 1171 to 1174 incl., 1179 to 1183 incl. 1189 to 1193 incl. and 1197 to 1200 incl.	Wollondilly Shire Council
2	Easement to Drain Water (Whole of Lot) (W)	Lot 1062	Wollondilly Shire Council
3	Easement to Drain Water 1.5 wide (A)	Lot 1000	Lots 1137 & 1138
		Lot 1012	Lots 1013 to 1016 incl.
		Lot 1013	Lots 1014 to 1016 incl.
		Lot 1014	Lots 1015 & 1016
		Lot 1015	Lot 1016
		Lot 1016	Lots 1017 to 1020 incl.
		Lot 1017	Lots 1018 to 1020 incl.
		Lot 1018	Lots 1019 & 1020
		Lot 1019	Lot 1020
		Lot 1033	Lot 1032
		Lot 1034	Lots 1032 & 1033
		Lot 1035	Lots 1032 to 1034 incl.
		Lot 1036	Lots 1032 to 1035 incl.

Aimee Lee Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

Digitally signed by Natasha Issac
Date: 2024.03.20 09:41:49 +11'00'

DS SK

DS AS

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
3 (cont'd)	Easement to Drain Water 1.5 wide (A) (cont'd)	Lot 1037	Lots 1032 to 1036 incl.
		Lot 1038	Lots 1032 to 1037 incl.
		Lot 1039	Lots 1032 to 1038 incl.
		Lot 1040	Lots 1032 to 1039 incl.
		Lot 1041	Lots 1042 to 1045 incl.
		Lot 1042	Lots 1043 to 1045 incl.
		Lot 1043	Lots 1044 & 1045
		Lot 1044	Lot 1045
		Lot 1046	Lots 1047 to 1054 incl.
		Lot 1047	Lots 1048 to 1054 incl.
		Lot 1048	Lots 1049 to 1054 incl.
		Lot 1049	Lots 1050 to 1054 incl.
		Lot 1050	Lots 1051 to 1054 incl.
		Lot 1051	Lots 1052 to 1054 incl.
		Lot 1052	Lots 1053 & 1054
		Lot 1053	Lot 1054
		Lot 1056	Lot 1057 & Pt Lot 1000 designated 'N'
		Lot 1057	Pt Lot 1000 designated 'N'
		Lot 1060	Pt Lot 1000 designated 'U'
		Lot 1061	Lot 1060 & Pt Lot 1000 designated 'U'
		Lot 1083	Lot 1082 & Lots 1084 to 1086 incl.
		Lot 1084	Lots 1085 & 1086
		Lot 1085	Lot 1086
		Lot 1087	Lots 1088 to 1093 incl.
		Lot 1088	Lots 1089 to 1093 incl.
		Lot 1089	Lots 1090 to 1093 incl.

Aimee Lee Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

Digitally signed by Natasha Issac
Date: 2024.03.20 09:41:40 +11'00'

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
3 (cont'd)	Easement to Drain Water 1.5 wide (A) (cont'd)	Lot 1090	Lots 1091 to 1093 incl.
		Lot 1091	Lots 1092 & 1093
		Lot 1092	Lot 1093
		Lot 1103	Lots 1082 to 1086 incl.
		Lot 1112	Lots 1108 & 1121 to 1124 incl.
		Lot 1113	Lots 1108, 1112 & 1121 to 1124 incl.
		Lot 1114	Lots 1108, 1112, 1113 & 1121 to 1124 incl.
		Lot 1116	Lots 1108, 1112 to 1114 incl. & 1121 to 1124
		Lot 1117	Lots 1108, 1112 to 1114 incl. 1116, 1118 to 1120 incl. & 1121 to 1124 incl.
		Lot 1118	Lots 1119 & 1120
		Lot 1119	Lot 1120
		Lot 1121	Lot 1108 & 1122 to 1124 incl.
		Lot 1122	Lots 1108, 1123 & 1124
		Lot 1123	Lots 1108 & 1124
		Lot 1124	Lot 1108
		Lot 1128	Lot 1129 to 1131 incl.
		Lot 1129	Lots 1130 & 1131
		Lot 1131	Lot 1130
		Lot 1136	Lots 1126 to 1131 incl.
		Lot 1138	Lot 1137
		Lot 1152	Lots 1155 to 1160 incl.
		Lot 1153	Lots 1152 & 1155 to 1160 incl.

Aimee Lee Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

Digitally signed by Natasha Issac
Date: 2024.03.20 09:41:31 +11'00'

DS SL DS AS

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
3 (cont'd)	Easement to Drain Water 1.5 wide (A) (cont'd)	Lot 1154	Lots 1152, 1153 & 1155 to 1160 incl.
		Lot 1155	Lots 1156 to 1160 incl.
		Lot 1156	Lots 1157 to 1160 incl.
		Lot 1157	Lots 1158 to 1160 incl.
		Lot 1158	Lots 1159 & 1160
		Lot 1159	Lot 1160
		Lot 1162	Lot 1161
		Lot 1163	Lots 1161 & 1162
		Lot 1164	Lots 1161 to 1163 incl.
		Lot 1165	Lots 1161 to 1164 incl.
		Lot 1166	Lots 1161 to 1165 incl.
		Lot 1167	Lots 1161 to 1166 incl.
		Lot 1175	Lot 1174
		Lot 1176	Lots 1174 & 1175
		Lot 1177	Lots 1174 to 1176 incl.
		Lot 1178	Lots 1174 to 1177 incl.
		Lot 1179	Lots 1174 to 1178 incl.
		Lot 1180	Lots 1174 to 1179 incl.
		Lot 1181	Lots 1174 to 1180 incl.
		Lot 1182	Lots 1174 to 1181 incl.
		Lot 1184	Lots 1185 to 1190 incl.
		Lot 1185	Lots 1186 to 1190 incl.
		Lot 1186	Lots 1187 to 1190 incl.
		Lot 1187	Lots 1188 to 1190 incl.
		Lot 1188	Lots 1189 & 1190
		Lot 1189	Lot 1190
		Lot 1192	Lot 1191
		Lot 1193	Lots 1191 & 1192

Aimee Lee Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

Digitally signed by Natasha Issac
Date: 2024.03.20 09:41:04 -11'00'

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
3 (cont'd)	Easement to Drain Water 1.5 wide (A) (cont'd)	Lot 1194 Lot 1200	Lots 1184 to 1190 incl. Lots 1191 to 1193 incl.
4	Easement for Support and Maintenance 0.5 wide (B)	Lot 1000 Lot 1011 Lot 1012 Lot 1013 Lot 1014 Lot 1015 Lot 1016 Lot 1017 Lot 1018 Lot 1019 Lot 1020 Lot 1032 Lot 1033 Lot 1034 Lot 1035 Lot 1036 Lot 1037 Lot 1038 Lot 1039 Lot 1040 Lot 1043 Lot 1044 Lot 1045 Lot 1046 Lot 1047 Lot 1048	Lots 1140 to 1143 incl. Lots 1009 & 1010 Lots 1008 & 1009 Lots 1007 & 1008 Lots 1006 & 1007 Lots 1005 & 1006 Lot 1005 Lot 1004 Lot 1003 Lots 1002 & 1003 Lot 1002 Lots 1022 & 1064 Lot 1023 Lot 1024 Lot 1025 Lot 1026 Lot 1027 Lots 1028 & 1029 Lots 1029 & 1030 Lot 1031 Lot 1078 Lot 1077 Lots 1075 & 1076 Lots 1074 & 1075 Lots 1073 & 1074 Lots 1072 & 1073

Aimee Lee Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

Digitally signed by Natasha Issac Date: 2024.05.20 09:40:55 +11'00'

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
4 (cont'd)	Easement for Support and Maintenance 0.5 wide (B) (cont'd)	Lot 1049	Lots 1071 & 1072
		Lot 1050	Lots 1070 & 1071
		Lot 1051	Lots 1069 & 1070
		Lot 1052	Lots 1068 & 1069
		Lot 1053	Lots 1067 & 1068
		Lot 1054	Lot 1066
		Lot 1055	Lot 1065
		Lot 1056	Lot 1059
		Lot 1057	Lot 1058
		Lot 1060	Lot 1000
		Lot 1061	Lot 1000
		Lot 1083	Lots 1103, 1104 & 1082
		Lot 1084	Lots 1102 & 1103
		Lot 1085	Lot 1102
		Lot 1086	Lots 1101 & 1102
		Lot 1087	Lot 1100 & 1101
		Lot 1088	Lot 1100
		Lot 1089	Lots 1099 & 1100
		Lot 1090	Lots 1098 & 1099
		Lot 1091	Lot 1098
		Lot 1092	Lots 1097 & 1098
		Lot 1093	Lots 1096 & 1097
		Lot 1094	Lots 1095 & 1096
		Lot 1126	Lots 1125, 1135 & 1136
		Lot 1127	Lots 1134 & 1135
		Lot 1128	Lot 1133
		Lot 1129	Lot 1128
		Lot 1133	Lot 1134
		Lot 1134	Lot 1135

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
4 (cont'd)	Easement for Support and Maintenance 0.5 wide (B) (cont'd)	Lot 1138	Lots 1139 & 1140
5	Easement for Access, Maintenance and Repairs 0.9 wide (C)	Lot 1000	Lots 1060 & 1061
		Lot 1002	Lots 1019 & 1020
		Lot 1003	Lots 1018 & 1019
		Lot 1004	Lot 1017
		Lot 1005	Lots 1015 & 1016
		Lot 1006	Lots 1014 & 1015
		Lot 1007	Lots 1013 & 1014
		Lot 1008	Lots 1012 & 1013
		Lot 1009	Lots 1011 & 1012
		Lot 1010	Lot 1011
		Lot 1022	Lots 1032 & 1064
		Lot 1023	Lot 1033
		Lot 1024	Lot 1034
		Lot 1025	Lot 1035
		Lot 1026	Lot 1036
		Lot 1027	Lot 1037
		Lot 1028	Lot 1038
		Lot 1029	Lots 1038 & 1039
		Lot 1030	Lot 1039
		Lot 1031	Lot 1040
		Lot 1058	Lot 1057
		Lot 1059	Lot 1056
		Lot 1065	Lot 1055
		Lot 1066	Lot 1054
		Lot 1067	Lot 1053

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/517/1 Dated 10 May 2024

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5 (cont'd)	Easement for Access, Maintenance and Repairs 0.9 wide (C) (cont'd)	Lot 1068	Lots 1052 & 1053
		Lot 1069	Lots 1051 & 1052
		Lot 1070	Lots 1050 & 1051
		Lot 1071	Lots 1049 & 1050
		Lot 1072	Lots1048 & 1049
		Lot 1073	Lots 1047 & 1048
		Lot 1074	Lots 1046 & 1047
		Lot 1075	Lots 1045 & 1046
		Lot 1076	Lot 1045
		Lot 1077	Lot 1044
		Lot 1078	Lot 1043
		Lot 1082	Lots 1083 & 1104
		Lot 1095	Lot 1094
		Lot 1096	Lots 1093 & 1094
		Lot 1097	Lots 1092 & 1093
		Lot 1098	Lots 1090 to 1092 incl.
		Lot 1099	Lots 1089 & 1090
		Lot 1100	Lots 1087 to 1089 incl.
		Lot 1101	Lots 1086 & 1087
		Lot 1102	Lots 1084 to 1086 inclusive
		Lot 1103	Lots 1083 & 1084
		Lot 1104	Lot 1082 & 1083
		Lot 1125	Lot 1126
		Lot 1128	Lot 1129
		Lot 1133	Lots 1128 & 1129
		Lot 1134	Lots 1128 & 1133
		Lot 1135	Lots 1126,1127 & 1134
		Lot 1136	Lot 1126
		Lot 1139	Lot 1138

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

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5 (cont'd)	Easement for Access, Maintenance and Repairs 0.9 wide (C) (cont'd)	Lot 1140 Lot 1141 Lot 1142 Lot 1143	Lot 1138 & Pt Lot 1000 designated 'Y' Pt Lot 1000 designated 'Y' Pt Lot 1000 designated 'Y' Pt Lot 1000 designated 'Y'
6	Restriction on the Use of Land	Lot 1062	Wollondilly Shire Council
7	Positive Covenant	Lot 1062	Wollondilly Shire Council
8	Restriction on the Use of Land	Lots 1005 to 1010 incl., 1022, 1065 to 1067 incl., 1097 to 1103 incl.,	Wollondilly Shire Council
9	Positive Covenant (P)	Lots 1161 to 1167 incl.,& 1174 to 1183 incl.	Wollondilly Shire Council
10	Right of Carriageway 6 wide (M)	Lot 1115 Lot 1116 Lot 1119 Lot 1120	Lots 1116 & 1117 Lot 1117 Lot 1118 Lots 1118 & 1119
11	Restriction on the Use of Land	Lots 1115 to 1117 incl., 1022 & 1032	Wollondilly Shire Council
12	Restriction on the Use of Land	Lots 1115 to 1120 inclusive	Wollondilly Shire Council
13	Easement for Padmount Substation 2.75 wide (E)	Lots 1031, 1094 & 1188	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
14	Restriction on the Use of Land (F)	Part of Lots 1031, 1040, 1094, 1095,1187 and 1188 designated 'F' on the plan	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
15	Restriction on the Use of Land (G)	Part of Lots 1031, 1040, 1094, 1095,1187 and 1188 designated 'G' on the plan	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

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16	Restriction on the Use of Land	Lots 1001, 1002, 1022, 1032, 1056, 1149 to 1154 incl., 1191 to 1193 incl. and 1199, 1200	Wollondilly Shire Council
17	Restriction on the Use of Land	Lots 1003 to 1010 incl., 1021, 1023, 1033, 1041 to 1055 incl., 1057,1059, 1115 to 1118 incl., 1147, 1148, 1182, 1183 & 1194 to 1198 incl.	Wollondilly Shire Council
18	Restriction on the Use of Land	Lots 1001 to 1010 incl., 1021 to 1023 incl., 1032, 1033, 1115 to 1118 incl., 1041 to 1057 incl., 1146 to 1155 incl., 1173, 1182, 1183 and 1190 to 1200 incl.	Wollondilly Shire Council
19	Right of Carriageway variable width (H)	Lot 1000	Wollondilly Shire Council
20	Restriction on the Use of Land	Lot 1115 and Lots 1117 to 1120 inclusive	Wollondilly Shire Council
21	Easement for Access, Maintenance and Support 0.9 wide (Q)	Lot 1162	Lot 1161
22	Positive Covenant	Lots 1117 to 1120 incl.	Wollondilly Shire Council
23	Easement to Drain Water 1.5 wide and variable width (L)	Lot 1005 Lot 1009 Lot 1075 Lot 1101 Lot 1183	Lots 1016 to 1020 incl. Lots 1012 to 1016 incl. Lots 1046 to 1054 incl. Lots 1087 to 1093 incl. Lots 1174 to 1182 incl.
24	Easement to Drain Water 2 wide (K)	Lot 1116 Lot 1117 Lot 1126 Lot 1127	Lot 1115 Lots 1115 & 1116 Lots 1127 to 1131 incl Lots 1128 to 1131 incl.

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

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24 (cont'd)	Easement to Drain Water 2 wide (K) (cont'd)	Lot 1201	Lots 1108,1112 to 1124 incl.
25	Restriction on the Use of Land	Lots 1118 to 1120 incl.	Wollondilly Shire Council
26	Right of Carriageway variable width (RR)	Lot 1064	Lots 5 to 11 incl. in DP 1280088 and Lots 102 to 104 incl. in DP 1293737
27	Easement for Services variable width (SS)	Lot 1064	Lots 5 to 11 incl. in DP 1280088 and Lots 102 to 104 incl. in DP 1293737
28	Right of Access variable width (TT)	Lot 1064	Lots 5 to 11 incl. in DP 1280088 and Lots 102 to 104 incl. in DP 1293737
29	Easement for Services 6 wide (J)	Lot 1115 Lot 1116 Lot 1119 Lot 1120	Lots 1116 & 1117 Lot 1117 Lot 1118 Lots 1118 & 1119
30	Restriction on the Use of Land	Lot 1115	Wollondilly Shire Council

Aimee Lee

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No.SC/2019/617/1 Dated 10 May 2024

Part 1a (Release)

Number of item shown in the intention panel on the plan.	Identity of easement, profit à prendre, restriction or positive covenant to be released and referred to in the plan.	Burdened lot(s) or parcel(s).	Benefited lot(s), road(s), bodies or Prescribed Authorities.
1	Part of Right of Carriageway variable width created by DP 1280088 and designated 'R1' on the plan	101/1293737 (now being Lots 1063, 1064, 1115 - 1117, 1182 - 1183, 1194 & 1201 as well as Fairway Drive, Harvest Way, Apperly Lane & Corridale Street.	Lots 102 to 104 incl. in DP 1293737 & Lots 5 to 11 incl. in DP 1280088
2	Part of Easement for Services variable width created by DP 1280088 and designated 'S1' on the plan	101/1293737 (now being Lots 1063, 1064, 1115 - 1117, 1182 - 1183, 1194 & 1201 as well as Fairway Drive, Harvest Way, Apperly Lane & Corridale Street.	Lots 102 to 104 incl. in DP 1293737 & Lots 5 to 11 incl. in DP 1280088
3	Part of Right of Access variable width created by DP 1280088 and designated 'T1' on the plan	101/1293737 (now being Lots 1063, 1064, 1115 - 1117, 1182 - 1183, 1194 & 1201 as well as Fairway Drive, Harvest Way, Apperly Lane & Corridale Street.	Lots 102 to 104 incl. in DP 1293737 & Lots 5 to 11 incl. in DP 1280088

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/517/1 Dated 10 May 2024

Part 2 (Terms)

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

No buildings/structures will be permitted on the lot burdened, being a filled lot, unless the footings/foundations have been designed by a qualified Civil/Structural Engineer based on geotechnical advice in the form of a report prepared by a laboratory registered with the National Association of Testing Authorities as approved by Wollondilly Shire Council.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 1 in the plan.

Wollondilly Shire Council.

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

As set out in Part 3 of Schedule 4A of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 2 in the plan.

Wollondilly Shire Council.

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

As set out in Part 3 of Schedule 8 of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 3 in the plan.

Wollondilly Shire Council

Aimee Lee

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

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

1. The registered proprietor(s) of the lot burdened must not, without the prior written approval of Wollondilly Shire Council:
   a) Do any act, matter or thing to prevent the retaining wall from remaining in good order.
   b) Make or permit or suffer any alterations, damage or removal of the retaining wall.

2. The grant of this easement is made subject to the existence of, and the right of the owner of the lot burdened to have aerial encroachments including eaves and guttering from the structure on the lot burdened, that overhangs the site of the easement.

3. The owner of the lot burdened and the owner of the lot benefited acknowledge that it is not the responsibility of Wollondilly Shire Council to determine any dispute in relation to the retaining wall and any dispute is a civil matter to be resolved with the relevant parties.

For the purpose of this Easement "retaining wall" means the retaining wall within the area designated (B) in the abovementioned plan.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 4 in the plan.

Wollondilly Shire Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

5. Terms of easement, profit á prendre, restriction, or positive covenant numbered 5 in the plan.

1.1 In this Easement for Access, Maintenance and Repairs:
'**Easement Site'** means that area of the lot burdened shown on the plan as affected by 'Easement for Access, Maintenance and Repairs 0.9 wide'.

2.1 The grant of this easement is made subject to the existence of, and the right of the owner of the lot burdened to construct guttering from the structure on the lot burdened, that overhangs the site of the easement.

3.1 The grant of this easement is made subject to the right of the owner of the lot burdened to carry out repairs and maintenance or improvements to any landscaping within the site of the easement including installing a security gate at the entrance to the site of the easement from the front of the building structure on the lot burdened.

4.1 Subject to Clause 5.1, the owner of the lot benefited may:

a) Install and maintain in the wall adjacent to the Easement Site one or more cavity weephole drainage points and drain water from the weephole, but only within the

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

easement site.

b) Install and maintain on the wall adjacent to the Easement Site guttering that overhangs the Easement Site and drain water but only within the guttering.

c) With prior reasonable notice given to the owner of the lot burdened, use the Easement Site for the purpose of carrying out necessary work (including construction, maintenance and repair) on:
   (i) The lot benefited; and
   (ii) Any structure belonging to the owner of the lot benefited, which cannot otherwise be reasonably carried out without accessing the Lot burdened; and

d) Do anything reasonably necessary for that purpose, including:
   (i) Entering onto the lot burdened;
   (ii) Taking anything onto the lot burdened; and
   (iii) Carrying out necessary works.

5.1 The rights under this Easement for Access, Maintenance and Repairs are:
(a) Limited to the extent necessary to permit the owner of the lot benefited to construct, maintain and repair any part of:
   (i) The lot benefited; and
   (ii) Any structure belonging to the owner of the lot benefited.

6.1 In exercising the rights under this clause, the owner of the lot benefited must:

a) Ensure all work on the lot benefited is done properly and carried out as quickly as practicable;
b) Cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened;
c) Cause as little damage as is practicable to the lot burdened and any improvement on it;
d) Restore the lot burdened as nearly as is practicable to its former condition; and
e) Make good any collateral damage.

The owner of the lot burdened and the owner of the lot benefited acknowledge that it is not the responsibility of Wollondilly Shire Council to determine any dispute in relation to the Easement for Access, Maintenance and Repairs and any dispute is a civil matter to be resolved with the relevant parties.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 5 in the plan.

Wollondilly Shire Council

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Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No.SC/2019/617/1 Dated 10 May 2024

6. Terms of easement, profit à prendre, restriction, or positive covenant numbered 6 in the plan.

1 The Registered Proprietors(s) covenant as follows with the Authority benefited in respect to the On-Site Detention Storage/Water Quality Area & Outlet Works (hereinafter referred to as "the system") constructed and/or installed within that part of the burdened lot, that they will not, without the prior and express written consent of the Authority benefited:
   1) Do any act, matter or thing which would prevent the system from operating in a safe and efficient manner.
   2) Make or permit or suffer the making of any alterations or additions to the system.
   3) Allow any development within the meaning of the Environmental Planning and Assessment Act 1979 to encroach upon the system.

2 This restriction shall bind all persons who are of claim under the registered proprietor(s) as stipulated in Section 88E(5) of the Conveyancing Act 1919.

3 For the purpose of this restriction, "the system" means the On-Site Detention Storage/Water Quality Area & Outlet Works constructed and/or installed on the land as required by Development Consent No. 2019/617/1 and as detailed on the engineering design plans approved by Land Development Certificates as approved Construction Certificate No.17169 including all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to detain stormwater, as well as all surfaces graded to direct stormwater to the on-site detention storage.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 6 in the plan.

Wollondilly Shire Council.

7. Terms of easement, profit à prendre, restriction, or positive covenant numbered 7 in the plan.

1. The registered proprietor of the lot(s) hereby burdened will in respect of the On-Site Detention Storage/Water Quality Area & Outlet Works (hereinafter referred to as "the system") shall:

(a) Keep the system(s) clean and free from silt and debris and ,maintain and repair, at the sole expense of the registered proprietors, the system in accordance with the Stormwater Management Plan prepared by Stantec Reference: North Wilton Sediment Basin Management Plan – Revision 01 Stage 1 Dated 31st October 2023 so that it functions in a safe and efficient manner;
(b) permit Wollondilly Shire Council (herein called 'the Council') or its authorised agents from time to time and upon giving reasonable notice (but at any time without notice in these of an emergency) to entre and inspect the system for compliance with this covenant;
(c) comply with the terms of any written notice issued by the Council in respect of the requirements of this covenant within the time stated in the notice.

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

2. Pursuant to section 88f(3) of the Conveyancing Act 1919, as amended, the Council shall have the following additional powers:

(a) In the event that the registered proprietor fails to comply with the terms of any written notice issued by the Council as set out above, the Council or its authorised agents may enter the land with all necessary materials and equipment and carry out any work which the Council in its discretion considers reasonable to comply with the said notice referred to in part 1(c) above and;
(b) The Council may recover from the registered proprietor in a Court of competent jurisdiction:

i. Any expense reasonably incurred by it in exercising its powers under sub-paragraph (a) above. Such expense shall include reasonable wages for employees engaged in effecting, supervising and administering the said work, together with costs, reasonably estimated by Council, for the use of materials, machinery, tools and equipment used in conjunction with the said works.

ii. Legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs, charges and expenses of registration of a covenant charge pursuant to Section 88F of the Act as amended, or providing certificate required pursuant to Section 88G of the Act or obtaining any injunction to Section 88H of the Act.

This Covenant shall bind all persons who are of claim under the registered proprietor(s) as stipulated in Section 88E(5) of the Act.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 7 in the plan.

Wollondilly Shire Council.

8. Terms of easement, profit à prendre, restriction, or positive covenant numbered 8 in the plan.

The registered proprietor of the lot burdened must not, or allow any person to alter, remove or destroy any part of the landscape retaining wall including any soil, planting, footing or fencing associated with the retaining wall structure.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 8 in the plan.

Wollondilly Shire Council.

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

Digitally signed by Natasha Issac
Date: 2024.03.20 09:35:01 +11'00'

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9. Terms of easement, profit à prendre, restriction, or positive covenant numbered 9 in the plan.

All dwelling houses and attached garages shall be located within the building envelope designated 'P' on the deposited plan. Retaining walls, eaves, gutters, downpipes, water tanks, air conditioning units and the like can be located outside of the building envelope.

Driveway locations shall be provided in accordance with the approved Building Envelope Plan – Stage 1, Ref. LANWN-4-001-1, Revision B, prepared by Design and Planning, dated 30/06/2022.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 9 in the plan.

Wollondilly Shire Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

10. Terms of easement, profit à prendre, restriction, or positive covenant numbered 10 in the plan.

As set out in Part 1 of Schedule 8 of the Conveyancing Act, 1919 as amended together with the following addition:

1. No parking space, carport or garage, that is being serviced by the shared driveways, be permitted unless provision has been made for vehicle turning areas adjacent to any carparking areas to permit forward vehicular movements to and from the lots.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 10 in the plan.

Wollondilly Shire Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

11. Terms of easement, profit à prendre, restriction, or positive covenant numbered 11 in the plan.

The owners of the lots burdened must not construct, or allow to be constructed, a road or other means of vehicular access onto the adjoining Sub-Arterial Road.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 11 in the plan.

Wollondilly Shire Council.

Aimee Lee

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12. Terms of easement, profit à prendre, restriction, or positive covenant numbered 12 in the plan.

The owners of the lots burdened must ensure that no parking space, carport or garage, that is being serviced by the shared driveways, be permitted unless provision has been made for vehicle turning areas adjacent to any carparking areas to permit forward vehicular movements to and from the lots.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 12 in the plan.

Wollondilly Shire Council.

13. Terms of easement, profit á prendre, restriction, or positive covenant numbered 13 in the plan.

The terms set out in Section 1 of Memorandum AR578978 are incorporated into this document.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 13 in the plan.

Epsilon Distribution Ministerial Holding Corporation

14. Terms of easement, profit á prendre, restriction, or positive covenant numbered 14 in the plan.

The terms set out in Section 8 of Memorandum AR578978 are incorporated into this document.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 14 in the plan.

Epsilon Distribution Ministerial Holding Corporation.

15. Terms of easement, profit á prendre, restriction, or positive covenant numbered 15 in the plan.

The terms set out in Section 9 of Memorandum AR578978 are incorporated into this document.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 15 in the plan.

Epsilon Distribution Ministerial Holding Corporation.

Aimee Lee
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16. Terms of easement, profit à prendre, restriction, or positive covenant numbered 16 in the plan.

The lots burdened will require acoustic treatments as indicated in the tables below;

Required Glazing

Category	Room	Window/Door Orientation	Glazed Element Area (Windows/Doors)	Required Glazing
Category 1	Bedrooms	Facing Roadway	<2m2 2m2 to 3m2 3m2 to 9m2	6mm glass (Rw 29) 6.38mm laminated glass (Rw 31) 10.38mm laminated glass (Rw 35)
		Perpendicular to Roadway	<5m2 5m2 to 8m2 >8m2	6mm glass (Rw 29) 6mm glass (Rw 29) 6.38mm laminated glass (Rw 29)
	Living Rooms	Facing Roadway	<5m2 5m2 to 8m2 >8m2	6.38mm laminated glass (Rw 29) 6.38mm laminated glass (Rw 29) 10.38mm laminated glass (Rw 35)
		Perpendicular to Roadway	<5m2 5m2 to 8m2 >8m2	6mm glass (Rw 29) 6.38mm laminated glass (Rw 29) 6.38mm laminated glass (Rw 29)

Required Construction Standards

	External Walls	Roof	External Doors
Category 1 Dwellings	Double brick or Brick veneer or Light weight external wall with external wall system is to include 2x13mm thick plasterboard sheeting for internal wall lining and external wall lining of 6mm fc sheet (or material of equivalent surface density)	Roof ceiling cavity to have minimum 75mm thick 14kg/m^3 insulation to cavity (includes sheet metal or tile). For bedrooms which are facing the Hume Highway or Sub-arterial roadway in Category 1 dwellings, ceiling sheeting to consist of 2x10mm thick plasterboard	External non-glazed doors for are to be solid core timber or glazed, fitted with acoustic seals around the perimeter (Raven RP 10 to top and sides, Raven RP 36 drop seal to base).

Aimee Lee

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Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 16 in the plan.

Wollondilly Shire Council.

17. Terms of easement, profit à prendre, restriction, or positive covenant numbered 17 in the plan.

The lots burdened will require acoustic treatments as indicated in the tables below;

Required Glazing

Category	Room	Window/Door Orientation	Glazed Element Area (Windows/Doors)	Required Glazing
Category 2	Bedrooms	Facing Roadway	<2m2	6mm glass (Rw 29)
			2m2 to 3m2	6mm glass (Rw 29)
			3m2 to 6m2	6.38mm laminated glass (Rw 35)
			6m2 to 9m2	10.38mm laminated glass (Rw 35)
		Perpendicular to Roadway	<2m2	4mm glass (Rw 27)
			2m2 to 3m2	4mm glass (Rw 27)
			3m2 to 6m2	6mm glass (Rw 29)
			6m2 to 9m2	6.38mm laminated glass (Rw 29)
	Living Rooms	Facing Roadway	<5m2	6mm glass (Rw 29)
			5m2 to 8m2	6.38mm laminated glass (Rw 29)
			>8m2	6.38mm laminated glass (Rw 29)
		Perpendicular to Roadway	<2m2	6mm glass (Rw 29)
			2m2 to 3m2	6mm glass (Rw 29)
			3m2 to 9m2	6.38mm laminated glass (Rw 29)

Required Construction Standards

	External Walls	Roof	External Doors
Category 2 Dwellings	Double brick or Brick veneer or Light weight external wall with 75mm thick 14kg/m^3 insulation is required in the external wall cavity.	Roof ceiling cavity to have minimum 75mm thick 14kg/m^3 insulation to cavity (includes sheet metal or tile).	External non-glazed doors for are to be solid core timber or glazed, fitted with acoustic seals around the perimeter (Raven RP 10 to top and sides, Raven RP 36 drop seal to base).

Aimee Lee

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Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 17 in the plan.

Wollondilly Shire Council.

18. Terms of easement, profit à prendre, restriction, or positive covenant numbered 18 in the plan.

The lots burdened require dwellings to incorporate supplementary ventilation to meet Department of Planning Development Near Rail Corridors and Busy Roads guidelines. A mechanical engineer shall be consulted to ensure the ventilation requirements of the Building Code of Australia and Australian Standard 1668 'The use of ventilation and air-conditioning in buildings' are achieved.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 18 in the plan.

Wollondilly Shire Council.

19. Terms of easement, profit á prendre, restriction, or positive covenant numbered 19 in the plan.

As set out in Part 1 of Schedule 4A of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 19 in the plan.

Wollondilly Shire Council

20. Terms of easement, profit á prendre, restriction, or positive covenant numbered 20 in the plan.

(a) The fencing between the building envelopes on Lots 1117, 1118, 1119 and 1120 is to be of an open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm, and to be no higher than 1.2m.
(b) Lot 1115 requires any fence between the building envelope and Fairway Drive boundary to be of an open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm, and to be no higher than 1.2m.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 20 in the plan.

Wollondilly Shire Council

Aimee Lee

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21. Terms of easement, profit á prendre, restriction, or positive covenant numbered 21 in the plan.

1.1 In this Easement for Access, Maintenance and Support:
'**Easement Site'** means that area of the lot burdened shown on the plan as affected by 'Easement for Access, Maintenance and Support 0.9 wide' designated 'Q'.

2.1 The grant of this easement is made subject to the existence of, and the right of the owner of the lot burdened to construct, guttering from the structure on the lot burdened, that overhangs the site of the easement.

3.1 The grant of this easement is made subject to the right of the owner of the lot burdened to carry out repairs and maintenance or improvements to any landscaping within the site of the easement including installing a security gate at the entrance to the site of the easement from the front of the building structure on the lot burdened.

4.1 Subject to Clause 5.1, the owner of the lot benefited may:

(a) Install and maintain in the wall adjacent to the Easement Site one or more cavity weephole drainage points and drain water from the weephole, but only within the easement site.
(b) Install and maintain on the wall adjacent to the Easement Site guttering that overhangs the Easement Site and drain water but only within the guttering.
(c) With prior reasonable notice given to the owner of the lot burdened, use the Easement Site for the purpose of carrying out necessary work (including construction, maintenance and repair) on:
    (i) The lot benefited; and
    (ii) Any structure belonging to the owner of the lot benefited, which cannot otherwise be reasonably carried out without accessing the Lot burdened; and

(d) Do anything reasonably necessary for that purpose, including:
    1. Entering onto the lot burdened;
    2. Taking anything onto the lot burdened; and
    3. Carrying out necessary works.

5.1 The rights under this Easement for Access, Maintenance and Support are limited to the extent necessary to permit the owner of the lot benefited to construct, maintain and repair any part of:
    (i) The lot benefited; and
    (ii) Any structure belonging to the owner of the lot benefited.

6.1 In exercising the rights under this clause, the owner of the lot benefited must:

(a) Ensure all work on the lot benefited is done properly and carried out as quickly as practicable;
(b) Cause as little inconvenience as is practicable to the owner and any occupier

Aimee Lee Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm

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of the lot burdened;
(c) Cause as little damage as is practicable to the lot burdened and any improvement on it;
(d) Restore the lot burdened as nearly as is practicable to its former condition; and
(e) Make good any collateral damage.

The owner of the lot burdened and the owner of the lot benefited acknowledge that it is not the responsibility of Wollondilly Shire Council to determine any dispute in relation to the Easement for Access, Maintenance and Construction and any dispute is a civil matter to be resolved with the relevant parties.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 21 in the plan.

Wollondilly Shire Council

22. Terms of easement, profit à prendre, restriction, or positive covenant numbered 22 in the plan.

The burdened Lots shall provide the following;
(a) The building envelope on Lot 1117 provides a minimum 4.5 metre setback from Lot 1201 (future open space land),
(b) A manoeuvring area shall be provided on Lots 1117, 1118, 1119 and 1120 to ensure vehicles are able to enter and exit the lot in a forward direction,
(c) The design of dwellings on Lots 1117, 1118, 1119 and 1120 are to face towards Lot 1201 (future open space area).
(d) The design of the future dwelling on Lot 1117 must positively address Fairway Drive.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 22 in the plan.

Wollondilly Shire Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

23. Terms of easement, profit à prendre, restriction, or positive covenant numbered 23 in the plan.

As set out in Part 3 of Schedule 8 of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 23 in the plan.

Wollondilly Shire Council.

Aimee Lee

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24. Terms of easement, profit à prendre, restriction, or positive covenant numbered 24 in the plan.

As set out in Part 3 of Schedule 8 of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 24 in the plan.

Wollondilly Shire Council.

25. Terms of easement, profit à prendre, restriction, or positive covenant numbered 25 in the plan.

The burdened lots require a 6.5 metre front setback to Lot 1201 (future open space land) and in accordance with Condition 52(3)a of the development consent.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 25 in the plan.

Wollondilly Shire Council. The cost and expense of any release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

26. Terms of easement, profit à prendre, restriction, or positive covenant numbered 26 in the plan.

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

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 26 in the plan.

Wollondilly Shire Council.

27. Terms of easement, profit à prendre, restriction, or positive covenant numbered 27 in the plan.

As set out in Part 11 of Schedule 8 of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 27 in the plan.

Wollondilly Shire Council.

Aimee Lee

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28. Terms of easement, profit à prendre, restriction, or positive covenant numbered 28 in the plan.

As set out in Part 14 of Schedule 8 of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 28 in the plan.

Wollondilly Shire Council.

29. Terms of easement, profit à prendre, restriction, or positive covenant numbered 29 in the plan.

As set out in Part 11 of Schedule 8 of the Conveyancing Act, 1919.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 29 in the plan.

Wollondilly Shire Council.

30. Terms of easement, profit à prendre, restriction, or positive covenant numbered 30 in the plan.

The burdened lot shall have a minimum 4.5 metre building setback from Clemont Street.

Name of authority whose consent is required to release, vary or modify restriction, positive covenant or easement numbered 30 in the plan.

Wollondilly Shire Council.

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

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Plan DP1289197

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Part 2 cont'd (Seals and Signatures)

Signed, sealed and delivered for and on behalf of **Landcom** by its attorneys jointly under power of attorney Book 4808 No 586 dated 2 February 2023. By signing this document, each attorney certifies that they have no notice of revocation of such powers and authorities.

Signature of Attorney 1

I confirm that I witnessed the signatory placing its signature on this document over the audio visual link in accordance with section 14G of the *Electronic Transactions Act 2000 (NSW)*

DocuSigned by: Sylvia Kuzmiczenko
Signature of attorney

DocuSigned by: Belinda Lambert
Signature of witness

Sylvia Kuzmiczenko
Name of attorney (print)

Belinda Lambert
Name of witness (print)

Senior Solicitor
Position of attorney (print)

60 Station Street, Parramatta
Address of witness (print)

Signature of Attorney 2

I confirm that I witnessed the signatory placing its signature on this document over the audio visual link in accordance with section 14G of the *Electronic Transactions Act 2000 (NSW)*

DocuSigned by: Akira Sim
Signature of attorney

DocuSigned by: Belinda Lambert
Signature of witness

Akira Sim
Name of attorney (print)

Belinda Lambert
Name of witness (print)

Solicitor
Position of attorney (print)

60 Station Street, Parramatta
Address of witness (print)

Aimee Lee
Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm

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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

EXECUTED on behalf of Bradcorp Wilton Park Pty Limited ABN 69 086 388 212 on the 30th day of April 2024 by the authorized persons whose signatures appear below pursuant to Section 127(1) of the Corporations Act 2001

Signature

Print Name: Grahame Kelly

Position Held: DIRECTOR

Signature

Print Name: Mark Minogue

Position Held: DIRECTOR/SECRETARY

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

DS

DS

Digitally signed by Natasha Issac
Date: 2024.03.20 09:34:43 +11'00'

Req:R429787 /Doc:DP 1289197 B /Rev:17-May-2024 /NSW LRS /Prt:18-May-2024 16:42 /Seq:29 of 30
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No.SC/2019/617/1 Dated 10 May 2024

Executed by **WOLLONDILLY SHIRE COUNCIL**
by its Authorised Delegate pursuant to S.378 of the Local Government Act 1993 in the presence of:

Diep Hang
Electronic signature of me, Diep Hang, Senior Development Assessment Planner, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

Signature of Witness

Diep Hang

Print Name of Witness

60 Menangle Street
PICTON NSW 2571

Address of Witness

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

Signature of Authorised Delegate

Aimee Lee

Name and Authorised Delegate

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

Digitally signed by Natasha Issac
Date: 2024.03.20 09:34:33 +11'00'

DS SA

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Req:R429787 /Doc:DP 1289197 B /Rev:17-May-2024 /NSW LRS /Prt:18-May-2024 16:42 /Seq:30 of 30
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Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Sections 88B and 88E Conveyancing Act 1919

Plan DP1289197

Plan of Subdivision of Lot 101 in Deposited Plan 1293737 covered by Subdivision Certificate No. SC/2019/617/1 Dated 10 May 2024

I certify that the attorney signed this instrument in my presence.

Signed by the attorney named below who signed this instrument pursuant to the power of attorney specified for **Endeavour Energy Network Asset Partnership (ABN 30 586 412 717)** on behalf of **Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878)** pursuant to section 36 of the *Electricity Network Assets (Authorised Transactions) Act 2015* (NSW)

Signature of witness:

Digitally signed by Natasha Issac
Date: 2024.03.20 09:36:46 +11'00'

Name of witness:

Natasha Issac

Address of witness:
c/-Endeavour Energy
Level 41, 8 Parramatta Square
10 Darcy Street
Parramatta NSW 2150

This document was signed in counterpart and witnessed over audio visual link in accordance with Section 14G of the Electronic Transactions Act 2000.

Signature of attorney:

Digitally signed by Simon Lawton
Date: 2024.03.20 09:34:41 +11'00'

Name and position of attorney:
Simon Lawton
Strategic Property Manager

Signing on behalf of:
Endeavour Energy Network Asset Partnership
ABN 30 586 412 717

Power of attorney: Book 4806

No 961

EE reference: URS27434

Aimee Lee

Electronic signature of me, Aimee Lee, Team Leader Development Assessment, authorised delegate, affixed by me, or at my direction, on 10 May 2024 at 4:55pm.

DS SK

DS AS

REGISTERED: 17/05/2024

Planning Certificate under Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW)

LANDCOM

Creating more affordable and sustainable communities

Wollondilly Shire Council

Frank McKay Building 62-64 Menangle Street, Picton NSW 2571
All Correspondance to PO Box 21, Picton NSW 2571
Telephone: 02 4677 1100 Fax: 02 4677 2339
Email: council@wollondilly.nsw.gov.au Web: www.wollondilly.nsw.gov.au
ABN: 93 723 245 808

PLANNING CERTIFICATE UNDER SECTION 10.7(2) & (5)

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

APPLICANT: InfoTrack

Planning Certificate No.: 20260028
Receipt No.: 71533098
Issue Date: 23 April 2026
Applicant's Reference: 50641
Property No.: 34796

DESCRIPTION OF PROPERTY

Address: **195C Fairway Drive WILTON 2571**
Land Description: **Lot: 1005 DP: 1316345**

Notes:

The following prescribed matters may apply to the land to which this certificate relates and is supplied in good faith. This certificate was generated automatically under the delegated authority of the Manager Shire Planning and Advocacy.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

If the land straddles a local government area boundary, the information in this certificate only applies to the portion of land that is located within Wollondilly Shire Council Local Government Area.

The following information is provided pursuant to Section 10.7(5) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 2 of the Environmental Planning and Assessment Regulation 2021 and is applicable as at the date of this certificate. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au..

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if-

(a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

(b) for a proposed environmental planning instrument – the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

(4) In this section-

proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

ENVIRONMENTAL PLANNING INSTRUMENTS

State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Biodiversity & Conservation) 2021

State Environmental Planning Policy (Resilience & Hazards) 2021

State Environmental Planning Policy (Transport & Infrastructure) 2021

State Environmental Planning Policy (Industry & Employment) 2021

State Environmental Planning Policy (Resources & Energy) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Precincts Western Parkland City) 2021

State Environmental Planning Policy (Precincts Regional) 2021

State Environmental Planning Policy (Housing and Productivity Contributions) 2023

DEVELOPMENT CONTROL PLANS

The Wilton Growth Area Development Control Plan 2021 applies to all land in the Wilton Growth Area zoned under the State Environmental Planning Policy (Precincts - Western Parkland City) 2021.

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Explanation of Intended Effect (Manufactured Home Estates, Caravan Parks and Camping Grounds) 2023 – proposed amendments to State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and other legislation

Explanation of Intended Effect (Business and Industrial Codes) – proposed amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Explanation of Intended Effect (Changes to deter illegal tree and vegetation clearing) – proposed amendments to State Environmental Planning Policy (Biodiversity and Conservation) 2021 and State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Explanation of Intended Effect (Climate Change and Natural Hazards State Environmental Planning Policy) – proposed new State Environmental Planning Policy. This will replace State Environmental Planning Policy (Resilience and Hazards) 2021 and require amendments to other legislation including the Wollondilly Local Environmental Plan 2011.

DRAFT DEVELOPMENT CONTROL PLANS

There are no Draft Development Control Plans that apply to the land.

2. ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described-

STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – WESTERN PARKLAND CITY) 2021 – NORTH WILTON

(a) the identity of the zone, whether by reference to-
  (i) a name, such as “Residential Zone” or “Heritage Area”, or
  (ii) a number, such as “Zone No 2 (a)”,

Zone UD urban Development

(b) the purpose for which development in the zone-

(i) may be carried out without development consent:

Home occupations.

(ii) may not be carried out except with development consent:

Any development not specified in item (i) or (iii).

(iii) is prohibited:

Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria: Depots; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Home occupations (sex services); Mooring pens; Moorings; Open cut mining; Port facilities; Resource recovery facilities; Rural industries.

(c) whether additional permitted uses apply to the land,

There are no additional permitted uses which apply to the land.

(d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house.

(e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,

The land is not in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

(f) whether the land is in a conservation area, however described,

The land is not located in a conservation area.

(g) whether an item of environmental heritage, however described, is located on the land

The land does not contain an item of environmental heritage.

3. CONTRIBUTIONS PLANS

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans,

CONTRIBUTIONS PLANS

Wollondilly Development Contributions Plan 2020 applies to the land.

DRAFT CONTRIBUTIONS PLANS

Draft Western Sydney Regional Affordable Rental Housing Contributions Scheme applies to the land

(2) If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4—

(a) The name of the region, and

(b) The name of the Ministerial planning order in which the region is identified.

The land is within the Greater Sydney Region within the meaning of the Act, Division 7.1, Subdivision 4.

The Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 is the Ministerial Planning Order in which the Region is identified.

(3) If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area.

The land is not located in a Special Contributions Area to which a continued 7.23 determination applies.

(4) In this section—

continued 7.23 determination means a 7.23 determination that—

(a) has been continued in force by the Act, Schedule 4, Part 1, and

(b) has not been repealed as provided by that part.

Note—
The Act, Schedule 4, Part 1 contains other definitions that affect the interpretation of this section.

4. COMPLYING DEVELOPMENT

(1) If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)-(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that-

(a) a restriction applies to the land, but it may not apply to all of the land, and

(b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

THE HOUSING CODE

Complying development under the Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on any of the land. The Wilton Greenfield Housing Code Variation Area Map contained in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 identifies this land as being partly within a 30m buffer from environmental land.

THE RURAL HOUSING CODE

Complying development under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on any of the land. The Wilton Greenfield Housing Code Variation Area Map contained in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 identifies this land as being partly within a 30m buffer from environmental land.

THE GREENFIELD HOUSING CODE

Complying development under the Greenfield Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on any of the land. The Wilton Greenfield Housing Code Variation Area Map contained in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 identifies this land as being partly within a 30m buffer from environmental land.

The Wilton Greenfield Housing Code Variation applies to the land. The variations are listed in Schedule 3, Part 3 of the Codes SEPP. Both the Greenfield Housing Code and the variations listed in Part 3 are relevant for the purposes of Complying Development. Further information is available on the Department of Planning and Environment's website.

THE LOW RISE HOUSING DIVERSITY CODE

Complying development under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on any of the land. The Wilton Greenfield Housing Code Variation Area Map contained in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 identifies this land as being partly within a 30m buffer from environmental land.

THE HOUSING ALTERATIONS CODE

Complying development MAY be carried out on the land under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE GENERAL DEVELOPMENT CODE

Complying development MAY be carried out on the land under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE INDUSTRIAL AND BUSINESS ALTERATIONS CODE

Complying development MAY be carried out on the land under the Industrial and Business Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE INDUSTRIAL AND BUSINESS BUILDINGS CODE

Complying development under the Industrial and Business Buildings Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on any of the land. The Wilton Greenfield Housing Code Variation Area Map contained in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 identifies this land as being partly within a 30m buffer from environmental land.

THE CONTAINER RECYCLING FACILITIES CODE

Complying development MAY be carried out on the land under the Container Recycling Facilities Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

Complying development MAY be carried out on the land under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE DEMOLITION CODE

Complying development MAY be carried out on the land under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE FIRE SAFETY CODE

Complying development MAY be carried out on the land under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE AGRITOURISM AND FARM STAY ACCOMMODATION CODE

Complying development under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on any of the land. The Wilton Greenfield Housing Code Variation Area Map contained in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 identifies this land as being partly within a 30m buffer from environmental land.

5. EXEMPT DEVELOPMENT

(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

(2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that-

(a) a restriction applies to the land, but it may not apply to all of the land, and

(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Exempt development MAY be carried out on the land under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

(1) Whether the council is aware that-

(a) An affected building notice is in force in relation to the land, or

Council is NOT aware of any affected building notice in respect of the land.

(b) A building product rectification order is in force in relation to the land that has not been fully complied with, or

Council is NOT aware of any building product rectification order as detailed above.

(c) A notice of intention to make a building product rectification order given in relation to the land is outstanding.

Council is NOT aware of any notice of intention as detailed above.

(2) In this section-

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

7. LAND RESERVED FOR ACQUISITION

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

No. There are no Environmental Planning Instruments referred to in Clause 1 that make provision for the acquisition of the land by a public authority as referred to under section 3.15 of the Act.

8. ROAD WIDENING AND ROAD REALIGNMENT

Whether the land is affected by road widening or road realignment under-

(a) The Roads Act 1993, Part 3, Division 2, or

(b) An environmental planning instrument, or

(c) A resolution of the council.

No

9. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

(3) In this section-

flood planning area *has the same meaning as in the Flood Risk Management Manual.*

Flood Risk Management Manual *means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.*

probable maximum flood *has the same meaning as in the Flood Risk Management Manual.*

No Flood Study has been undertaken in accordance with the requirements of the NSW Floodplain Development Manual for this land. It is therefore unknown whether any flood related development controls would apply to the land. Any person acting on this Certificate should make their own enquiries on this matter.

10. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundations, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

(2) In this section-

adopted policy means a policy adopted-

(a) by the council, or

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

Yes. The Contaminated Land Policy adopted by Wollondilly Shire Council applies and provides a framework to manage land contamination through the land use planning process.

11. BUSH FIRE PRONE LAND

(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

(2) If none of the land is bush fire prone land, a statement to that effect.

The land is wholly bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under Section 10.3 of the Act.

12. LOOSE-FILL ASBESTOS INSULATION

If the land includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

Council has not been notified by NSW Fair Trading of any residential premises on this land being identified in the Loose-Fill Asbestos Insulation Register.

13. MINE SUBSIDENCE

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

The land IS WITHIN a declared Mine Subsidence District of Wilton under section 20 of the Coal Mine Subsidence Compensation Act 2017. Certain development in a Mine Subsidence District requires approval from Subsidence Advisory NSW – further information can be obtained from Subsidence Advisory NSW. Subsidence Advisory NSW provides compensation to property owners for mine subsidence damage. To be eligible for compensation, development must be constructed in accordance with

Subsidence Advisory NSW approval. Subsidence Advisory NSW has set surface development guidelines for properties in Mine Subsidence Districts that specify building requirements to help prevent potential damage from coal mine subsidence.

14. PAPER SUBDIVISION INFORMATION

(1) The name of a development plan adopted by a relevant authority that-

(a) applies to the land, or

(b) is proposed to be subject to a ballot.

(2) The date of a subdivision order that applies to the land.

(3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

None.

15. PROPERTY VEGETATION PLANS

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

Council has not been notified of any such plan that affects this land.

16. BIODIVERSITY STEWARDHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Note- Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

Council has not been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

17. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8, a statement to that effect.

Note- Biodiversity certified land includes land under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

Yes, the land is partly or wholly biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

The land is located within the area covered by the Cumberland Plain Conservation Plan mapping.

For more information contact the NSW Government Department of Planning and Environment at CPCP@planning.nsw.gov.au, call 02 9585 6060 or visit their website at www.planning.nsw.gov.au/CPCP.

18. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if council has been notified of the order.

No

19. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section-

Existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note- Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

This clause is not applicable to the Wollondilly Local Government Area.

20. WESTERN SYDNEY AEROTROPOLIS

Whether under State Environmental Planning Policy (Precincts-Western Parkland City) 2021, Chapter 4 the land is-

(a) In an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or

No. The land IS NOT identified as being within an ANEF or ANEC contour of 20 or greater.

(b) Shown on the Lighting Intensity and Wind Shear Map, or

No. The land IS NOT identified on the Lighting Intensity and Wind Shear Map.

(c) Shown on the Obstacle Limitation Surface Map, or

No. The land IS NOT identified on the Obstacle Limitation Surface Map.

(d) In the “public safety area” on the Public Safety Area Map, or

No. The land IS NOT identified as being within the "public safety area" on the Public Safety Map.

(e) In the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

No. The land IS NOT identified as being within a wildlife buffer zone on the Wildlife Buffer Zone Map.

21. DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

If *State Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

22. SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility

certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate-

(a) The period for which the certificate is current, and

(b) That a copy may be obtained from the Department.

(2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

(3) Any conditions of development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

(4) In this section-

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

23. WATER OR SEWERAGE SERVICES

If water or sewerage services are, or are to be, provided to the land under the *Water Industry Competition Act 2006*.

Note- A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

No. Water or sewerage services are not provided to the land under the Water Industry Competition Act 2006.

Note – This section does not contain information relating to whether the land is, or is not connected to Sydney Water's network for the supply of either drinking water, recycled water or wastewater. Nor does this section contain information relating to whether a smaller scale onsite sewage management system services the land.

Contact Sydney Water for further information about whether the land is connected to Sydney Water's network.

24. SPECIAL ENTERTAINMENT PRECINCTS

Whether the land or part of the land is in a special entertainment precinct within the meaning of the *Local Government Act 1993*, section 202B.

No, the land is not located within a Special Entertainment Precinct.

25. INTERIM DEVELOPMENT IN FUTURE INFRASTRUCTURE CORRIDORS

If State Environmental Planning Policy (Transport and Infrastructure) 2021, section 4.7A applies to the land, a condition of a development consent granted in relation to the land that is a condition of the concurrence granted by Transport for NSW under that section.

No, the land is not located within a future infrastructure corridor identified under section 4.7A of State Environmental Planning Policy (Transport and Infrastructure) 2021.

NOTE. The following matters are prescribed by section 59(2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

No.

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 10.7(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 10.7(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.

2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to Roads and Maritime Services (RMS) on 02 4221 2495.

3. **WESTERN SYDNEY INTERNATIONAL (NANCY-BIRD WALTON) AIRPORT**

   The State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (the SEPP) came into effect on 1 March 2022. It replaces State Environmental Planning Policy (Western Sydney Aerotropolis) 2020, which was in effect from 1 October 2020 until 28 February, 2022.

   Chapter 4 of the SEPP outlines a number of controls to safeguard the operation of the Western Sydney International (Nancy-Bird Walton) Airport into the future. These controls apply to some parts of Wollondilly. Refer to clause 22 of this Planning Certificate for affected land and relevant SEPP maps (see link below).

   Noise sensitive development, as defined by the SEPP, is prohibited on land in an ANEF or ANEC Contour of 20 or greater. Clause 4.17(4) of the SEPP grants an exception to permit a dwelling house on land where there was no dwelling house constructed, but only where a dwelling house was permitted prior to the commencement of the SEPP, however, this exception does not extend to other forms of residential development (such as Secondary Dwellings, Dual Occupancies, Multi Dwelling Housing etc.).

   Development for any of the following purposes must meet the indoor design sound levels as defined in the SEPP:

   - A dwelling under Clause 4.17(4) of the SEPP on land within in an ANEF or ANEC contour of 20 or greater;

   Additional considerations apply to land in Wollondilly identified by the Obstacle Limitation Surface Map, Wildlife Buffer Zone Map and the Wind Turbines Map.

   For full details please see the SEPP: https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0728

4. **ENVIRONMENTAL IMPACT STATEMENT – WESTERN SYDNEY INTERNATIONAL AIRPORT – AIRSPACE AND FLIGHT PATH DESIGN**

   The Commonwealth Department of Infrastructure, Transport, Regional, Development, Communications and the Arts have determined the final flight paths and controlled airspace for single runway operations for Stage 1 (being

single runway operations) for the Western Sydney International (Nancy Bird Walton) Airport.

This follows the preparation of a draft Environmental Impact Statement which considered the proposed flight paths and was subject to public consultation from 24 October 2023 to 31 January 2024. The final EIS, submissions report and other supporting information can be found at the following:

https://www.wsiflightpaths.gov.au/

You can also access the Western Sydney Airport Aircraft Overflight Noise Tool via the link below to view aircraft overflight and noise information based on the proposed flight path design:

https://wsiflightpaths.aerlabs.com/?lng=en

The Minister for Infrastructure, Transport, Regional Development and Local Government has now accepted the Environmental Impact Statement with conditions for the WSI airspace and flight paths. The conditions were recommended by the Minister for the Environment and Water and can be viewed via the link below:

https://www.wsiflightpaths.gov.au/conditions/

5. Other Matters (if applicable)

PROTECTION OF TRANSPORT CORRIDORS IN WESTERN SYDNEY
In March 2018 the State Government announced the recommended corridor for the Outer Sydney Orbital (Stage One). The location of the corridor was updated in June 2018 following the outcome of community consultation.

The Outer Sydney Orbital (Stage One) will provide for a motorway and freight line to connect Illawarra and Central Coast via Western Sydney Airport.

The Outer Sydney Orbital (Stage One) corridor passes through the Wollondilly local government area (Brownlow Hill, Cawdor, Douglas Park, Menangle and Mount Hunter).

For more information contact Transport for NSW or visit their website at www.transport.nsw.gov.au/corridors.

WILTON 2040: A PLAN FOR THE WILTON GROWTH AREA
Parts of Wilton are within a State Government declared Growth Area. The Wilton Growth Area is guided by Wilton 2040: A Plan for the Wilton Growth Area.

For more information please contact the Department of Planning, Industry and Environment, or view their website: https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Wilton
SHIRE WIDE FLOOD STUDY
Council wants to be proactive about flooding in the Shire and in partnership with the NSW State Government we are looking for ways to mitigate flood risks for the community.

A flood study for areas not currently covered by a study has commenced with the aim of identifying the flood risk for every property in the Shire.

Refer to Council's website www.wollondilly.nsw.gov.au or contact Council for more information on 4677 1100.

CUMBERLAND PLAIN CONSERVATION PLAN
The Cumberland Plain Conservation Plan (CPCP) applies to the land.

The CPCP was released in August 2022 and facilitates growth in Western Sydney to 2056 and beyond, and delivers important development and biodiversity outcomes.

The CPCP identifies several categories of land, with different planning arrangements for each.

If the land is identified as having avoided land, certified-urban capable land or strategic conservation area, the Biodiversity and Conservation SEPP will need to be considered when preparing a development application.

For more information contact the NSW Government Department of Planning and Environment at CPCP@planning.nsw.gov.au, call 02 9585 6060 or visit their website at www.planning.nsw.gov.au/CPCP.
WATER AND SEWER AVAILABILITY
This property is located within an area identified for future urban growth. Reticulated water and sewer services provided by the public water utility may not currently be available to the land. Availability of services in growth areas can vary depending on the staging of infrastructure delivery.
Prospective purchasers and applicants are strongly encouraged to contact Sydney Water directly to confirm whether water and sewer services are available to the property, and to understand any requirements relating to connection, upgrades, or future servicing plans.
Council does not provide water or sewer services and cannot confirm current or future servicing arrangements.

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to. Note that instruments applying to this land purporting to restrict or prohibit certain development may be inconsistent.

This certificate was generated under the delegated authority of the Manager Shire Planning and Advocacy
WOLLONDILLY SHIRE COUNCIL

The information contained in this certificate can be discussed with Council's Duty Planner by appointment, Monday to Friday between the hours of 8:30am and 3:00pm, by telephoning (02) 4677 1100 or by making a booking via the online Duty Planner booking system - https://dutyroster.wollondilly.nsw.gov.au/. Please note that appointments are limited to 15 minutes.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users.
Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices
Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)
Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)
Vegetation clearing
Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.
This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

Developer Contract Plan

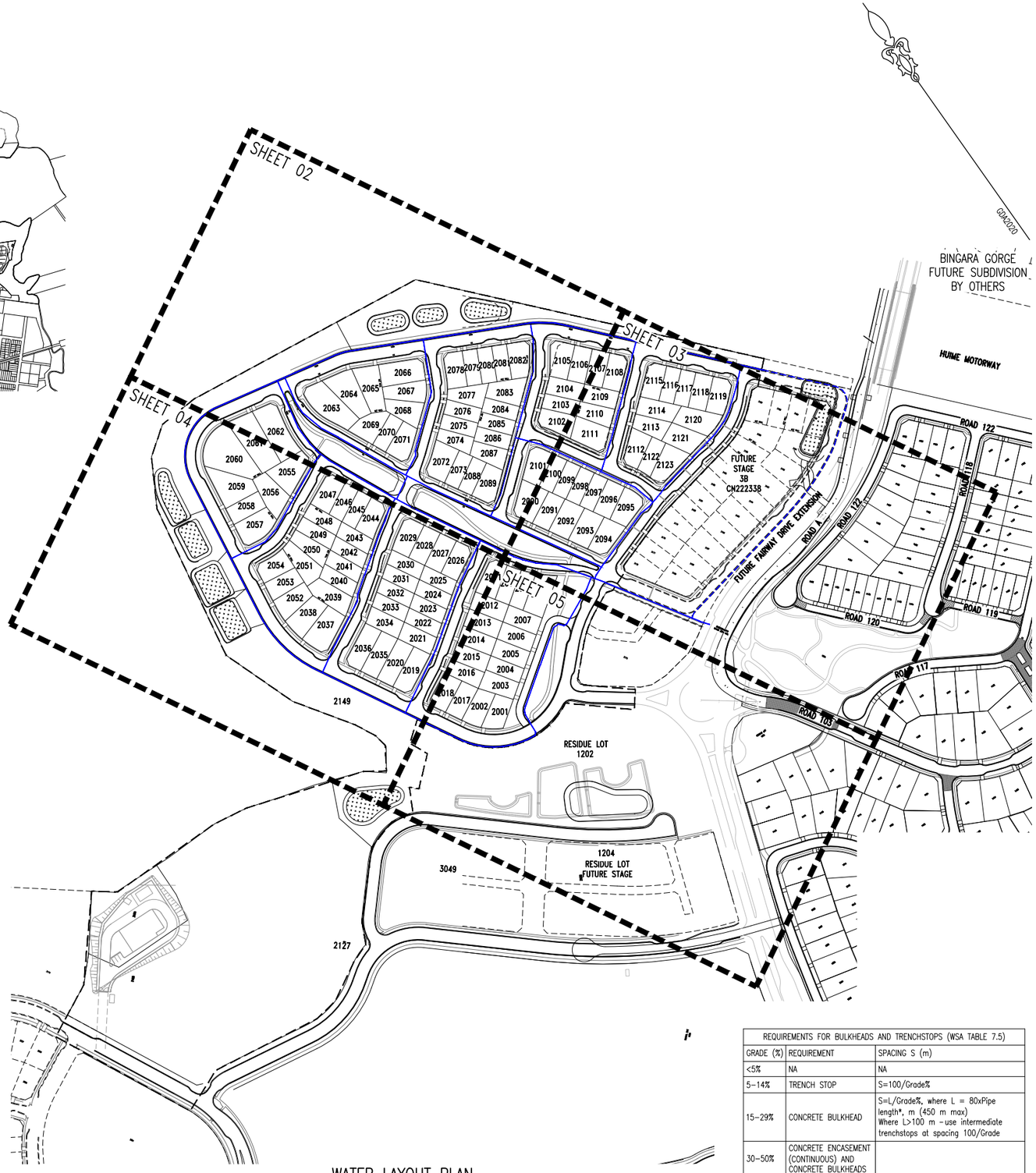
LANDCOM

Creating more affordable and sustainable communities

A1



LOCALITY PLAN
SCALE 1:25,000



WATER LAYOUT PLAN
SCALE 1:1000

REQUIREMENTS FOR BULKHEADS AND TRENCHSTOPS (WSA TABLE 7.5)		
GRADE (%)	REQUIREMENT	SPACING S (m)
<5%	NA	NA
5–14%	TRENCH STOP	S=100/Grade%
15–29%	CONCRETE BULKHEAD	S=L/Grade%, where L = 80xPipe length*, m (450 m max) Where L>100 m – use intermediate trenchstops at spacing 100/Grade
30–50%	CONCRETE ENCASEMENT (CONTINUOUS) AND CONCRETE BULKHEADS	
>50%	SPECIAL DESIGN	

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

0 5 10 20 30 40 50 100 METRES

GENERAL WATER NOTES:

1. WATER SERVICE COORDINATOR & DESIGNER:
STANTEC AUSTRALIA PTY LTD
GROUND FLOOR, 16 BURELLI ST
WOLLONGONG 2500
PH: (02) 4228 4133

DEVELOPER:
LANDCOM
LEVEL 14, 60 STATION STREET
PARRAMATTA NSW 2150
PH: (02) 9841 8600

2. THE WORKS DETAILED HEREON TO BE CONSTRUCTED IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA03–2011–3.1 SYDNEY WATER EDITION 2014 & SYDNEY WATER TECHNICAL SPECIFICATION – CIVIL V11. THE CONTRACTOR MUST HAVE A COPY OF THESE DOCUMENTS ON SITE AT ALL TIMES.

3. THE MINIMUM NUMBER OF FIELD COMPACTION TESTS COMPLETED TO SATISFY SECTION C2.8 OF THE SYDNEY WATER TECHNICAL SPECIFICATION – CIVIL V11.
PIPE EMBEDMENT ZONE – 33
TRENCH FILL ZONE – 144 (TRAFFICABLE)
TRENCH FILL ZONE – 23 (NON–TRAFFICABLE)

NUMBER OF TESTS TO BE VERIFIED BY AN ACCREDITED FIELD TESTER, NUMBERS PROVIDED ABOVE TO BE USED AS A GUIDE ONLY.

4. i) HORIZONTAL BENDS (DN300 OR LESS) TO BE ANCHORED IN ACCORDANCE WITH DTC–1110 (ISSUE B, 31/07/24) OR DTC–1111 (ISSUE C, 31/07/24)
ii) ALL TEES (DN300 OR LESS) TO BE ANCHORED IN ACCORDANCE WITH DTC–1113 (ISSUE C, 31/07/24)
iii) VERTICAL BENDS AND HYDRANT BENDS (DN150 OR LESS) TO BE ANCHORED IN ACCORDANCE WITH DTC–1114 (ISSUE B, 31/07/24)
iv) TAIL OUT DRAINS, TRENCH STOPS AND BULKHEADS TO WAT–1209 (V2.1, 2002) AND WAT–1210 (V2.1, 2002)
v) ALL STOP VALVES (DN300 OR LESS) TO BE ANCHORED IN ACCORDANCE WITH DTC–1115 (ISSUE C, 31/07/24)
vii) MAINTENANCE FREE CONCRETE ENCASEMENT IN ACCORDANCE WITH WAT–1204 (V2, 2012)

5. MAIN TO BE LAID 0.6m FROM B.O.K. AND AT 0.6m COVER EXCEPT WHERE OTHERWISE INDICATED. WATERMAINS LAID IN THE ROAD CARRIAGE WAY (ROAD 08 AND ROAD 09) TO BE LAID 1.0m FROM F.O.K AND BACKFILLED WITH CEMENT STABILISED SAND.

6. MAINLAYING NOT TO PROCEED PRIOR TO FORMATION OF FOOTWAYS AND KERBS TO FINISHED SURFACE LEVELS.

7. MAIN TO BE LAID OVER ALL STORMWATER DRAINAGE PIPES UNLESS NOTED OTHERWISE.

8. SERVICES SHOWN ARE INDICATIVE ONLY. CURRENT SERVICES SEARCH AND SITE CHECK.OF ALL EXISTING SERVICES WILL BE NECESSARY PRIOR TO COMMENCEMENT OF THE WORK AND APPROPRIATE PROCEDURES AND PRECAUTIONS NEED TO BE TAKEN WHEN WORKING WITHIN CLOSE PROXIMITY OF SERVICES. THE CONTRACTOR MUST HAVE A COPY OF THECURRENT SERVICES SEARCH ON SITE AT ALL TIMES.

9. EASE AROUND STORMWATER DRAINAGE PITS WHEN MAINS TO BE LAID HAVE A HORIZONTAL CLEARANCE OF LESS THAN 150mm TO THE EDGE OF THE STORMWATER DRAINAGE PIT (FOR MAXIMUM LENGTHS OF 2m).

10. EASE AROUND ALL ELECTRICAL STRUCTURES AND MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 150mm TO THE EDGE OF THE ELECTRICAL STRUCTURE (FOR MAXIMUM LENGTHS OF 2m).

11. ALL MAIN TO METER (PROPERTY) SERVICES MUST BE CONSTRUCTED TO SYDNEY WATER'S INSTALLATION REQUIREMENTS BY A LICENSED PLUMBER. THE WORKS MUST BE INSTALLED IN ACCORDANCE WITH THE CURRENT SYDNEY WATER MAIN TO METER SERVICE INSTALLATIONS TECHNICAL REQUIREMENTS, NSW CODE OF PRACTICE FOR PLUMBING AND DRAINAGE AND AS/NZS3500.

12. MAIN TO METERS INSTALLED ON EXISTING SYDNEY WATER INFRASTRUCTURE DETAILED VIA THE FOLLOWING SYMBOL: ◒

13. ALL VALVES TO BE RESILIENT SEATED.

14. 1% SOLUTION OF SODIUM OR CALCIUM HYPOCHLORITE TO BE USED ON ALL JOINTS IMMEDIATELY PRIOR TO INSTALLATION DURING CONNECTION OF MAIN.

15. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING SERVICES WITH RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER. ANY DAMAGE TO EXISTING SERVICES TO BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.

16. THE CONTRACTOR TO SUBMIT A SAFE WORK PLAN TO THE WATER SERVICING COORDINATOR FOR APPROVAL PRIOR TO COMMENCING THE WORKS.

17. THE CONTRACTOR TO SUBMIT A CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) TO THE WATER SERVICING COORDINATOR FOR APPROVAL PRIOR TO COMMENCING THE WORKS.

18. THE CONTRACTOR IS TO CARRY OUT ALL NECESSARY GEOTECHNICAL INVESTIGATIONS TO UNDERTAKE THE WORKS DETAILED IN THIS DRAWING SET.

19. PRIOR TO COMMENCEMENT OF WORK, 2 WORKING DAYS NOTICE SHALL BE GIVEN TO SYDNEY WATER.

20. THE NOMINATED CONSTRUCTION COMPANY MUST HAVE AN ACCREDITED/APPROVED PERSON ONSITE AT ALL TIMES DURING CONSTRUCTION.

21. THE CONTRACTOR IS TO PROVIDE TEST REPORTS TO THE WATER SERVICING COORDINATOR TO SYDNEY WATER STANDARDS PRIOR TO THE PRE CONNECTION.

22. CONSTRUCTOR TO PROVIDE DETAILED WORKS AS CONSTRUCTED INFORMATION IN ELECTRONIC FORMAT AT COMPLETION OF WORKS OF THE FOLLOWING:
22.1. LOCATION OF EACH FITTING INSTALLED, INCLUDING TEES, BENDS AND TAPERS
22.2. LOCATION OF MAIN TO METERS
22.3. CONCRETE ENCASEMENT EXTENTS
22.4. PROPERTY DRILLING CHAINAGE
22.5. THE ABOVE INFORMATION IS TO BE PROVIDED IN THE FORM OF EASTINGS AND NORTHINGS OR CHAINAGES IN RELATION TO A NOMINATED DATUM POINT

23. ALL LOCATIONS WERE WATERMAINS ARE LOCATED UNDER TREES ARE TO INCLUDE ROOT PROTECTION BARRIERS.

24. WATERMAINS LAID UNDER STORMWATER TO BE CONCRETE ENCASED AND EXTEND 1.0m PAST THE EDGE OF STOMRWATER PIPE. DETAILED VIA THE FOLLOWING SYMBOL:

ENVIRONMENTAL NOTES :

E1. CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AS DETAILED IN THE REVIEW OF ENVIRONMENTAL FACTORS (REF) AND THE ENVIRONMENTAL MANAGEMENT PLAN (EMP)

E2. AREAS DOWNSLOPE OF CONSTRUCTION ACTIVITY TO BE ADEQUATELY PROTECTED FROM SEDIMENT POLLUTION ETC. SILT TRAP DEVICES TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY, EFFECTIVELY MAINTAINED AND ARE TO BE REMOVED ONLY AFTER THE AREA HAS BEEN SATISFACTORILY REVEGETATED OR RESTORED.

E3. ALL STORMWATER GRATES, OPEN CHANNELS, SWALES, TABLE DRAINS, GULLIES ETC. DOWNSLOPE OF CONSTRUCTION ACTIVITY TO BE ADEQUATELY PROTECTED BY STRAWBALES WRAPPED IN GEOTEXTILE FABRIC OR GEOTEXTILE FENCE.

E4. THE EXTENT OF CLEARING OF VEGETATION TO BE KEPT TO AN ABSOLUTE MINIMUM NECESSARY TO EFFECT THE WORKS.

E5. ALL SURFACE LITTER, BRANCHES AND LEAVES TO BE MULCHED AND STOCKPILED SEPARATELY. AFTER COMPLETION MULCH TO BE RE–SPREAD OVER VEGETATED AREAS TO ASSIST WITH REGENERATION.

Stantec Australia Pty Ltd
ABN 17 0078 203 22

PLAN FOR CONSTRUCTION
Date 11 / 11 / 2025

No.	AMENDMENT DESCRIPTION	BY	DATE
4	UPDATED ALIGNMENTS NEAR INFILTRATION SWALES	BA	05/11/25
3	HYDRANT AND STOP VALVE UPDATES	LS	17/10/25
2	RE ISSUED FOR SWC APPROVAL	LS	24/09/25
1	ISSUED FOR APPROVAL	LS	19/02/25

PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS
SYDNEY WATER CORPORATION

PRIOR TO COMMENCEMENT OF EXCAVATION FOR PROPOSED AND EXISTING SERVICES CONTACT :-
DIAL BEFORE YOU DIG ..... Ph. 1100
ELECTRICITY, ENDEAVOUR ENERGY ..... Ph. 029853 4161
GAS, JEMENA GAS WEST ..... Ph. 1300880906
TELECOMMUNICATIONS, TELSTRA ..... Ph. 1800653935
TELECOMMUNICATIONS, NBN ..... Ph. 1800626329
GIVING AT LEAST 48 HOURS NOTICE.

UTILITIES

TYPE	DATE	REF.	TYPE	DATE	REF.
EXIST WATER:	22/01/24	(SURV)	PROP WATER:	24/09/25	(STANTEC)
EXIST REC WATER: R	22/01/24	(SURV)	PROP REC WATER: R	24/09/25	220147RW
EXIST SEWER: S	22/01/24	(SURV)	PROP SEWER: S	24/09/25	220147WW
EXIST STORMWATER: DN SWD	28/02/23	(SURV)	PROP STORMWATER: DN SWD	19/02/25	(STANTEC)
EXIST ELEC: E	22/01/24	(SURV)	PROP ELEC: E	19/02/25	(STANTEC)
EXIST COMMS: TEL	22/01/24	(SURV)	PROP COMMS: TEL	19/02/25	(STANTEC)
			STAGE BOUNDARY:	19/02/25	(STANTEC)
			RETAINING WALL	19/02/25	(STANTEC)

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....
WATER SERVICE CO-ORDINATOR .....
CONSTRUCTOR .....
COMPLETED ..... W.A.C. PREPARED .....

DESIGNER .....
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.

PIPE SCHEDULE

SIZE DN	TYPE	CLASS	LENGTH	PIPE JOINING METHOD / NOTES
100	o.P.V.C	PN16	1007.77	RRJ
100	D.I.C.L	PN35	18.30	RRJ
150	o.P.V.C	PN16	1272.59	RRJ
150	D.I.C.L	PN35	741.04	RRJ

DESIGN HEAD 120 m

BOUNDARY TRAPS REQUIRED.

AUSTRALIAN HEIGHT DATUM

SCALES
PLAN 1:500 SECTION { HOR. — VERT. —
CROSS SECTIONS — NATURAL
LENGTHS, DEPTHS & LEVELS ARE IN METRES.

NO AMENDMENTS ARE TO BE MADE TO THIS PLAN WITHOUT REFERENCE TO SYDNEY WATER. THIS PLAN IS NOT NECESSARILY UP TO DATE OR CORRECT AND SYDNEY WATER ACCEPTS NO RESPONSIBILITY.

U.B. DIRECTORY WOLLONDILLY ED 95 MAP 77 EBD 5C

SHEET 1 OF 6 File No. N/A

SYDNEY WATER CORPORATION

Case No. 220147PW

WATERMAIN RETICULATION

NORTH WILTON WOLLONDILLY

FILE LOCATION: 304800288 – CASE220147PW DESIGNED: BA DRAFTED: LS VERIFIED: BF REVIEWED: JD APPROVED: JD ISSUED: 24/09/25

PLAN DRAWN DATE: 05/11/2025 VERSION: 4 SHEET 1 OF 6 SHEETS

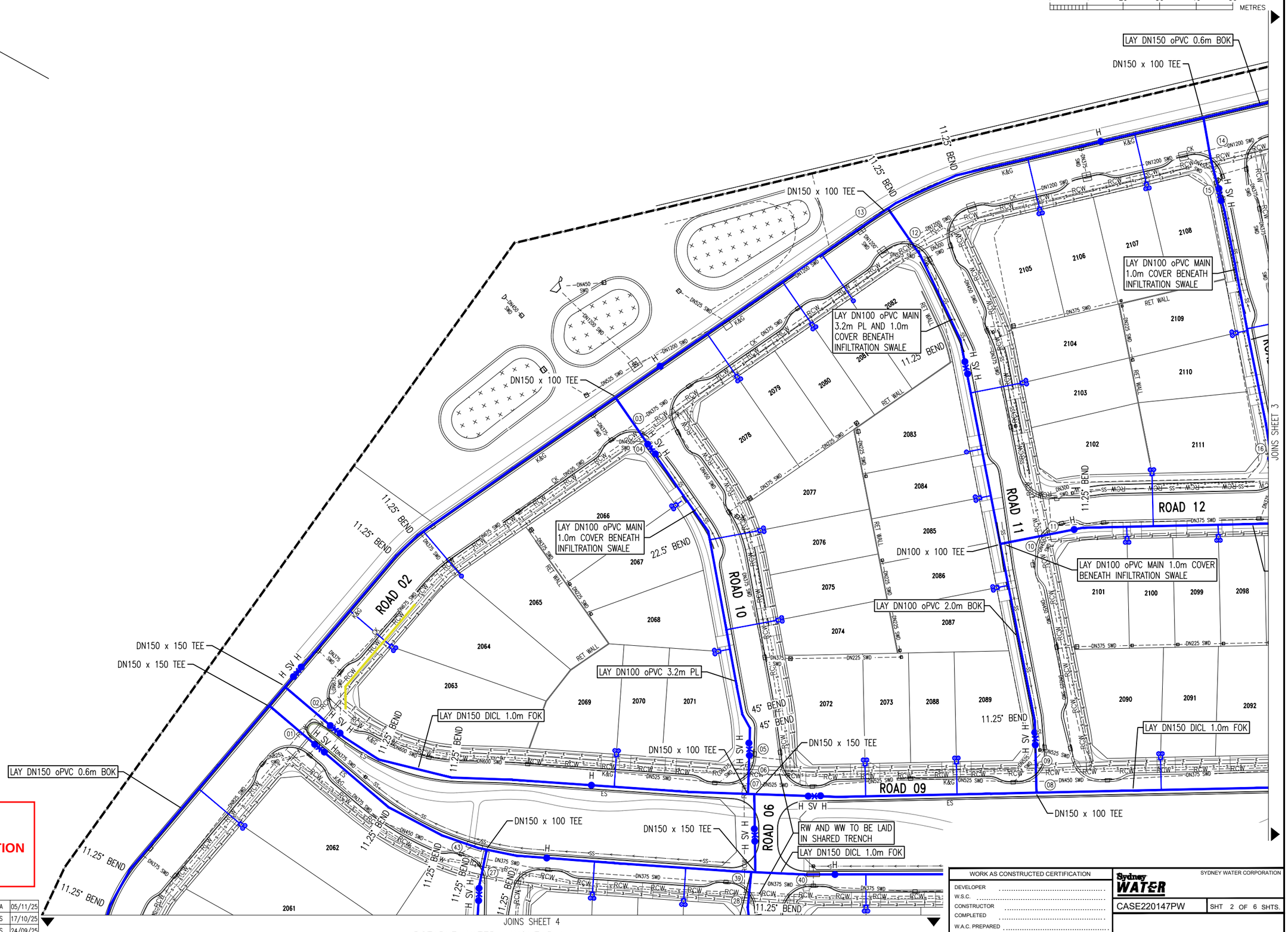
NORTH WILTON – STAGE 2A PW

A1F

GDA2020

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

0 10 20 30 40 50 METRES



POTABLE WATER LAYOUT PLAN
SCALE 1:500

Stantec Australia Pty Ltd
ABN 17 0078 203 22

PLAN FOR CONSTRUCTION
Date 11 / 11 / 2025

No.	AMENDMENT DESCRIPTION	BY	DATE
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WORK AS CONSTRUCTED CERTIFICATION

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W.S.C. .....
CONSTRUCTOR .....
COMPLETED .....
W.A.C. PREPARED .....

DESIGNER .....
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

SYDNEY WATER CORPORATION

Sydney WATER

CASE220147PW | SHT 2 OF 6 SHTS

SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 05/11/2025 VERSION: 4 SHEET 2 OF 6 SHEETS

A1F

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

0 10 20 30 40 50 METRES

GDA2020

PROVIDE HYDRANT BEND FOR FUTURE CONNECTION

DN150 x 100 TEE

LAY DN150 oPVC 0.6m BOK

DN150 x 100 TEE

LAY DN100 oPVC 1.2m BOK

LAY DN100 oPVC MAIN 1.0m COVER BENEATH INFILTRATION SWALE

LAY DN100 oPVC 3.2m PL

LAY DN100 oPVC MAIN 3.2m PL AND 1.0m COVER BENEATH INFILTRATION SWALE

PROVIDE ROAD CROSSINGS FOR FUTURE LOTS PW M2M

PROVIDE ROAD CROSSINGS FOR FUTURE LOTS PW M2M

DN100 x 100 TEE

LAY DN100 oPVC 1.2m BOK

LAY DN100 oPVC MAIN 1.0m COVER BENEATH INFILTRATION SWALE

PROVIDE ROAD CROSSINGS FOR FUTURE LOTS PW M2M

LAY DN150 DICL 1.0m FOK

RW AND WW TO BE LAID IN SHARED TRENCH

DN150 x 100 TAPER

DN100 x 100 TEE

DN150 x 100 TEE

DN150 x 150 TEE

RW AND WW TO BE LAID IN SHARED TRENCH

DN150 x 100 TEE

LAY DN150 DICL 0.6m BOK

PROVIDE ROAD CROSSINGS FOR FUTURE LOTS PW M2M

REMOVE EXISTING HYDRANT BEND AND REPLACE WITH A HYDRANT

PROVIDE DN150xDN150 TEE AND HYDRANT BEND FOR FUTURE CONNECTION

CASE202481PW DN150 2024 DICL

FUTURE STAGE 3B CN222338

FUTURE FAIRWAY DRIVE EXTENSION

ROAD 02
ROAD 12
ROAD 13
ROAD 09
ROAD 08
ROAD A
ROAD 122
ROAD 118
ROAD 120

JOINS SHEET 2

JOINS SHEET 5

POTABLE WATER LAYOUT PLAN
SCALE 1:500

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Stantec Australia Pty Ltd
ABN 17 007 820 322

PLAN FOR CONSTRUCTION
Date 11 / 11 / 2025

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....
W.S.C. .....
CONSTRUCTOR .....
COMPLETED .....
W.A.C. PREPARED .....

DESIGNER .....
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

Sydney WATER
SYDNEY WATER CORPORATION

CASE220147PW | SHT 3 OF 6 SHTS.

SYDNEY WATER CORPORATION
FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 05/11/2025 VERSION: 4 SHEET 3 OF 6 SHEETS

A1F

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

0 10 20 30 40 50 METRES

GDA2020

JOINS SHEET 2

JOINS SHEET 5

ROAD 02

ROAD 05

ROAD 06

ROAD 07

ROAD 08

ROAD 09

DN150 x 100 TEE

DN150 x 150 TEE

RW AND WW TO BE LAID IN SHARED TRENCH

LAY DN150 DICL 1.0m FOK

LAY DN100 oPVC MAIN 1.0m COVER BENEATH INFILTRATION SWALE

LAY DN100 oPVC 3.2m PL

LAY DN150 oPVC 3.2m PL

LAY DN150 oPVC 0.6m BOK

11.25° BEND

22.5° BEND

RET WALL

H SV H

2149

Stantec Australia Pty Ltd
ABN 17 0078 203 22

PLAN FOR CONSTRUCTION
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POTABLE WATER LAYOUT PLAN
SCALE 1:500

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W.A.C. PREPARED .....

DESIGNER .....
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

SYDNEY WATER CORPORATION

Sydney WATER

CASE220147PW | SHT 4 OF 6 SHTS.

SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 05/11/2025 VERSION: 4

SHEET 4 OF 6 SHEETS

A1F

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

0 10 20 30 40 50 METRES

JOINS SHEET 3

JOINS SHEET 4

GDA2020

DN150 x 100 TEE

LAY DN150 DICL 1.0m FOK

RW AND WW TO BE LAID IN SHARED TRENCH

DN150 x 150 TEE

PROVIDE DN150xDN150 TEE AND HYDRANT BEND FOR FUTURE CONNECTION

LAY DN150 DICL 0.6m BOK

PROVIDE ROAD CROSSINGS FOR FUTURE LOTS PW M2M

LAY DN150 DICL

LAY DN100 oPVC 3.2m PL

LAY DN150 oPVC MAIN 2.5m BOK AND 1.0m COVER BENEATH INFILTRATION SWALE

LAY DN150 oPVC

LAY DN100 oPVC MAIN 1.0m COVER BENEATH INFILTRATION SWALE

DN150 x 100 TEE

LAY DN150 oPVC 0.6m BOK

JOINT DEFLECTION

ROAD 01

ROAD 02

ROAD 04

ROAD 05

ROAD 06

ROAD 08

ROAD 103

ROAD 15

FUTURE FAIRWAY DRIVE EXTENSION

RESIDUE LOT 1201

RESIDUE LOT 1202

RESIDUE LOT FUTURE STAGE

2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2149 3175 1117 1204

45° BEND 22.5° BEND 11.25° BEND

H SV H

(3x)1800x600

DN1200 DN1050 DN825 DN750 DN600 DN525 DN450 DN375 DN225 DN150

SS RCW DN375 SWD DN225 SWD DN900 SWD DN750 SWD DN600 SWD DN525 SWD DN450 SWD

No.	AMENDMENT DESCRIPTION	BY	DATE
4	UPDATED ALIGNMENTS NEAR INFILTRATION SWALES	BA	05/11/25
3	HYDRANT AND STOP VALVE UPDATES	LS	17/10/25
2	RE ISSUED FOR SWC APPROVAL	LS	24/09/25
1	ISSUED FOR APPROVAL	LS	19/02/25

POTABLE WATER LAYOUT PLAN
SCALE 1:500

Stantec Australia Pty Ltd
ABN 17 0078 203 22

PLAN FOR CONSTRUCTION
Date 11 / 11 / 2025

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....
W.S.C. .....
CONSTRUCTOR .....
COMPLETED .....
W.A.C. PREPARED .....

DESIGNER .....
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

SYDNEY WATER CORPORATION

Sydney WATER

CASE220147PW | SHT 5 OF 6 SHTS

SYDNEY WATER CORPORATION

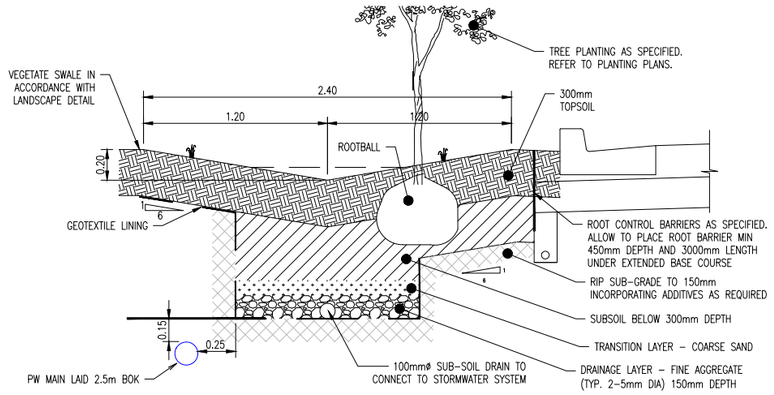
FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 05/11/2025 VERSION: 4

SHEET 5 OF 6 SHEETS

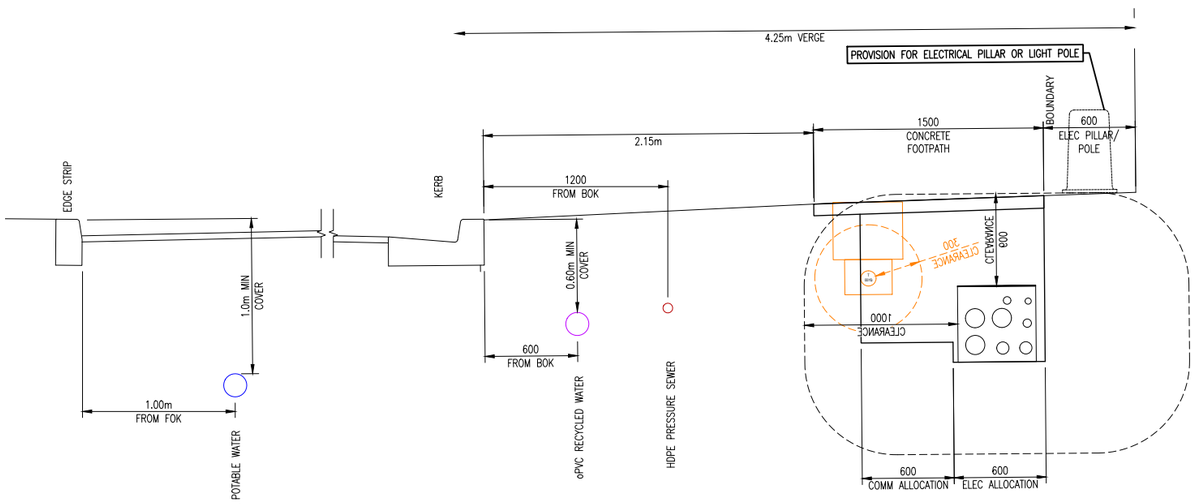
A1F

DEVELOPER CONTRACT PLAN



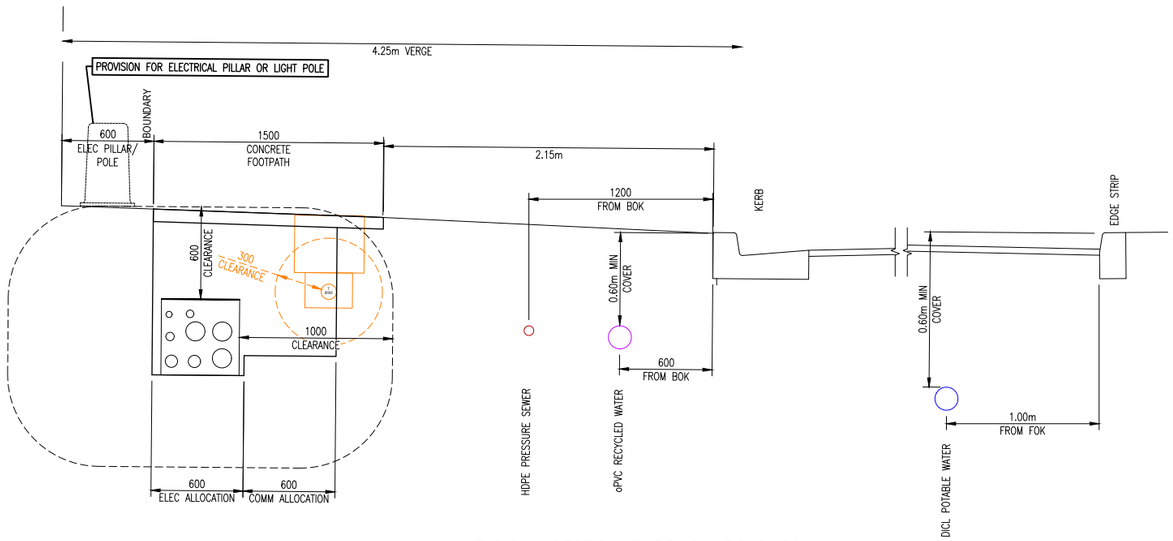
TYPICAL SECTION BENEATH INFILTRATION SWALE

SCALE 1:20



TYPICAL SECTION THROUGH ROAD 08

SCALE 1:20



TYPICAL SECTION THROUGH ROAD 09

SCALE 1:20

SERVICE VERTICAL CLEARANCE TABLE

CROSSING	SWD SIZE	WATER SIZE	CLEARANCE (mm)	COVER (mm)	COMMENTS	SERVICES
01	–	ø150	225 MIN	1300	LAY UNDER SERVICES	REC WATER, TEL, ELEC
	ø825		300 MIN		LAY OVER SWD	SWD
02	–	ø150	225 MIN	1300	LAY UNDER SERVICES	REC WATER, TEL, ELEC
	ø675		250 MIN		LAY OVER SWD	SWD
03	–	ø100	225 MIN	1000	LAY UNDER SERVICES	REC WATER, TEL, ELEC
	ø375		300 MIN		LAY OVER SWD	SWD
04	ø450	ø100	300 MIN	1000	LAY OVER SWD	SWD
05	ø375	ø100	300 MIN	1150	LAY OVER SWD	SWD
06	ø375	ø100	225 MIN	1200	LAY UNDER SERVICES	REC WATER, TEL, ELEC
07	ø525	ø150	300 MIN	1200	LAY OVER SWD	SWD
08	ø525	ø150	300 MIN	930	LAY OVER SWD	SWD
09	–	ø100	225 MIN	930	LAY UNDER SERVICES	REC WATER, TEL, ELEC, SWD
	ø525		300 MIN		LAY OVER SWD	SWD
10	–	ø100	150 MIN	1050	LAY UNDER SERVICES	REC WATER, TEL, ELEC
11	ø450	ø100	250 MIN	1050	LAY OVER SWD	SWD
12	ø450	ø100	225 MIN	1300	LAY UNDER SERVICES	SWD, ELEC, TEL, REC WATER, SWD
	ø1200 & ø525		300 MIN	1300	LAY OVER SWD	SWD
13	ø1200 & ø600	ø150	300 MIN	600	LAY OVER SWD	SWD
14	–	ø100	225 MIN	1100	LAY UNDER SERVICES	REC WATER, TEL, ELEC
	ø1200 & ø450		250 MIN	1100	LAY OVER SWD	SWD
15	ø300	ø100	150 MIN	1100	LAY UNDER SWD	SWD
16	ø375	ø100	300 MIN	700	LAY OVER SWD	SWD
17	ø150	ø100	150 MIN	700	LAY UNDER SERVICES	REC WATER
18	–	ø100	225 MIN	1250	LAY UNDER SERVICES	TEL, ELEC
19	–	ø100	225 MIN	1550	LAY UNDER SERVICES	REC WATER, TEL, ELEC
	ø1200		150 MIN	1550	LAY UNDER SERVICES	REC WATER, TEL, ELEC
20	–	ø100	150 MIN	950	LAY UNDER SERVICES	REC WATER
21	–	ø100	225 MIN	950	LAY UNDER SERVICES	TEL, ELEC
22	–	ø150	225 MIN	1200	LAY UNDER SERVICES	SWD
23	–	ø100	150 MIN	1050	LAY UNDER SERVICES	REC WATER
24	ø450	ø150	150 MIN	1050	LAY UNDER SERVICES	SWD, REC WATER
25	–	ø150	150 MIN	950	LAY UNDER SERVICES	REC WATER
26	–	ø150	150 MIN	900	LAY UNDER SERVICES	REC WATER
27	–	ø100	150 MIN	1700	LAY UNDER SERVICES	REC WATER, TEL, ELEC
	ø375		225 MIN		LAY UNDER SWD	SWD
28	–	ø150	150 MIN	1200	LAY UNDER SERVICES	REC WATER, TEL, ELEC
29	–	ø100	150 MIN	1190	LAY UNDER SERVICES	SWD, ELEC, TEL, REC WATER, SWD
	ø525		300 MIN	1000	LAY OVER SERVICES	SWD, SEWER
30	ø1050	ø150	300 MIN	1000	LAY OVER SWD	SWD
31	ø900	ø150	300 MIN	1000	LAY OVER SWD	SWD
32	ø750	ø150	300 MIN	1000	LAY OVER SWD	SWD
33	–	ø150	225 MIN	1000	LAY UNDER SERVICES	REC WATER, SWD, TEL, ELEC
	ø525		300 MIN	1000	LAY OVER SERVICES	SWD, SEWER
34	–	ø150	225 MIN	1000	LAY UNDER SERVICES	ELEC, TEL, REC WATER
	ø375		300 MIN	1000	LAY OVER SERVICES	SWD, SEWER
35	–	ø100	225 MIN	1000	LAY UNDER SERVICES	ELEC, TEL, REC WATER
	ø525		300 MIN	1000	LAY OVER SERVICES	SWD, SEWER
36	ø750	ø100	300 MIN	1000	LAY OVER SWD	SWD
37	ø600	ø150	300 MIN	1000	LAY OVER SWD	SWD
38	ø375	ø150	300 MIN	1000	LAY OVER SWD	SWD
39	–	ø150	150 MIN	1200	LAY OVER SERVICES	REC WATER
	ø375	ø150	300 MIN	700	LAY OVER SWD	SWD
40	ø375	ø150	300 MIN	1500	LAY UNDER SWD	SWD
41	ø375	ø150	300 MIN	1700	LAY UNDER SWD	SWD
42	ø375	ø150	300 MIN	1700	LAY UNDER SWD	SWD
43	ø375	ø150	300 MIN	1700	LAY UNDER SWD	SWD

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0 0.25 0.5 1 2 METRES

0 1 2 3 4 5 10 METRES

Stantec Australia Pty Ltd

ABN 17 0078 203 22

PLAN FOR CONSTRUCTION

Date 11 / 11 / 2025

WORK AS CONSTRUCTED CERTIFICATION

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W.S.C. .....

CONSTRUCTOR .....

COMPLETED .....

W.A.C. PREPARED .....

DESIGNER .....

I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

SYDNEY WATER CORPORATION

Sydney WATER

CASE220147PW | SHT 6 OF 6 SHTS.

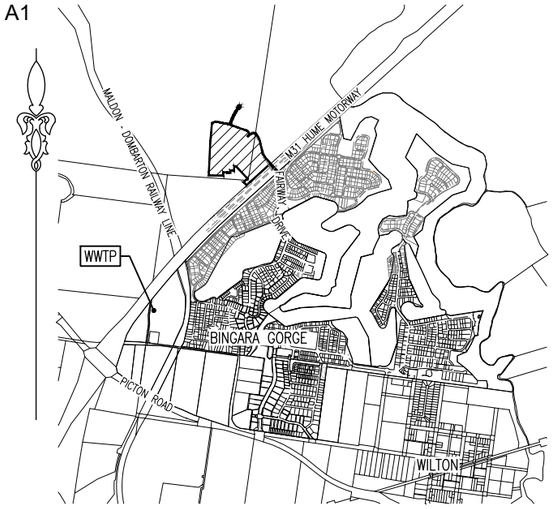
SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1

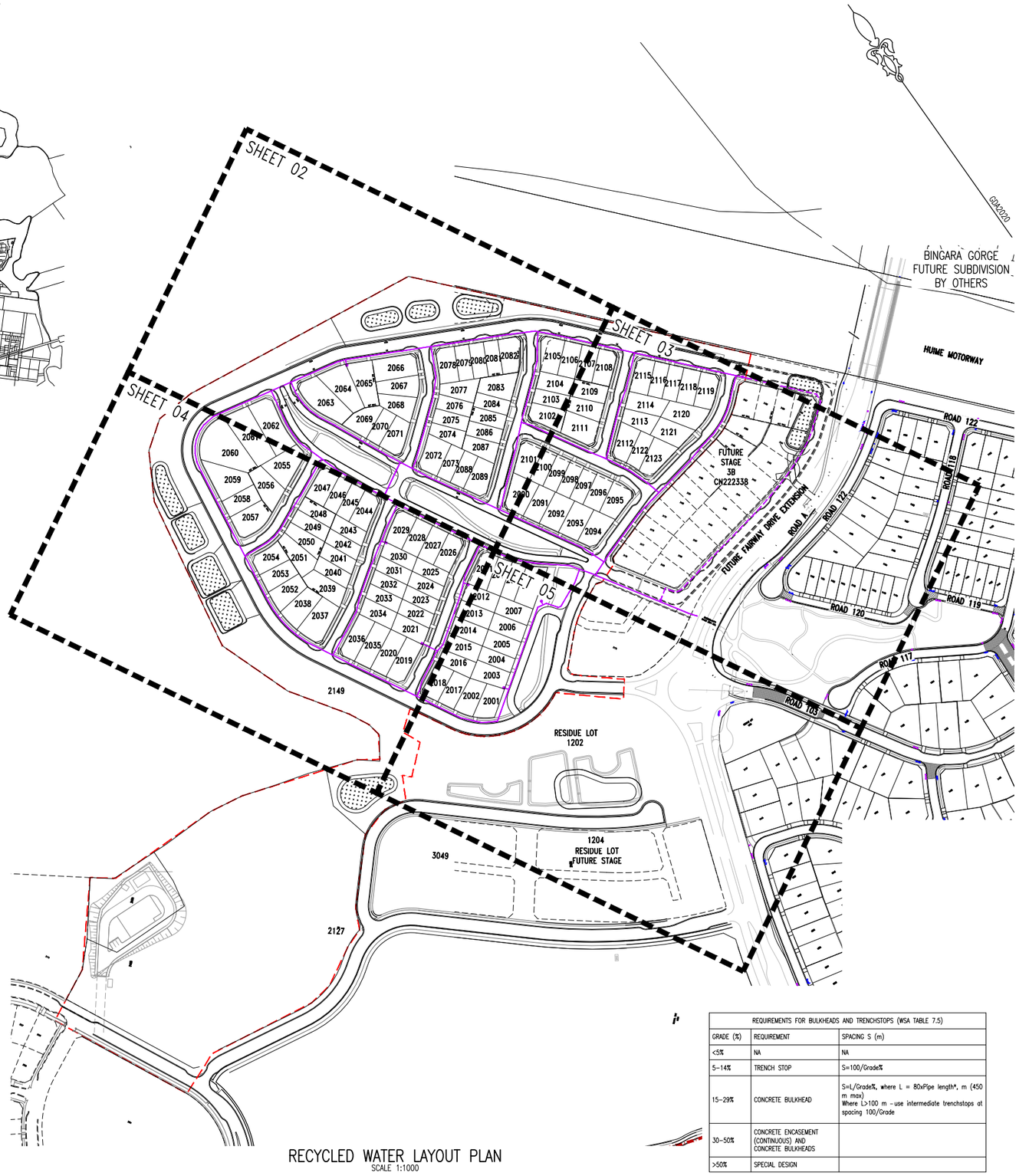
PLAN DRAWN DATE: 05/11/2025 VERSION-4 SHEET 6 OF 6 SHEETS

A1

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION



LOCALITY PLAN
SCALE 1:25,000



RECYCLED WATER LAYOUT PLAN
SCALE 1:1000

REQUIREMENTS FOR BULKHEADS AND TRENCHSTOPS (WSA TABLE 7.5)		
GRADE (%)	REQUIREMENT	SPACING S (m)
<5%	NA	NA
5–14%	TRENCH STOP	S=100/Grade%
15–29%	CONCRETE BULKHEAD	S=L/Grade%, where L = 80xPipe length*, m (450 m max) Where L>100 m – use intermediate trenchstops at spacing 100/Grade
30–50%	CONCRETE ENCASEMENT (CONTINUOUS) AND CONCRETE BULKHEADS	
>50%	SPECIAL DESIGN	

GENERAL WATER NOTES:

1. WATER SERVICE COORDINATOR & DESIGNER:
STANTEC AUSTRALIA PTY LTD
GROUND FLOOR, 16 BURELLI ST
WOLLONGONG 2500
PH: (02) 4228 4133

DEVELOPER:
LANDCOM
LEVEL 14, 60 STATION STREET
PARRAMATTA NSW 2150
PH: (02) 9841 8600

0 5 10 20 30 40 50 100 METRES

2. THE WORKS DETAILED HEREON TO BE CONSTRUCTED IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA03–2011–3.1 SYDNEY WATER EDITION 2014 & SYDNEY WATER TECHNICAL SPECIFICATION – CIVIL V11. THE CONTRACTOR MUST HAVE A COPY OF THESE DOCUMENTS ON SITE AT ALL TIMES.

3. THE MINIMUM NUMBER OF FIELD COMPACTION TESTS COMPLETED TO SATISFY SECTION C2.8 OF THE SYDNEY WATER TECHNICAL SPECIFICATION – CIVIL V11.
PIPE EMBEDMENT ZONE – 30
TRENCH FILL ZONE – 92 (TRAFFICABLE)
TRENCH FILL ZONE – 28 (NON–TRAFFICABLE)

NUMBER OF TESTS TO BE VERIFIED BY AN ACCREDITED FIELD TESTER, NUMBERS PROVIDED ABOVE TO BE USED AS A GUIDE ONLY.

4. i) HORIZONTAL BENDS (DN300 OR LESS) TO BE ANCHORED IN ACCORDANCE WITH DTC–1110 (ISSUE B, 31/07/24) OR DTC–1111 (ISSUE C, 31/07/24).
ii) ALL TEES (DN300 OR LESS) TO BE ANCHORED IN ACCORDANCE WITH DTC–1113 (ISSUE C, 31/07/24)
iii) HORIZONTAL BENDS AND TEES (DN375) TO BE ANCHORED IN ACCORDANCE WITH WAT–1205 (V2.1, 2002)
iv) VERTICAL BENDS AND HYDRANT BENDS (DN150 OR LESS) TO BE ANCHORED IN ACCORDANCE WITH DTC–1114 (ISSUE B, 31/07/24)
v) GATE VALVES AND VERTICAL BENDS (DN375) TO BE ANCHORED IN ACCORDANCE WITH WAT–1207–V (V3, 2012)
vi) TRENCH STOPS AND BULKHEADS TO WAT–1209 (V2.1, 2002) AND WAT–1210 (V2.1, 2002)
vii) ALL STOP VALVES (DN300 OR LESS) TO BE ANCHORED IN ACCORDANCE WITH DTC–1115 (ISSUE C, 31/07/24)

5. MAIN TO BE LAID 0.6m FROM B.O.K. AS NOTED ON PLAN AND AT 0.6m COVER EXCEPT WHERE OTHERWISE INDICATED.

6. MAINLAYING NOT TO PROCEED PRIOR TO FORMATION OF FOOTWAYS AND KERBS TO FINISHED SURFACE LEVELS.

7. MAIN TO BE LAID OVER ALL STORMWATER DRAINAGE PIPES UNLESS NOTED OTHERWISE.

8. SERVICES SHOWN ARE INDICATIVE ONLY. CURRENT SERVICES SEARCH AND SITE CHECK.OF ALL EXISTING SERVICES WILL BE NECESSARY PRIOR TO COMMENCEMENT OF THE WORK AND APPROPRIATE PROCEDURES AND PRECAUTIONS NEED TO BE TAKEN WHEN WORKING WITHIN CLOSE PROXIMITY OF SERVICES. THE CONTRACTOR MUST HAVE A COPY OF THECURRENT SERVICES SEARCH ON SITE AT ALL TIMES.

9. EASE AROUND STORMWATER DRAINAGE PITS WHEN MAINS TO BE LAID HAVE A HORIZONTAL CLEARANCE OF LESS THAN 150mm TO THE EDGE OF THE STORMWATER DRAINAGE PIT (FOR MAXIMUM LENGTHS OF 2m).

10. EASE AROUND ALL ELECTRICAL STRUCTURES AND MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 150mm TO THE EDGE OF THE ELECTRICAL STRUCTURE (FOR MAXIMUM LENGTHS OF 2m).

11. EASE RECYCLED WATER UNDER POTABLE WATER AND MAINTAIN 150MM CLEARANCE.

12. ALL MAIN TO METER (PROPERTY) SERVICES MUST BE CONSTRUCTED TO SYDNEY WATER'S INSTALLATION REQUIREMENTS BY A LICENSED PLUMBER. THE WORKS MUST BE INSTALLED IN ACCORDANCE WITH THE CURRENT SYDNEY WATER MAIN TO METER SERVICE INSTALLATIONS TECHNICAL REQUIREMENTS, NSW CODE OF PRACTICE FOR PLUMBING AND DRAINAGE AND AS/NZS3500.

13. MAIN TO METERS INSTALLED ON EXISTING SYDNEY WATER INFRASTRUCTURE DETAILED VIA THE FOLLOWING SYMBOL: ◒

14. ALL VALVES TO BE RESILIENT SEATED.

15. 1% SOLUTION OF SODIUM OR CALCIUM HYPOCHLORITE TO BE USED ON ALL JOINTS IMMEDIATELY PRIOR TO INSTALLATION DURING CONNECTION OF MAIN.

16. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING SERVICES WITH RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER. ANY DAMAGE TO EXISTING SERVICES TO BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.

17. THE CONTRACTOR TO SUBMIT A SAFE WORK PLAN TO THE WATER SERVICING COORDINATOR FOR APPROVAL PRIOR TO COMMENCING THE WORKS.

18. THE CONTRACTOR TO SUBMIT A CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) TO THE WATER SERVICING COORDINATOR FOR APPROVAL PRIOR TO COMMENCING THE WORKS.

19. THE CONTRACTOR IS TO CARRY OUT ALL NECESSARY GEOTECHNICAL INVESTIGATIONS TO UNDERTAKE THE WORKS DETAILED IN THIS DRAWING SET.

20. PRIOR TO COMMENCEMENT OF WORK, 2 WORKING DAYS NOTICE SHALL BE GIVEN TO SYDNEY WATER.

21. THE NOMINATED CONSTRUCTION COMPANY MUST HAVE AN ACCREDITED/APPROVED PERSON ONSITE AT ALL TIMES DURING CONSTRUCTION.

22. THE CONTRACTOR IS TO PROVIDE TEST REPORTS TO THE WATER SERVICING COORDINATOR TO SYDNEY WATER STANDARDS PRIOR TO THE PRE CONNECTION.

23. CONSTRUCTOR TO PROVIDE DETAILED WORKS AS CONSTRUCTED INFORMATION IN ELECTRONIC FORMAT AT COMPLETION OF WORKS OF THE FOLLOWING:
23.1. LOCATION OF EACH FITTING INSTALLED, INCLUDING TEES, BENDS AND TAPERS
23.2. LOCATION OF MAIN TO METERS
23.3. CONCRETE ENCASEMENT EXTENTS
23.4. PROPERTY DRILLING CHAINAGE
23.5. THE ABOVE INFORMATION IS TO BE PROVIDED IN THE FORM OF EASTINGS AND NORTHINGS OR CHAINAGES IN RELATION TO A NOMINATED DATUM POINT

24. ALL LOCATIONS WERE WATERMAINS ARE LOCATED UNDER TREES ARE TO INCLUDE ROOT PROTECTION BARRIERS.

ENVIRONMENTAL NOTES :

E1. CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AS DETAILED IN THE REVIEW OF ENVIRONMENTAL FACTORS (REF) AND THE ENVIRONMENTAL MANAGEMENT PLAN (EMP)

E2. AREAS DOWNSLOPE OF CONSTRUCTION ACTIVITY TO BE ADEQUATELY PROTECTED FROM SEDIMENT POLLUTION ETC. SILT TRAP DEVICES TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY, EFFECTIVELY MAINTAINED AND ARE TO BE REMOVED ONLY AFTER THE AREA HAS BEEN SATISFACTORILY REVEGETATED OR RESTORED.

E3. ALL STORMWATER GRATES, OPEN CHANNELS, SWALES, TABLE DRAINS, GULLIES ETC. DOWNSLOPE OF CONSTRUCTION ACTIVITY TO BE ADEQUATELY PROTECTED BY STRAWBALES WRAPPED IN GEOTEXTILE FABRIC OR GEOTEXTILE FENCE.

E4. THE EXTENT OF CLEARING OF VEGETATION TO BE KEPT TO AN ABSOLUTE MINIMUM NECESSARY TO EFFECT THE WORKS.

E5. ALL SURFACE LITTER, BRANCHES AND LEAVES TO BE MULCHED AND STOCKPILED SEPARATELY. AFTER COMPLETION MULCH TO BE RE–SPREAD OVER VEGETATED AREAS TO ASSIST WITH REGENERATION.

Stantec Australia Pty Ltd
ABN 17 0078 203 22

PLAN FOR CONSTRUCTION
Date 11 / 11 / 2025

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PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS
SYDNEY WATER CORPORATION

PRIOR TO COMMENCEMENT OF EXCAVATION FOR PROPOSED AND EXISTING SERVICES CONTACT :-

DIAL BEFORE YOU DIG	Ph. 1100
ELECTRICITY ENDEAVOUR ENERGY	Ph. 0298534161
GAS JEMENA GAS WEST	Ph. 1300880906
TELECOMMUNICATIONS TELSTRA	Ph. 1800653935
TELECOMMUNICATIONS NBN	Ph. 1800626329

GIVING AT LEAST 48 HOURS NOTICE.

UTILITIES

TYPE	DATE	REF.	TYPE	DATE	REF.
EXIST REC WATER:	22/05/23	(SURV)	PROP REC WATER:	24/04/25	(STANTEC)
EXIST WATER: W	22/05/23	(SURV)	PROP WATER: W	24/04/25	220147PW
EXIST SEWER: S	22/05/23	(SURV)	PROP SEWER: S	24/04/25	220147WW
EXIST STORMWATER: DN SWD	28/02/23	(SURV)	PROP STORMWATER: DN SWD	19/02/25	(STANTEC)
EXIST ELEC: E	22/05/23	(SURV)	PROP ELEC: E	19/02/25	(STANTEC)
EXIST COMMS: TEL	22/05/23	(SURV)	PROP COMMS: TEL	19/02/25	(STANTEC)
			STAGE BOUNDARY:	19/02/25	(STANTEC)
			RETAINING WALL	19/02/25	(STANTEC)

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....
WATER SERVICE CO-ORDINATOR .....
CONSTRUCTOR .....
COMPLETED ..... W.A.C. PREPARED .....

DESIGNER .....
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.

PIPE SCHEDULE

SIZE DN	TYPE	CLASS	LENGTH	PIPE JOINING METHOD / NOTES
100	oPVC	PN16	964.43	RRJ
150	oPVC	PN16	1957.08	RRJ

DESIGN HEAD 120 m
BOUNDARY TRAPS REQUIRED.

AUSTRALIAN HEIGHT DATUM

SCALES
PLAN 1:500 SECTION HOR. VERT.
CROSS SECTIONS NATURAL
LENGTHS, DEPTHS & LEVELS ARE IN METRES.

NO AMENDMENTS ARE TO BE MADE TO THIS PLAN WITHOUT REFERENCE TO SYDNEY WATER. THIS PLAN IS NOT NECESSARILY UP TO DATE OR CORRECT AND SYDNEY WATER ACCEPTS NO RESPONSIBILITY.

U.B. DIRECTORY WOLLONDILLY ED 95 MAP 77 UBD 5C

SHEET 1 OF 6 File No. N/A

SYDNEY WATER CORPORATION
Case No. 220147RW
WATERMAIN RETICULATION
NORTH WILTON WOLLONDILLY

NORTH WILTON – STAGE 2A RW

FILE LOCATION: 304800288 – CASE220147RW DESIGNED: BA DRAFTED: LS VERIFIED: BF REVIEWED: JD APPROVED: JD ISSUED: 19/02/2025

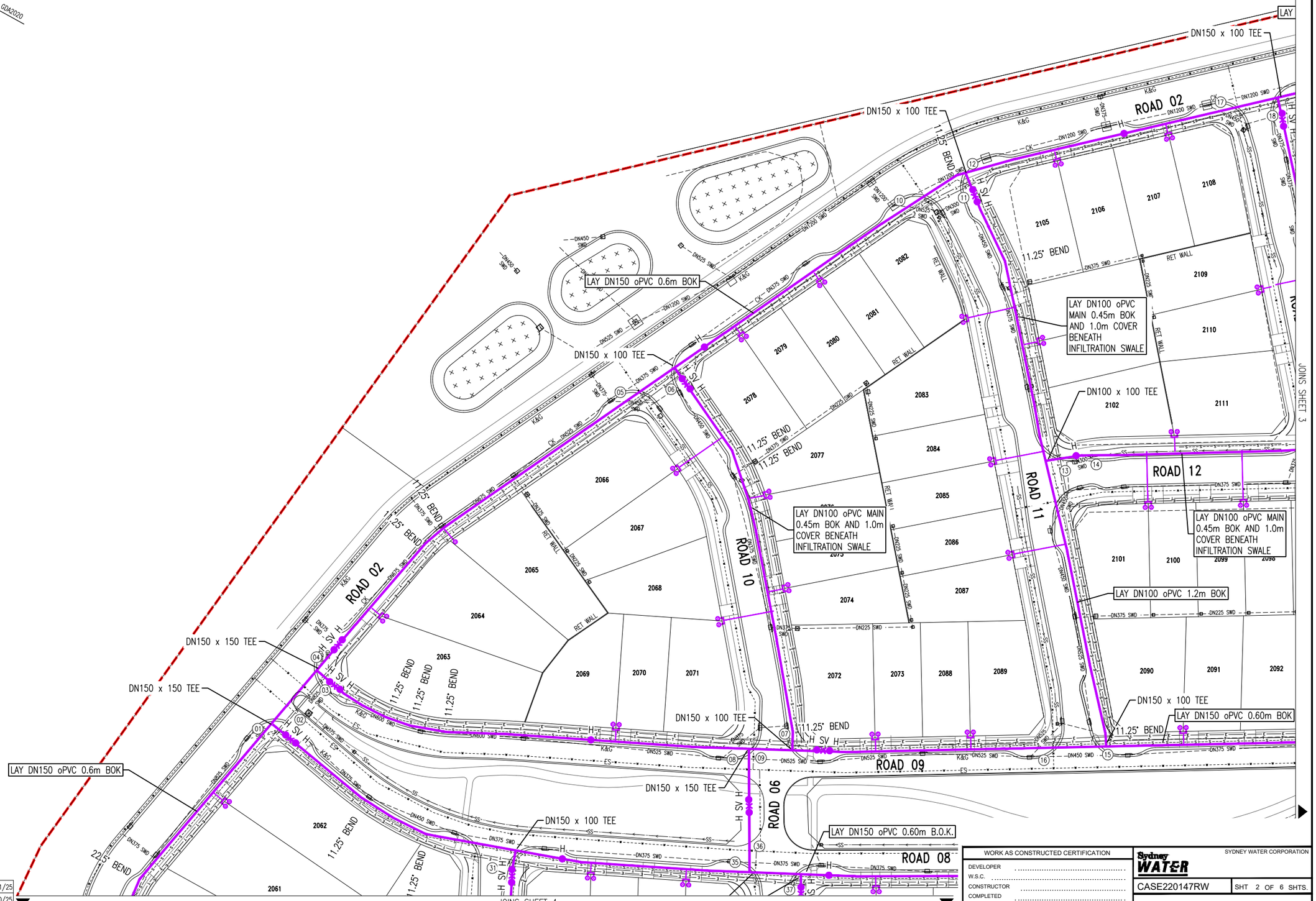
PLAN DRAWN DATE: 05/11/2025 VERSION: 4 SHEET 1 OF 6 SHEETS

A1F

GDA2020

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

0 10 20 30 40 50 METRES



RECYCLED WATER LAYOUT PLAN
SCALE 1:500

Stantec Australia Pty Ltd
ABN 17 0078 203 22

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Sydney WATER
SYDNEY WATER CORPORATION

CASE220147RW | SHT 2 OF 6 SHTS.

SYDNEY WATER CORPORATION
FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 05/11/2025 VERSION: 4

SHEET 2 OF 6 SHEETS

A1F

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

0 10 20 30 40 50 METRES

GDA2020

PROVIDE HYDRANT BEND FOR FUTURE CONNECTION

DN150 x 100 TEE

LAY DN150 oPVC 0.6m BOK

DN150 x 100 TEE

LAY DN100 oPVC MAIN 0.45m BOK AND 1.0m COVER BENEATH INFILTRATION SWALE

LAY DN100 oPVC MAIN 0.45m BOK AND 1.0m COVER BENEATH INFILTRATION SWALE

LAY DN100 oPVC MAIN 0.45m BOK AND 1.0m COVER BENEATH INFILTRATION SWALE

DN100 x 100 TEE

LAY DN100 oPVC 1.2m BOK

DN150 x 100 TAPER

DN150 x 100 TEE

LAY DN150 oPVC 0.60m BOK

11.25° BEND

DN150 x 150 TEE

11.25° BEND

DN100 x 100 TEE

DN100 x 100 TEE

11.25° BEND

DN100 x 100 TEE

LAY DN100 oPVC MAIN 1.0m COVER BENEATH INFILTRATION SWALE

DN100 x 100 TEE

DN150 x 100 TEE

PROVIDE ROAD CROSSINGS FOR FUTURE LOTS RW M2M

PROVIDE DN150xDN150 TEE AND HYDRANT BEND FOR FUTURE CONNECTION

REMOVE EXISTING HYDRANT BEND AND REPLACE WITH A HYDRANT

CASE202481PW
DN150 2024 DICL

FUTURE STAGE 3B CN222338

ROAD 02

ROAD 12

ROAD 13

ROAD A

ROAD 122

ROAD 118

ROAD 120

FUTURE FAIRWAY DRIVE EXTENSION

JOINT DEFLECTION

RET WALL

JOINS SHEET 2

JOINS SHEET 5

RECYCLED WATER LAYOUT PLAN
SCALE 1:500

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WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....
W.S.C. .....
CONSTRUCTOR .....
COMPLETED .....
W.A.C. PREPARED .....

DESIGNER .....
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

SYDNEY WATER CORPORATION

Sydney WATER

CASE220147RW | SHT 3 OF 6 SHTS

SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1

Stantec Australia Pty Ltd
ABN 17 007 820 322

PLAN FOR CONSTRUCTION
Date 11 / 11 / 2025

PLAN DRAWN DATE: 05/11/2025 VERSION: 3

SHEET 3 OF 6 SHEETS

A1F

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

0 10 20 30 40 50 METRES

GDA2020

JOINS SHEET 2

JOINS SHEET 5

LAY DN150 oPVC 0.6m BOK

LAY DN150 oPVC 0.60m B.O.K.

LAY DN100 oPVC MAIN 0.45m BOK AND 1.0m COVER BENEATH INFILTRATION SWALE

LAY DN100 oPVC 2.10m PL

LAY DN150 oPVC MAIN 0.45m BOK AND 1.0m COVER BENEATH INFILTRATION SWALE

DN150 x 150 TEE

DN150 x 100 TEE

ROAD 02

ROAD 05

ROAD 06

ROAD 07

ROAD 08

ROAD 09

11.25° BEND

22.5° BEND

RET WALL

H SV H

2149

PLAN DRAWN DATE: 05/11/2025 VERSION: 4

SHEET 4 OF 6 SHEETS

Stantec Australia Pty Ltd
ABN 17 0078 203 22

PLAN FOR CONSTRUCTION
Date 11 / 11 / 2025

No.	AMENDMENT DESCRIPTION	BY	DATE
4	UPDATED ALIGNMENT NEAR INFILTRATION SWALES	BA	05/11/25
3	HYDRANT AND STOP VALVE UPDATES	LS	17/10/25
2	RE ISSUED FOR SWC APPROVAL	LS	24/09/25
1	ISSUED FOR APPROVAL	LS	19/02/25

RECYCLED WATER LAYOUT PLAN
SCALE 1:500

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....
W.S.C. .....
CONSTRUCTOR .....
COMPLETED .....
W.A.C. PREPARED .....
DESIGNER .....

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SYDNEY WATER CORPORATION

Sydney WATER

CASE220147RW | SHT 4 OF 6 SHTS.

SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1

A1F

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

0 10 20 30 40 50 METRES

JOINS SHEET 3

JOINS SHEET 4

ROAD 08

ROAD 06

ROAD 05

ROAD 04

ROAD 02

ROAD 01

ROAD 103

ROAD 15

LAY DN150 oPVC 0.60m B.O.K.

DN150 x 100 TEE

LAY DN100 oPVC MAIN 0.45m BOK AND 1.0m COVER BENEATH INFILTRATION SWALE

M2M TO BE INSTALLED FOR TREE IRRIGATION

LAY DN100 oPVC 2.10m PL

LAY DN150 oPVC 3.37m PL

LAY DN150 oPVC 0.6m BOK

DN150 x 150 TEE

11.25° BEND

45° BEND

22.5° BEND

90° BEND

PROVIDE DN150xDN150 TEE AND HYDRANT BEND FOR FUTURE CONNECTION

PROVIDE ROAD CROSSINGS FOR FUTURE LOTS RW M2M

2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2034 2035 2036 2149 3175

RESIDUE LOT 1201

RESIDUE LOT 1202

RESIDUE LOT FUTURE STAGE 1204

1117

FUTURE FAIRWAY DRIVE EXTENSION

(3x)1800x600

Stantec Australia Pty Ltd
ABN 17 0078 203 22

PLAN FOR CONSTRUCTION
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RECYCLED WATER LAYOUT PLAN
SCALE 1:500

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SYDNEY WATER CORPORATION

Sydney WATER

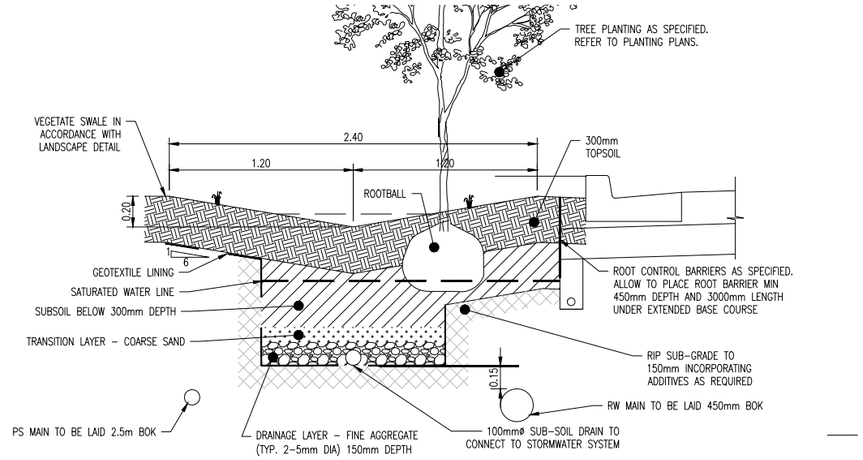
CASE220147RW | SHT 5 OF 6 SHTS.

SYDNEY WATER CORPORATION
FOR DETAILS OF SERVICES SEE SHEET 1

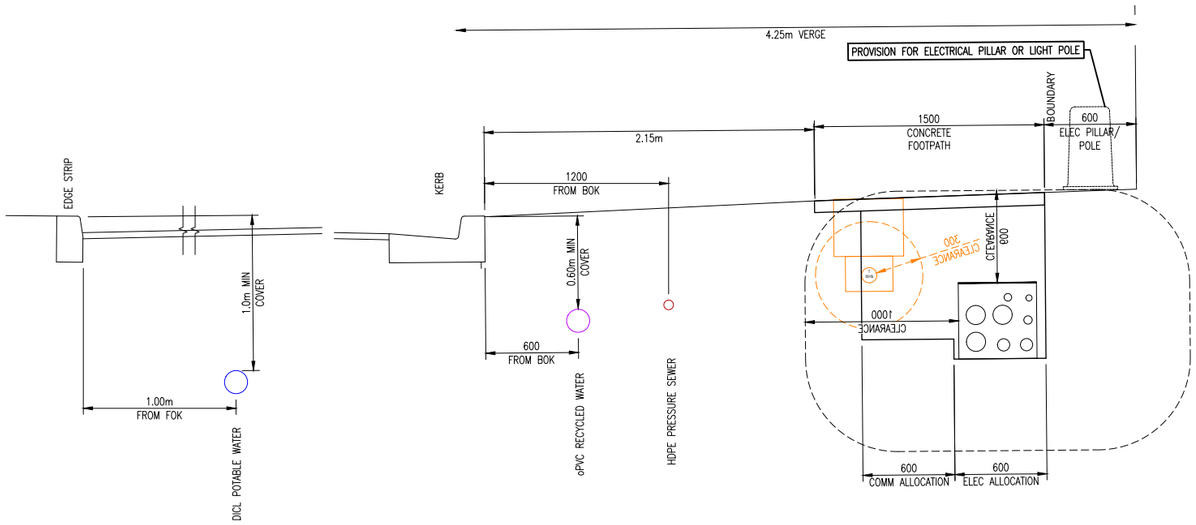
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A1F

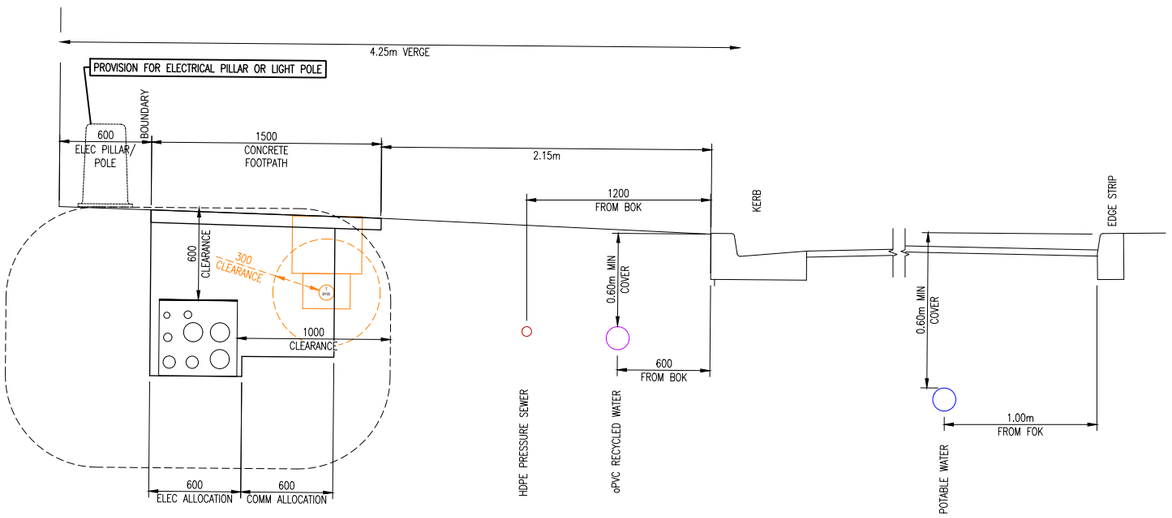
DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION



TYPICAL SECTION BENEATH INFILTRATION SWALE
SCALE 1:20



TYPICAL SECTION THROUGH ROAD 08
SCALE 1:20



TYPICAL SECTION THROUGH ROAD 09
SCALE 1:20

SERVICE VERTICAL CLEARANCE TABLE						
CROSSING	SWD SIZE	REC WATER SIZE	CLEARANCE (mm)	COVER (mm)	COMMENTS	SERVICES
01	–	ø150	225 MIN	1300	LAY UNDER SERVICES	WATER, TEL, ELEC
	ø825		300 MIN		LAY OVER SWD	SWD
02	–	ø150	225 MIN	1300	LAY UNDER SERVICES	WATER, TEL, ELEC
	ø675		250 MIN		LAY OVER SWD	SWD
03	–	ø150	225 MIN	1000	LAY UNDER SERVICES	WATER, TEL, ELEC
	ø375		300 MIN		LAY OVER SWD	SWD
04	ø450	ø150	300 MIN	1000	LAY OVER SWD	SWD
05	ø375	ø150	300 MIN	1150	LAY OVER SWD	SWD
06	ø375	ø100	225 MIN	1200	LAY UNDER SERVICES	WATER, TEL, ELEC
07	–	ø100	300 MIN	900	LAY UNDER SERVICES	TEL, ELEC
			300 MIN	900	LAY OVER SERVICES	SEWER
08	ø525	ø150	300 MIN	930	LAY OVER SWD	SWD
09	–	ø150	225 MIN	930	LAY UNDER SERVICES	WATER
	ø525		300 MIN		LAY OVER SWD	SWD
10	–	ø100	150 MIN	1050	LAY UNDER SERVICES	WATER, TEL, ELEC
11	ø450	ø100	250 MIN	1050	LAY OVER SWD	SWD
12	ø450	ø100	225 MIN	1300	LAY UNDER SERVICES	SWD, ELEC, TEL, WATER, SWD
	ø1200 & ø525		300 MIN	1300	LAY OVER SWD	SWD
13	ø1200 & ø600	ø150	300 MIN	600	LAY OVER SWD	SWD
14	–	ø100	225 MIN	600	LAY UNDER SERVICES	WATER, TEL, ELEC
	ø1200 & ø450		250 MIN	1100	LAY OVER SWD	SWD
15	–	ø100	300 MIN	900	LAY UNDER SERVICES	TEL, ELEC
			300 MIN	900	LAY OVER SERVICES	SEWER
16	ø375	ø150	300 MIN	700	LAY OVER SWD	SWD
	–		150 MIN	700	LAY OVER SERVICES	WATER
17	ø150	ø100	150 MIN	700	LAY UNDER SERVICES	WATER
18	–	ø100	225 MIN	1250	LAY UNDER SERVICES	TEL, ELEC
19	–	ø100	225 MIN	1550	LAY UNDER SERVICES	WATER, TEL, ELEC
	ø1200		225 MIN	1550	LAY UNDER SERVICES	WATER, TEL, ELEC
20	–	ø100	150 MIN	950	LAY UNDER SERVICES	WATER
21	–	ø100	225 MIN	950	LAY UNDER SERVICES	TEL, ELEC
22	–	ø150	225 MIN	1200	LAY UNDER SERVICES	SWD
23	–	ø100	150 MIN	1050	LAY UNDER SERVICES	WATER
24	ø450	ø150	150 MIN	1050	LAY UNDER SERVICES	SWD, WATER
25	–	ø150	150 MIN	950	LAY UNDER SERVICES	WATER
26	–	ø150	150 MIN	900	LAY UNDER SERVICES	WATER
27	–	ø100	300 MIN	1050	LAY UNDER SERVICES	WATER, TEL, ELEC
			300 MIN	1050	LAY OVER SERVICES	SEWER
28	–	ø100	225 MIN	1200	LAY UNDER SERVICES	WATER, TEL, ELEC
	ø450		150 MIN		LAY OVER SWD	SWD
29	–	ø100	300 MIN	1190	LAY UNDER SERVICES	WATER
	ø450	ø150	300 MIN		LAY OVER SWD	SWD
	–		300 MIN		LAY OVER SERVICES	SEWER
30	ø1050	ø150	300 MIN	1000	LAY OVER SWD	SWD
31	ø900	ø150	300 MIN	1000	LAY OVER SWD	SWD
32	ø750	ø150	300 MIN	1000	LAY OVER SWD	SWD
33	–	ø150	300 MIN	1000	LAY UNDER SERVICES	WATER, TEL, ELEC
	ø525		300 MIN	1000	LAY OVER SWD	SWD, SEWER
34	–	ø150	300 MIN	1000	LAY UNDER SERVICES	ELEC, TEL, WATER
	ø375		300 MIN	1000	LAY OVER SWD	SEWER, SWD
35	–	ø100	300 MIN	1000	LAY UNDER SERVICES	ELEC, TEL, WATER
	ø525		300 MIN	1000	LAY OVER SWD	SEWER, SWD
36	ø750	ø100	300 MIN	1000	LAY OVER SWD	SWD
37	ø600	ø150	300 MIN	1000	LAY OVER SWD	SWD
38	ø375	ø150	300 MIN	1000	LAY OVER SWD	SWD

Stantec Australia Pty Ltd
ABN 17 0078 203 22

PLAN FOR CONSTRUCTION
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0 0.25 0.5 1 2 METRES
0 1 2 3 4 5 10 METRES

WORK AS CONSTRUCTED CERTIFICATION
DEVELOPER .....
W.S.C. .....
CONSTRUCTOR .....
COMPLETED .....
W.A.C. PREPARED .....
DESIGNER .....
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

SYDNEY WATER CORPORATION
Sydney WATER
CASE220147RW | SHT 6 OF 6 SHTS

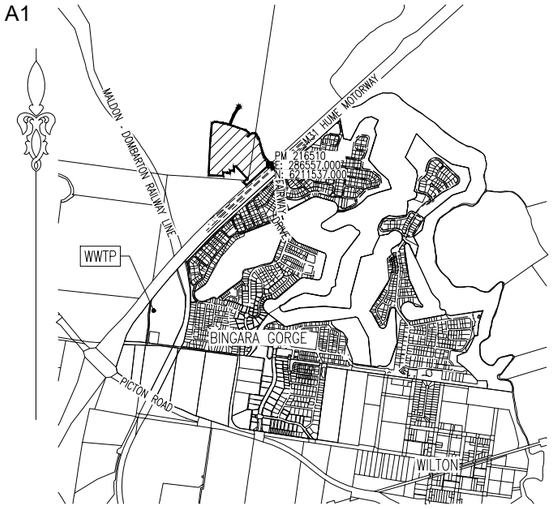
SYDNEY WATER CORPORATION
FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 05/11/2025 VERSION: 4 SHEET 6 OF 6 SHEETS

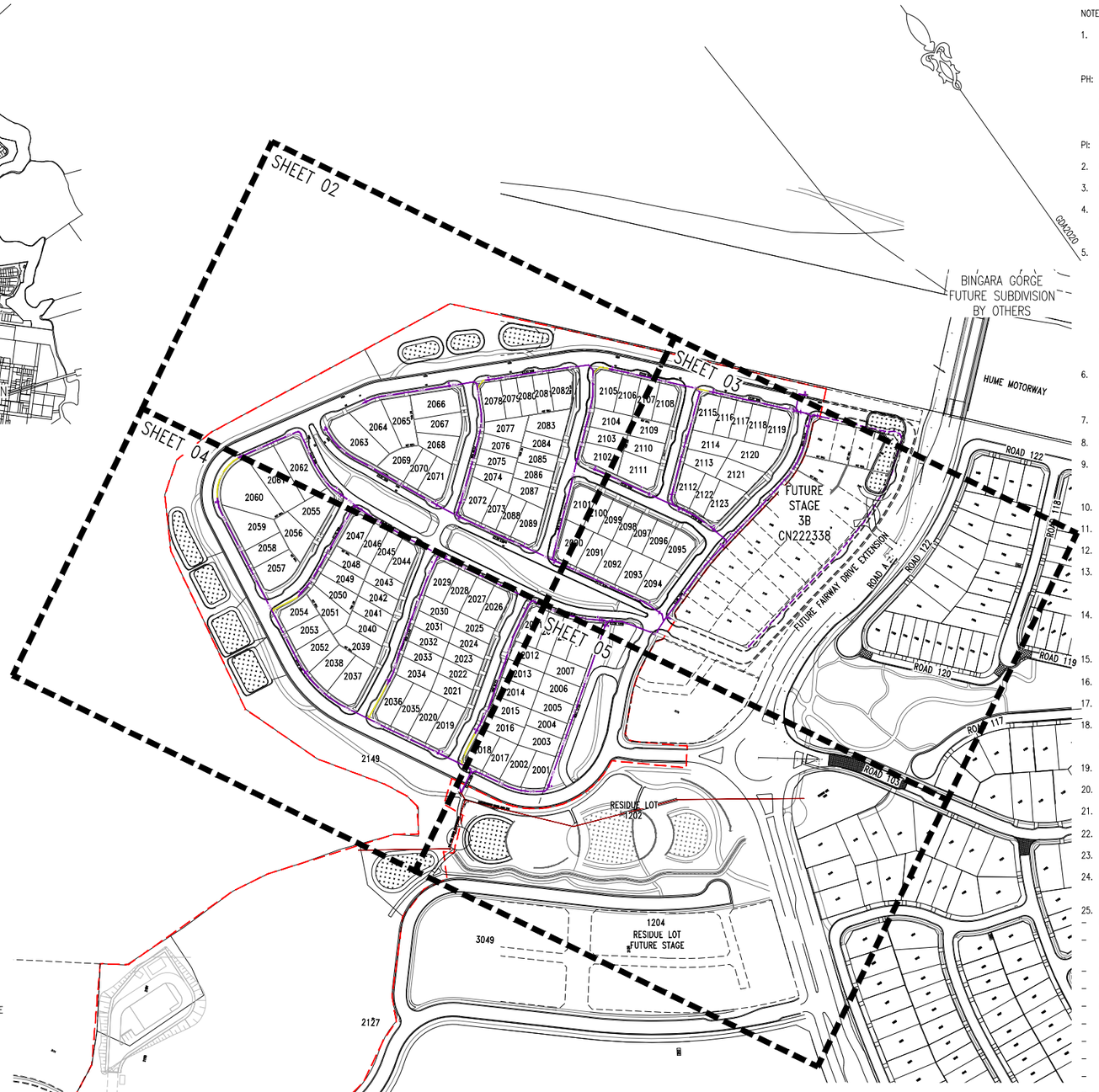
A1

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

0 5 10 20 30 40 50 100 METRES



LOCALITY PLAN
SCALE 1:25,000



PRESSURE SEWER LAYOUT PLAN
SCALE 1:1000

LEGEND

- STAGING BOUNDARY AS PER APPROVED DA/2023/225/1
- Z 321 630 — LOW PRESSURE SEWER MAIN ZONE NUMBER / PIPE SIZE
- LOW PRESSURE SEWER MAIN
- REDUNDANCY LINK
- BOUNDARY KIT
- N/NC — PRESSURE SEWER MAIN ISOLATION VALVE NORMALLY CLOSED
- N/O — PRESSURE SEWER MAIN ISOLATION VALVE NORMALLY OPEN
- FP — PRESSURE SEWER MAIN FLUSHING POINT
- AIR VALVE
- PP — PRESSURE MONITORING POINT

ENVIRONMENTAL NOTES :

E1. CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS AS DETAILED IN THE REVIEW OF ENVIRONMENTAL FACTORS (REF) AND THE ENVIRONMENTAL MANAGEMENT PLAN (EMP)

E2. AREAS DOWNSLOPE OF CONSTRUCTION ACTIVITY TO BE ADEQUATELY PROTECTED FROM SEDIMENT POLLUTION ETC. SILT TRAP DEVICES TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY, EFFECTIVELY MAINTAINED AND ARE TO BE REMOVED ONLY AFTER THE AREA HAS BEEN SATISFACTORILY REVEGETATED OR RESTORED.

E3. ALL STORMWATER GRATES, OPEN CHANNELS, SWALES, TABLE DRAINS, GULLIES ETC. DOWNSLOPE OF CONSTRUCTION ACTIVITY TO BE ADEQUATELY PROTECTED BY STRAWBALES WRAPPED IN GEOTEXTILE FABRIC OR GEOTEXTILE FENCE.

E4. THE EXTENT OF CLEARING OF VEGETATION TO BE KEPT TO AN ABSOLUTE MINIMUM NECESSARY TO EFFECT THE WORKS.

E5. ALL SURFACE LITTER, BRANCHES AND LEAVES TO BE MULCHED AND STOCKPILED SEPARATELY. AFTER COMPLETION MULCH TO BE RE-SPREAD OVER VEGETATED AREAS TO ASSIST WITH REGENERATION.

No.	AMENDMENT DESCRIPTION	BY	DATE
6	RESUBMITTED FOR APPROVAL	LS	08/01/26
5	SUBMITTED FOR APPROVAL	LM	08/12/25
4	ISSUED FOR RESUBMISSION	BA	26/11/25
3	PROFILES ADDED	LS	19/11/25
2	ISSUED FOR CONDITIONAL APPROVAL	LS	27/10/25
1	ISSUED FOR TENDER	LS	19/02/25

NOTES :-

1. WATER SERVICE COORDINATOR & DESIGNER:
   STANTEC AUSTRALIA PTY LTD
   GROUND LEVEL, 16 BURELLI ST
   WOLLONGONG NSW 2500
   PH: (02) 4228 4133

   DEVELOPER:
   LANDCOM
   LEVEL 14, 60 STATION STREET
   PARRAMATTA NSW 2150
   PH: (02) 9841 8600
2. DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE NORTH WILTON PRESSURE SEWER MASTERPLAN REV H.
3. MAIN TO BE LAID AS NOTED ON PLAN AND AT STANDARD DEPTH EXCEPT WHERE OTHERWISE INDICATED.
4. THE WORKS DETAILED HEREON TO BE CONSTRUCTED IN ACCORDANCE WITH THE PRESSURE SEWERAGE CODE OF AUSTRALIA WSA07-2007-1.1 INCLUDING THE SYDNEY WATER SUPPLEMENTS AND APPENDICES. THE CONTRACTOR MUST HAVE A COPY OF THESE DOCUMENTS ON SITE AT ALL TIMES AS WELL AS THE CIVIL TECHNICAL SPECIFICATION VERSION 11 DATED 01-08-2022.
5. THE MINIMUM NUMBER OF COMPACTION TESTS COMPLETED TO SATISFY THE SYDNEY WATER TECHNICAL SPECIFICATION – CIVIL V11 ARE:
   PIPE EMBEDMENT ZONE (1x 100m): – 10
   TRENCH FILL ZONE (300mm LAYERS @50m): TRAFFICABLE – 15

   ALL TESTS TO BE TREATED AS 'TRAFFICABLE' UNLESS NO VEHICULAR ACCESS IS POSSIBLE (BACKYARDS, CREEKS, ETC). REFER DEFINITIONS IN THE CIVIL TECHNICAL SPECIFICATIONS.

   NUMBER OF TESTS TO BE VERIFIED BY A COMPETENT GEOTECHNICAL ENGINEER, NUMBERS PROVIDED ABOVE TO BE USED AS A GUIDE ONLY.

   THE ACCREDITED FIELD TESTER IS TO PROVIDE A MARKUP OF ALL TESTING LOCATIONS.
6. ALL PIPE AND FITTINGS TO PE100 PN16 TYPE. ALL PIPES AND FITTINGS TO USE ELECTRO FUSION COUPLINGS OR BUTT WELDING FOR JOINTING, UNLESS SPECIFIED OTHERWISE. ALL PE MAINS AND FITTINGS TO BE CONSTRUCTED AS PER THE PE PIPELINE CODE (WSA-01-2004-3.1 VERSION 3). THE CONSTRUCTOR MUST HAVE A COPY OF THIS CODE ON SITE AT ALL TIMES.
7. MAINLAYING NOT TO PROCEED PRIOR TO FORMATION OF FOOTWAYS TO FINISHED SURFACE LEVELS.
8. MAIN'S TO BE LAID WITH MINIMUM 1.20m COVER UNLESS STATED OTHERWISE.
9. ALL CLEARANCES BETWEEN EXISTING AND PROPOSED SERVICES, INCLUDING THE PROPOSED WASTEWATER, RECYCLED WATER MAINS, ELECTRICAL CABLES, AND THE POTABLE WATER MAIN, MUST COMPLY WITH THE MINIMUM HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS OUTLINED IN TABLE 3.1 WSA07-2007-1.1 SW EDITION.
10. WHERE COVER IS GREATER THAN 1.5m, MAIN TO BE EMBEDDED IN STABILISED SAND AS PER PSS-1001
11. ALL STRUCTURES TO BE CONSTRUCTED TO PROPOSED FINAL SURFACE LEVELS.
12. ALL LEVELS ELECTRONICALLY GENERATED. NO LEVEL BOOK AVAILABLE.
13. SERVICES SHOWN ARE INDICATIVE ONLY. CURRENT SERVICES SEARCH AND SITE CHECK OF ALL EXISTING SERVICES WILL BE NECESSARY PRIOR TO COMMENCEMENT OF THE WORK AND APPROPRIATE PROCEDURES AND PRECAUTIONS NEED TO BE TAKEN WHEN WORKING WITHIN CLOSE PROXIMITY OF SERVICES. THE CONTRACTOR MUST HAVE A COPY OF THE CURRENT SERVICES SEARCH ON SITE AT ALL TIMES.
14. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING SERVICES WITH RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER. ANY DAMAGE TO EXISTING SERVICES TO BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
15. PRIOR TO COMMENCEMENT OF WORK, 2 WORKING DAYS NOTICE SHALL BE GIVEN TO SYDNEY WATER.
16. THE NOMINATED CONSTRUCTION COMPANY MUST HAVE AN ACCREDITED/APPROVED PERSON ONSITE AT ALL TIMES DURING CONSTRUCTION.
17. BOUNDARY KITS TO BE LOCATED 1m OFF FRONT AND SIDE BOUNDARY BUT NOT IN TRAFFICABLE LOCATION.
18. CONSTRUCTOR TO SUPPLY ALL BOUNDARY KIT TIES, TEE LOCATIONS, EXISTING SERVICES CLEARANCES, TIES TO NEAREST BOUNDARIES. IF TIES ARE NOT ABLE TO BE PROVIDED, THE CONSTRUCTOR IS TO LEAVE A CLEAR MARKER OF SOME DESCRIPTION THAT SURVEYORS CAN LOCATED AT A LATER TIME AFTER CONSTRUCTION.
19. ALL BENDS AND FITTINGS TO BE MINIMUM CLASS 20 ELECTRO-FUSION TYPE AND ARE TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
20. ALL WELDS TO BE DONE IN ACCORDANCE WITH PRESSURE SEWERAGE CODE CLAUSE 18.3.
21. ALL TESTING TO BE DONE IN ACCORDANCE WITH PRESSURE SEWERAGE CODE CLAUSE 21.4 & 21.5.
22. ALL BOUNDARY KITS FITTED WITH A CLASS 'D' LID (TRAFFICABLE LID) VIA THE FOLLOWING SYMBOL.
23. BOUNDARY KITS INSTALLED ON EXISTING SYDNEY WATER INFRASTRUCTURE DETAILED VIA THE FOLLOWING SYMBOL:
24. MINE SUBSIDENCE AREA: SUBSIDENCE ADVISORY NSW DEVELOPMENT REVIEWED 8-APR-2023 UNRESTRICTED GUIDELINE 8. NO ADDITIONAL REQUIREMENTS FOR MINE SUBSIDENCE.
25. CONSTRUCTOR TO ENSURE THAT WORKS ARE CONSTRUCTED IN ACCORDANCE WITH SYDNEY WATER'S DEEMED TO COMPLY DRAWINGS:
   - FOR BURIED CROSSINGS UNDER OBSTRUCTIONS PSS-1003-V (ISSUE B 16.09.24)
   - BOUNDARY KITS TO BE INSTALLED IN ACCORDANCE WITH PSS-1102-V AND PSS-1150-S & PSS-1152-S (ISSUE B 16.09.24 & ISSUE B 16.09.24 & ISSUE B 16.09.24)
   - FOR THRUST AND ANCHOR BLOCKS DTC-1114 WAT 1205 (ISSUE V2.2)
   - PE ASSEMBLIES WAT 1409 (ISSUE V2.1)
   - ISOLATION VALVES TO BE INSTALLED IN ACCORDANCE WITH PSS-1005-V (ISSUE B 16.09.24)
   - AIR VALVES TO BE INSTALLED IN ACCORDANCE WITH PSS-1006-V (ISSUE B 16.09.24)
   - FLUSHING POINTS TO BE INSTALLED IN ACCORDANCE WITH PSS-1007-V (ISSUE B 16.09.24)
   - INDICATOR PLATES AND MARKERS TO BE INSTALLED IN ACCORDANCE WITH PSS-1050-S (ISSUE B 16.09.24)
   - VENT SHAFTS TO BE INSTALLED AS PER DTC-2300 (ISSUE D 03/11/20)
   - PIPE TRENCH TO BE INSTALLED IN ACCORDANCE WITH PSS-1000 & PSS-1001 (ISSUE B 16.09.24 & ISSUE B 16.09.24)
26. ALL PRESSURE SEWER LATERALS CROSSING ROADS MUST BE LOCATED WITHIN A PN16 PVC OR PN16 PE100 CONDUIT WITH A MINIMUM 50mm ANNULAR CLEARANCE.

TABLE OF DTC's		
DTC No.	REVISION	ISSUE DATE
DTC-2000	D	31/07/24
DTC-2200	G	31/07/24
DTC-2220	E	31/07/24
DTC-2221	D	31/07/24
DTC-2350	A	31/07/24
DTC-2351	A	31/07/24

NORTH WILTON – STAGE 2A WW

PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS
SYDNEY WATER CORPORATION

PRIOR TO COMMENCEMENT OF EXCAVATION FOR PROPOSED AND EXISTING SERVICES CONTACT :-
DIAL BEFORE YOU DIG ..... Ph. 1100
ELECTRICITY ENDEAVOUR ENERGY ..... Ph. 029853 4161
GAS JEMENA GAS WEST ..... Ph. 1300880906
TELECOMMUNICATIONS TELSTRA ..... Ph. 1800653935
TELECOMMUNICATIONS NBN ..... Ph. 1800626329
GIVING AT LEAST 48 HOURS NOTICE.

UTILITIES

TYPE	DATE	REF.	TYPE	DATE	REF.
EXIST SEWER:	28/02/23	SURV	PROP SEWER:	27/10/25	(STANTEC)
FUTURE SEWER:	28/02/23	STANTEC	PROP CONC ENCASE:	29/01/25	(STANTEC)
EXIST WATER: W	28/02/23	SURV	PROP WATER: DN W	29/01/25	220456PW
EXIST REC-WAT: R	28/02/23	SURV	PROP REC-WAT: DN R	29/01/25	220456RW
EXIST ELEC: E	28/02/23	SURV	PROP ELEC: E	29/01/25	(STANTEC)
EXIST COMMS: TEL	28/02/23	SURV	PROP COMMS: C	29/01/25	(STANTEC)
EXIST STORMWATER: DN SWD	28/02/23	SURV	PROP STORMWATER: DN SWD	29/01/25	(STANTEC)
PROP RET WALL:	26/07/23	STANTEC	STAGE BOUNDARY:	29/01/25	(STANTEC)

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....
WATER SERVICE CO-ORDINATOR .....
CONSTRUCTOR .....
COMPLETED ..... W.A.C. PREPARED .....

DESIGNER .....

I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.

PIPE SCHEDULE

SIZE DN	TYPE	CLASS	LENGTH	PIPE JOINING METHOD / NOTES
50	PE	SDR11	1370.08	WELDED
63	PE	SDR11	618.39	WELDED
90	PE	SDR11	10.05	WELDED
125	PE	SDR11	306.37	WELDED
140	PE	SDR11	225.51	WELDED

DESIGN HEAD 45 m
BOUNDARY TRAPS REQUIRED.

AUSTRALIAN HEIGHT DATUM

SCALES
PLAN 1:500 SECTION HOR. — VERT. —
CROSS SECTIONS — NATURAL
LENGTHS, DEPTHS & LEVELS ARE IN METRES.

NO AMENDMENTS ARE TO BE MADE TO THIS PLAN WITHOUT REFERENCE TO SYDNEY WATER. THIS PLAN IS NOT NECESSARILY UP TO DATE OR CORRECT AND SYDNEY WATER ACCEPTS NO RESPONSIBILITY.

U.B. DIRECTORY WOLLONDILLY ED 95 MAP 77 UBD 5C

SHEET 1 OF 12 File No. N/A

SYDNEY WATER CORPORATION

Case No. 220147WW

PRESSURE SEWER NETWORK

NORTH WILTON WOLLONDILLY

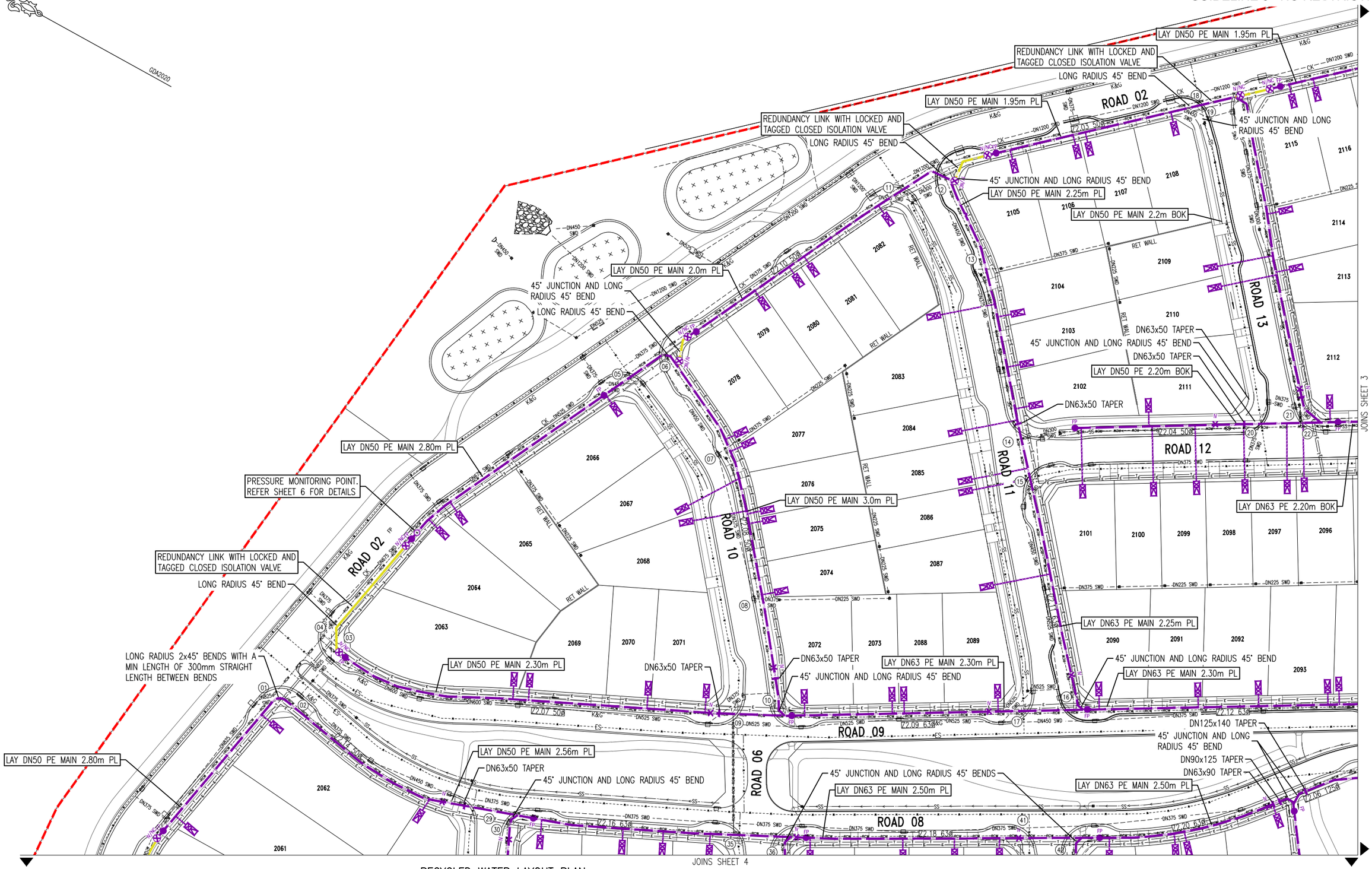
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PLAN DRAWN DATE: 08/01/2026 VERSION: 6 SHEET 1 OF 12 SHEETS

A1F

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

GDA2020



RECYCLED WATER LAYOUT PLAN
SCALE 1:500

0 10 20 30 40 50 METRES

No.	AMENDMENT DESCRIPTION	BY	DATE
6	RESUBMITTED FOR APPROVAL	LS	08/01/26
5	SUBMITTED FOR APPROVAL	LM	08/12/25
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3	PROFILES ADDED	LS	19/11/25
2	ISSUED FOR CONDITIONAL APPROVAL	LS	27/10/25
1	ISSUED FOR TENDER	LS	19/02/25

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....
W.S.C. .....
CONSTRUCTOR .....
COMPLETED .....
W.A.C. PREPARED .....

DESIGNER .....
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

SYDNEY WATER CORPORATION

Sydney WATER

CASE220147WW | SHT 2 OF 12 SHTS.

SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 08/01/2026 VERSION 6

SHEET 2 OF 12 SHEETS

A1F

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION

BERMAD C80 SP AIRVALVE. REFER DTC-2350 & DTC-2351.

MCBERNS GROUND MOUNTED ZC300 ODOUR UNIT AND 12m VENT SHAFT TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. REFER TO DETAILS ON SHEET 6

PROVIDE TEMPORARY FLUSHING BEND FOR FUTURE CONNECTION

45° JUNCTION AND LONG RADIUS 45° BENDS

DN90x50 TAPER

LAY DN50 PE MAIN 1.95m PL

REDUNDANCY LINK WITH LOCKED AND TAGGED CLOSED ISOLATION VALVE

LONG RADIUS 45° BEND

DN125x90 TAPER

45° JUNCTION AND LONG RADIUS 45° BENDS

DN125x90 TAPER

45° JUNCTION AND LONG RADIUS 45° BEND

LAY DN50 PE MAIN 1.95m PL

LAY DN50 PE MAIN 2.2m BOK

FUTURE STAGE 3B CN222338

LAY DN125 PE MAIN 2.20m PL

DN63x50 TAPER

45° JUNCTION AND LONG RADIUS 45° BEND

DN63x50 TAPER

LAY DN50 PE 2.20m BOK

LAY DN63 PE 2.20m BOK

DN125x63 TAPER

FUTURE DN90 HDPE DELIVERED UNDER CASE222348

45° JUNCTION AND LONG RADIUS 45° BEND

LAY DN125 PE MAIN 3.0m PL

LAY DN63 PE MAIN 2.25m PL

45° JUNCTION AND LONG RADIUS 45° BEND

DN125x63 TAPER

LAY DN63 PE MAIN 2.30m PL

PROVIDE TEMPORARY FLUSHING BEND FOR FUTURE CONNECTION

DN140x125 TAPER

45° JUNCTION AND LONG RADIUS 45° BEND

DN140x125 TAPER

DN125x63 TAPER

45° JUNCTION AND LONG RADIUS 45° BEND

45° JUNCTION AND LONG RADIUS 45° BEND

LAY DN63 PE MAIN 2.50m PL

2 x 45° BENDS WITH 300mm STRAIGHT SECTION

ROAD 02

ROAD 13

ROAD 12

ROAD A

ROAD 122

ROAD 118

ROAD 120

FUTURE FAIRWAY DRIVE EXTENSION

JOINS SHEET 2

JOINS SHEET 5

RECYCLED WATER LAYOUT PLAN
SCALE 1:500

0 10 20 30 40 50 METRES

No.	AMENDMENT DESCRIPTION	BY	DATE
6	RESUBMITTED FOR APPROVAL	LS	08/01/26
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1	ISSUED FOR TENDER	LS	19/02/25

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....
W.S.C. .....
CONSTRUCTOR .....
COMPLETED .....
W.A.C. PREPARED .....

DESIGNER .....
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SYDNEY WATER CORPORATION

Sydney WATER

CASE220147WW | SHT 3 OF 12 SHTS

SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1

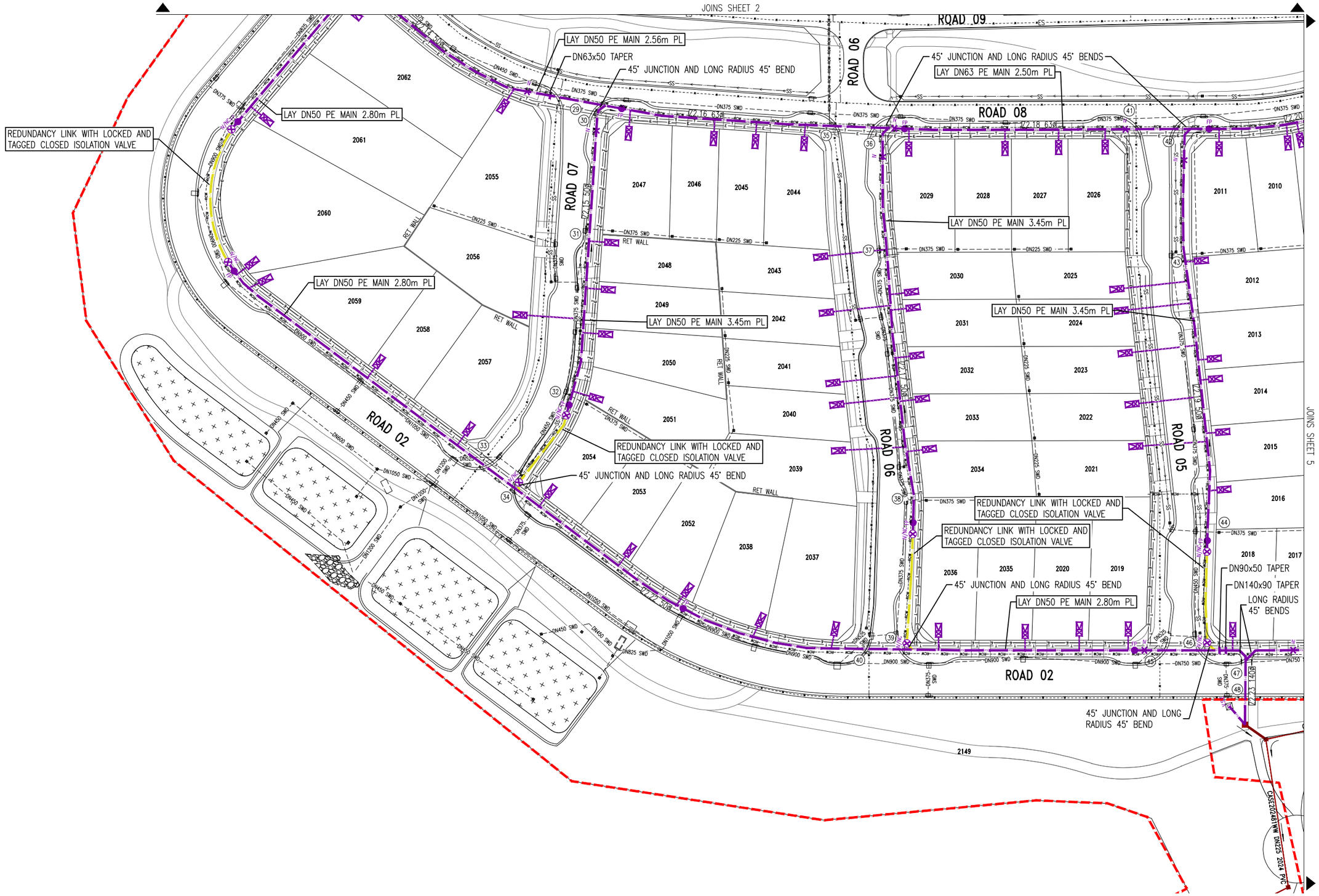
PLAN DRAWN DATE: 08/01/2026 VERSION: 6

SHEET 3 OF 12 SHEETS

A1F

GDA2020

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION



No.	AMENDMENT DESCRIPTION	BY	DATE
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RECYCLED WATER LAYOUT PLAN
SCALE 1:500

0 10 20 30 40 50 METRES

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....
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CONSTRUCTOR .....
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W.A.C. PREPARED .....
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Sydney WATER
SYDNEY WATER CORPORATION

CASE220147WW | SHT 4 OF 12 SHTS.

SYDNEY WATER CORPORATION
FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 08/01/2026 VERSION: 6

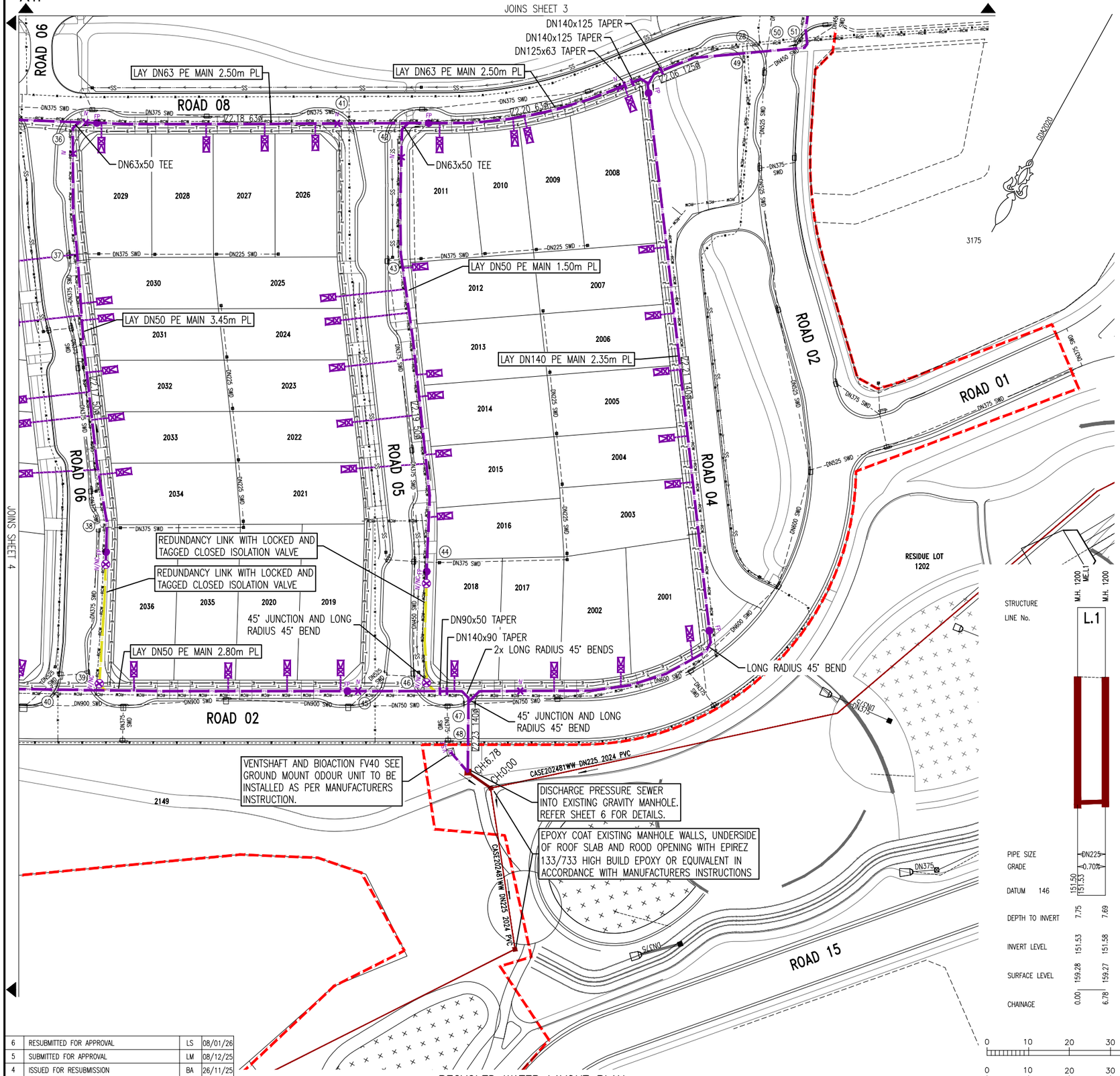
SHEET 4 OF 12 SHEETS

A1F

JOINS SHEET 3

JOINS SHEET 4

DEVELOPER CONTRACT PLAN
MINE SUBSIDENCE AREA
GUIDELINE 8 - NO RESTRICTION



RECYCLED WATER LAYOUT PLAN
SCALE 1:500

SERVICE VERTICAL CLEARANCE TABLE

CROSSING	SWD SIZE	SEWER SIZE	CLEARANCE (mm)	COVER (mm)	COMMENTS	SERVICES
01	ø825	ø50	150 MIN	1150	LAY OVER SWD	SWD
02	–	ø50	225 MIN	1250	LAY UNDER SERVICES	TEL, ELEC
	ø825		150 MIN		LAY OVER SWD	SWD
03	–	ø50	225 MIN	1350	LAY UNDER SERVICES	TEL, ELEC
04	ø375	ø50	150 MIN	1350	LAY OVER SWD	SWD
05	ø450	ø50	150 MIN	1450	LAY OVER SWD	SWD
	–		500 MIN		LAY UNDER SERVICES	WATER
06	–	ø50	225 MIN	1500	LAY UNDER SERVICES	TEL, ELEC
			500 MIN		LAY UNDER SERVICES	REC WATER
07	ø375	ø50	150 MIN	1050	LAY OVER SWD	SWD
08	ø375	ø50	150 MIN	950	LAY OVER SWD	SWD
09	–	ø63	225 MIN	1500	LAY UNDER SERVICES	TEL
	–		500 MIN		LAY UNDER SERVICES	WATER
	ø375		150 MIN		LAY OVER SWD	SWD
10	–	ø63	300 MIN	1550	LAY UNDER SERVICES	REC WATER, TEL, ELEC
11	–	ø50	500 MIN	1700	LAY UNDER SERVICES	WATER, TEL
	ø525		150 MIN		LAY OVER SWD	SWD
12	–	ø50	500 MIN	1500	LAY UNDER SERVICES	REC WATER, TEL, ELEC
13	ø375	ø50	150 MIN	1500	LAY OVER SWD	SWD
14	–	ø50	500 MIN	1500	LAY UNDER SERVICES	REC WATER
15	–	ø63	500 MIN	1200	LAY UNDER SERVICES	WATER
	ø450		150 MIN		LAY OVER SWD	SWD
16	–	ø63	150 MIN	1300	LAY UNDER SERVICES	TEL, ELEC
17	ø525	ø63	150 MIN	1550	LAY OVER SWD	SWD
	–		500 MIN		LAY UNDER SERVICES	WATER
18	ø450	ø50	150 MIN	1300	LAY OVER SWD	SWD
	–		500 MIN		LAY UNDER SERVICES	WATER
19	ø450	ø50	150 MIN	1300	LAY OVER SWD	SWD
20	ø375	ø63	150 MIN	1200	LAY OVER SWD	SWD
	–		500 MIN		LAY UNDER SERVICES	WATER
21	–	ø125	500 MIN	1300	LAY UNDER SERVICES	REC WATER, TEL, ELEC
	ø375		150 MIN		LAY OVER SWD	SWD
22	–	ø63	500 MIN	1300	LAY UNDER SERVICES	REC WATER, TEL, ELEC
	ø375		150 MIN		LAY OVER SWD	SWD
23	–	ø125	500 MIN	1400	LAY UNDER SERVICES	WATER
24	–	ø63	500 MIN	1100	LAY UNDER SERVICES	WATER
	ø375		150 MIN		LAY OVER SWD	SWD
25	–	ø125	225 MIN	1150	LAY UNDER SERVICES	TEL, ELEC
26	–	ø125	225 MIN	1250	LAY UNDER SERVICES	TEL, ELEC
27	–	ø125	500 MIN	1700	LAY UNDER SERVICES	REC WATER
	ø450	ø63	150 MIN		LAY OVER SWD	SWD
	–		500 MIN		LAY UNDER SERVICES	WATER
28	–	ø125	500 MIN	1500	LAY UNDER SERVICES	WATER, TEL, ELEC
	ø450		150 MIN		LAY OVER SWD	SWD
29	–	ø63	500 MIN	1850	LAY UNDER SERVICES	REC WATER, WATER
30	–	ø50	225 MIN	1100	LAY UNDER SERVICES	TEL, ELEC
31	ø375	ø50	150 MIN	1100	LAY OVER SWD	SWD
32	ø375	ø50	150 MIN	1050	LAY OVER SWD	SWD
33	–	ø50	500 MIN	1500	LAY UNDER SERVICES	WATER
	ø525	ø50	150 MIN		LAY OVER SWD	SWD
34	–	ø50	500 MIN	1550	LAY UNDER SERVICES	ELEC, TEL, REC WATER
35	–	ø63	500 MIN	1600	LAY UNDER SERVICES	WATER
36	–	ø63	500 MIN	1600	LAY UNDER SERVICES	REC WATER
	–	ø50	225 MIN		LAY UNDER SERVICES	TEL, ELEC
37	ø375	ø50	150 MIN	1500	LAY OVER SWD	SWD
38	ø375	ø50	150 MIN	1500	LAY OVER SWD	SWD
39	–	ø50	500 MIN	1650	LAY UNDER SERVICES	ELEC, TEL, REC WATER
40	ø525	ø50	150 MIN	1600	LAY OVER SWD	SWD
	–		500 MIN		LAY UNDER SERVICES	WATER
41	–	ø63	500 MIN	1950	LAY UNDER SERVICES	WATER
42	–	ø63 & ø50	500 MIN	1600	LAY UNDER SERVICES	ELEC, TEL, REC WATER
43	ø375	ø50	150 MIN	1500	LAY OVER SWD	SWD
44	ø375	ø50	150 MIN	1500	LAY OVER SWD	SWD
45	ø525	ø50	150 MIN	1620	LAY OVER SWD	SWD
	–		500 MIN		LAY UNDER SERVICES	WATER
46	–	ø50	500 MIN	1750	LAY UNDER SERVICES	ELEC, TEL, REC WATER
47	ø750	ø140	150 MIN	1140	LAY OVER SWD	SWD
	–		500 MIN		LAY UNDER SERVICES	REC WATER
48	–	ø140	500 MIN	1000	LAY UNDER SERVICES	WATER
49	–	ø125	500 MIN	1450	LAY UNDER SERVICES	REC WATER, WATER
50	ø450	ø125	150 MIN	1220	LAY OVER SWD	SWD
51	–	ø125	500 MIN	1450	LAY UNDER SERVICES	REC WATER, WATER
	ø450		150 MIN		LAY OVER SWD	SWD

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SYDNEY WATER CORPORATION

Sydney WATER

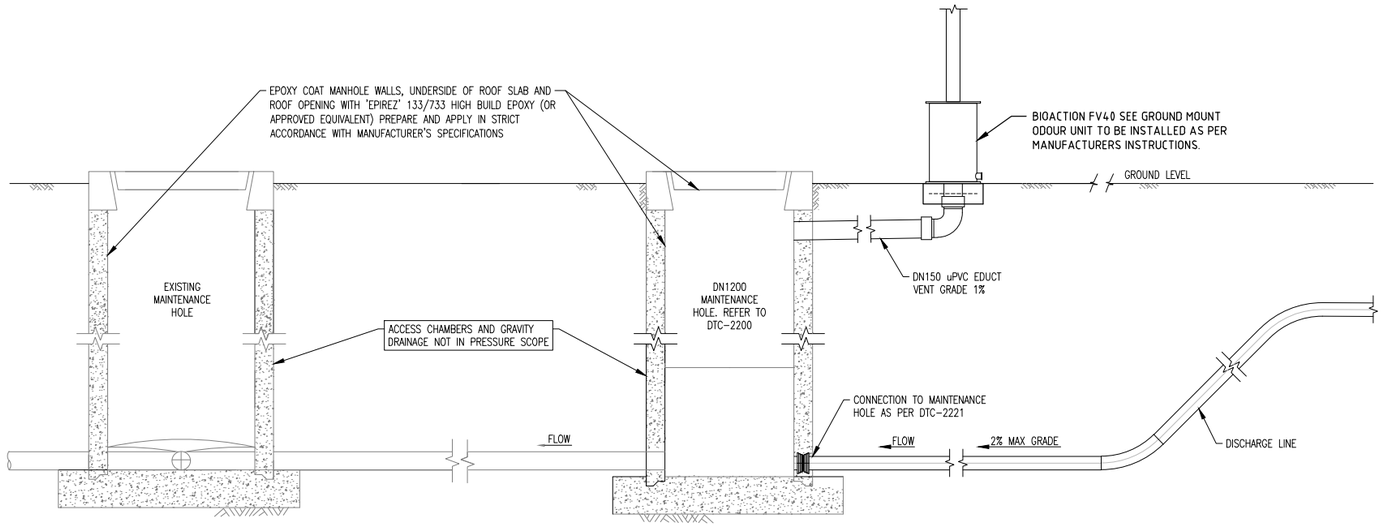
CASE220147WW | SHT 5 OF 12 SHTS.

SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1

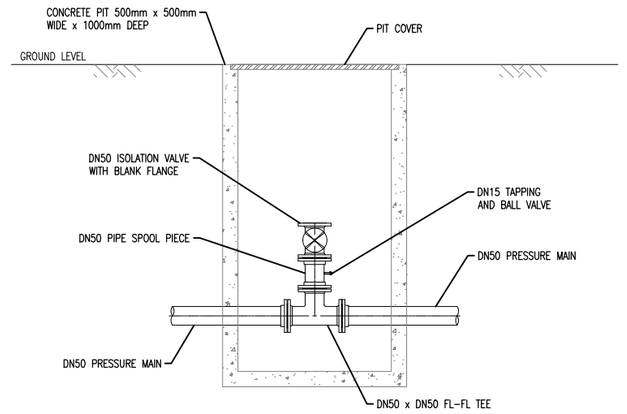
PLAN DRAWN DATE: 08/01/2026 VERSION: 6

SHEET 5 OF 12 SHEETS



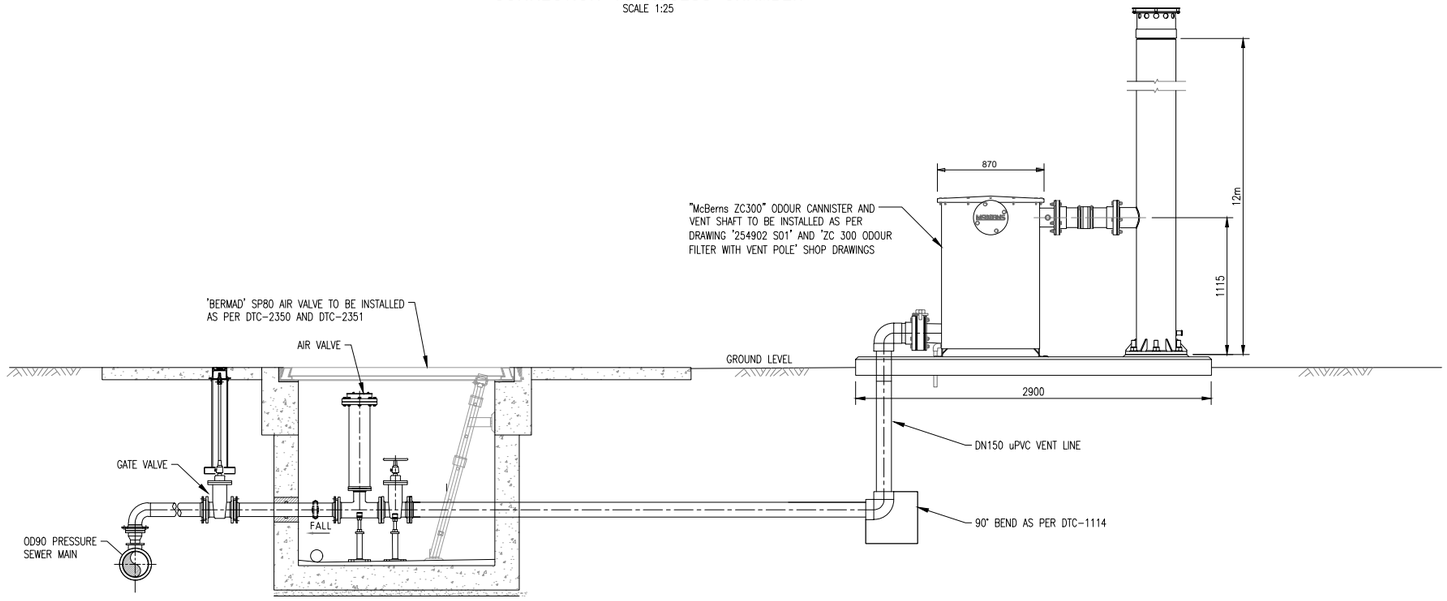
PRESSURE SEWER OUTLET CONNECTION TO ACCESS CHAMBER

SCALE 1:25



DETAIL A: PRESSURE MONITORING POINT

SCALE 1:10



AIR VALVE

AIR VALVE AND VENT SHAFT

AIR VALVE, ODOUR CANNISTER AND VENT SHAFT DETAIL

SCALE 1:25

No.	AMENDMENT DESCRIPTION	BY	DATE
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1	ISSUED FOR TENDER	LS	19/02/25

0 0.1 0.2 0.3 0.4 0.5 1 METRES

0 0.5 1 1.5 2 2.5 METRES

WORK AS CONSTRUCTED CERTIFICATION

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SYDNEY WATER CORPORATION

Sydney WATER

CASE220147WW | SHT 6 OF 12 SHTS.

SYDNEY WATER CORPORATION

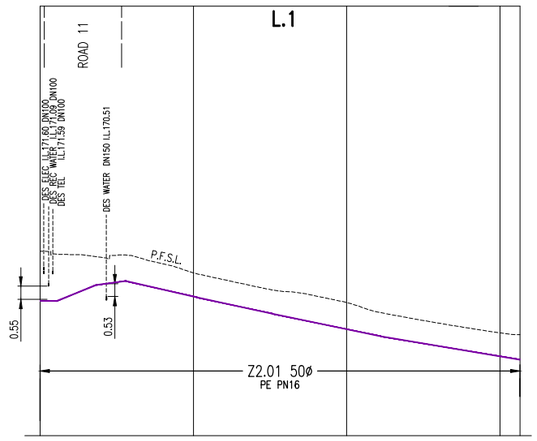
FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 08/01/2026 VERSION: 6 SHEET 6 OF 12 SHEETS

A1F

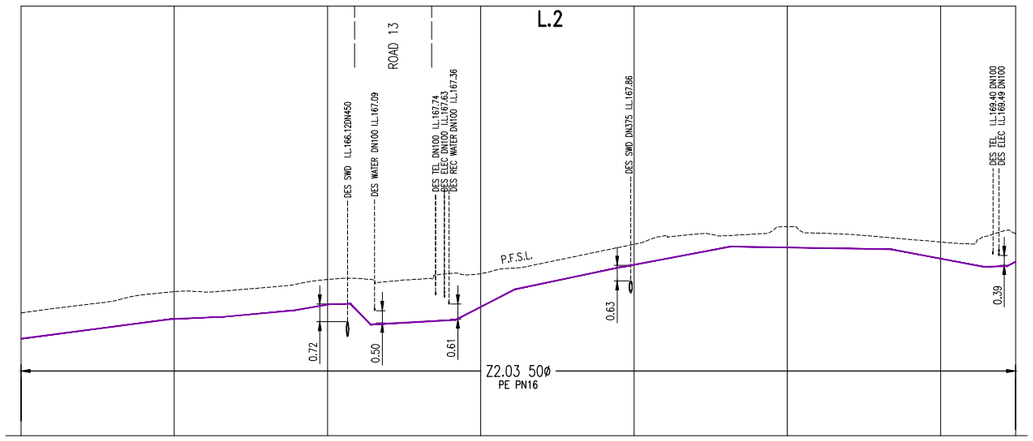
DEVELOPER CONTRACT PLAN

L.1



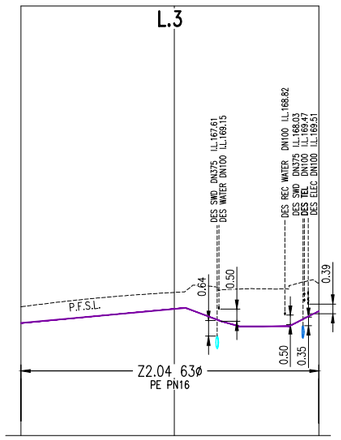
FITTINGS									
PIPE TREATMENT									
TRENCH TYPE									
PIPE SIZE									
GRADE									
DATUM 165									
DEPTH TO INVERT (P.F.S.L.)	1.95		0.91		1.02		0.89		1.74
DEPTH TO INVERT (E.S.L.)	1.86		0.73		0.93		1.51		2.36
INVERT LEVEL	170.55		170.73		169.40		168.29		167.37
PROPOSED FINISHED SURFACE LEVEL (P.F.S.L.)	172.51		171.63		170.42		169.18		169.11
EXISTING SURFACE LEVELS (E.S.L.)	172.41		171.45		170.32		169.80		169.74
CHAINAGE	0.00		25.00		50.00		75.00		78.25

L.2



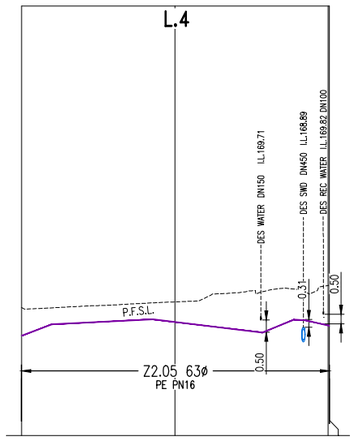
FITTINGS													
PIPE TREATMENT													
TRENCH TYPE													
PIPE SIZE													
GRADE													
DATUM 162													
DEPTH TO INVERT (P.F.S.L.)	1.00		1.06		0.98		1.30		0.79		0.80		0.63		1.09
DEPTH TO INVERT (E.S.L.)	1.97		1.80		1.95		3.11		1.41		1.21		1.59		1.64
INVERT LEVEL	166.00		166.80		167.38		167.29		169.01		169.71		169.26		169.13
PROPOSED FINISHED SURFACE LEVEL (P.F.S.L.)	167.00		167.86		168.36		168.60		169.79		170.51		169.89		170.22
EXISTING SURFACE LEVELS (E.S.L.)	167.97		168.61		169.34		170.40		170.42		170.92		170.85		170.77
CHAINAGE	0.00		25.00		50.00		75.00		100.00		125.00		150.00		162.26

L.3



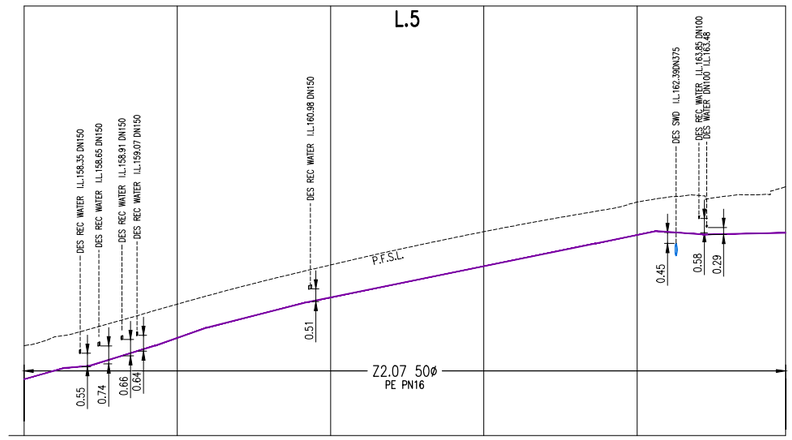
FITTINGS				
PIPE TREATMENT				
TRENCH TYPE				
PIPE SIZE				
GRADE				
DATUM 164				
DEPTH TO INVERT (P.F.S.L.)	0.60		0.62	1.09
DEPTH TO INVERT (E.S.L.)	1.08		1.08	1.64
INVERT LEVEL	168.65		169.22	169.13
PROPOSED FINISHED SURFACE LEVEL (P.F.S.L.)	169.25		169.83	170.22
EXISTING SURFACE LEVELS (E.S.L.)	169.73		170.30	170.77
CHAINAGE	0.00		25.00	48.60

L.4



FITTINGS				
PIPE TREATMENT				
TRENCH TYPE				
PIPE SIZE				
GRADE				
DATUM 165				
DEPTH TO INVERT (P.F.S.L.)	1.09		0.84	1.58 1.59
DEPTH TO INVERT (E.S.L.)	1.64		1.68	2.27 2.27
INVERT LEVEL	169.13		169.84	169.54 169.53
PROPOSED FINISHED SURFACE LEVEL (P.F.S.L.)	170.22		170.45	171.12 171.12
EXISTING SURFACE LEVELS (E.S.L.)	170.77		171.32	171.80 171.80
CHAINAGE	0.00		25.00	50.00 50.20

L.5



FITTINGS													
PIPE TREATMENT													
TRENCH TYPE													
PIPE SIZE													
GRADE													
DATUM 155													
DEPTH TO INVERT (P.F.S.L.)	1.27		1.32		1.26		1.34		1.27		1.82		
DEPTH TO INVERT (E.S.L.)	2.14		2.11		1.83		1.60		1.20		1.91		
INVERT LEVEL	157.39		159.04		160.69		161.96		163.24		163.32		
PROPOSED FINISHED SURFACE LEVEL (P.F.S.L.)	158.66		160.36		161.95		163.31		164.51		165.14		
EXISTING SURFACE LEVELS (E.S.L.)	159.54		161.15		162.52		163.56		164.44		165.23		
CHAINAGE	0.00		25.00		50.00		75.00		100.00		124.21		

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2	ISSUED FOR CONDITIONAL APPROVAL	LS	27/10/25
1	ISSUED FOR TENDER	LS	19/02/25

HORIZONTAL 0 10 20 30 40 50 METRES

VERTICAL 0 2.5 5 7.5 10 12.5 METRES

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....

W.S.C. .....

CONSTRUCTOR .....

COMPLETED .....

W.A.C. PREPARED .....

DESIGNER .....

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SYDNEY WATER CORPORATION

Sydney WATER

CASE220147WW | SHT 7 OF 12 SHTS

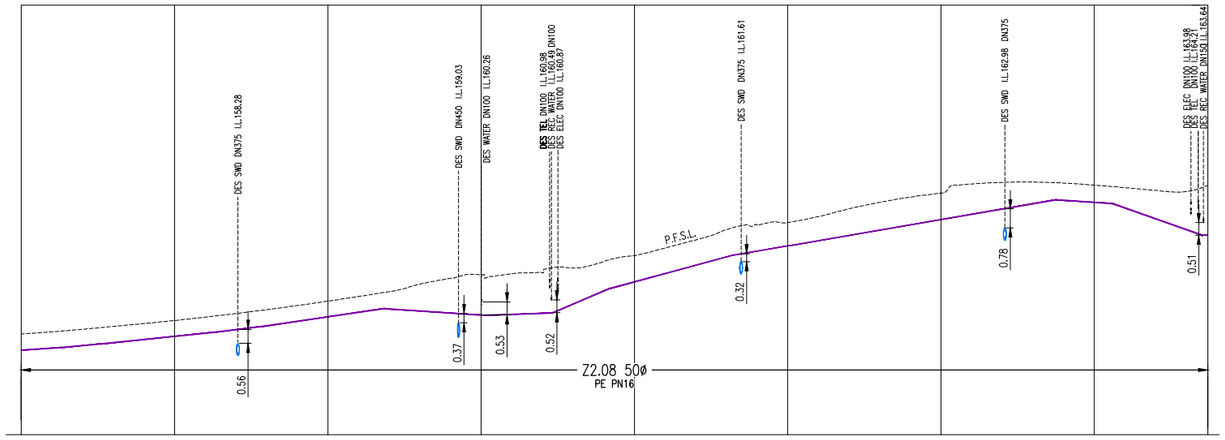
SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 08/01/2026 VERSION: 6 SHEET 7 OF 12 SHEETS

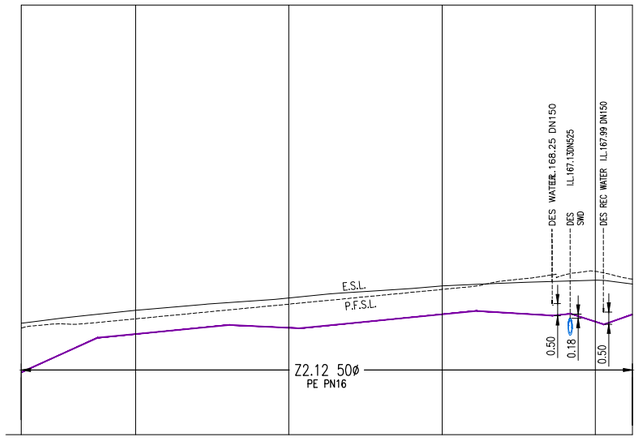
A1F

DEVELOPER CONTRACT PLAN



| | | |

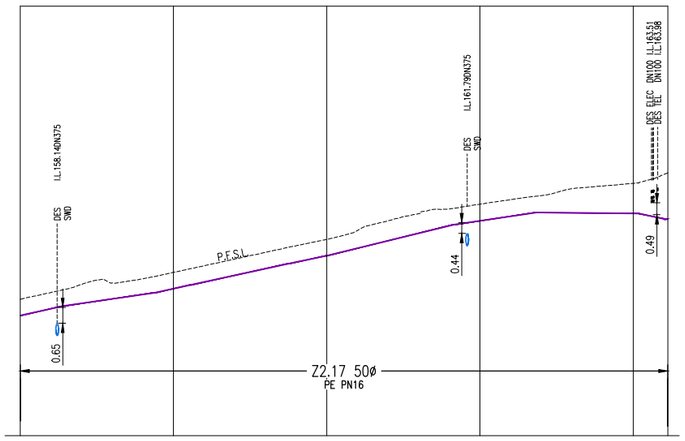
FITTINGS


DES REC WATER LL:160.28 DN100
DES WATER DN100 LL:159.44
DES SWD DN825 LL:155.74
DES ELEC DN100 LL:157.42
DES TEL DN100 LL:157.88
DES SWD DN525 LL:155.70
P.F.S.L.
0.51
0.51
0.29
0.50
0.57
Z2.14 50ø
PE PN16

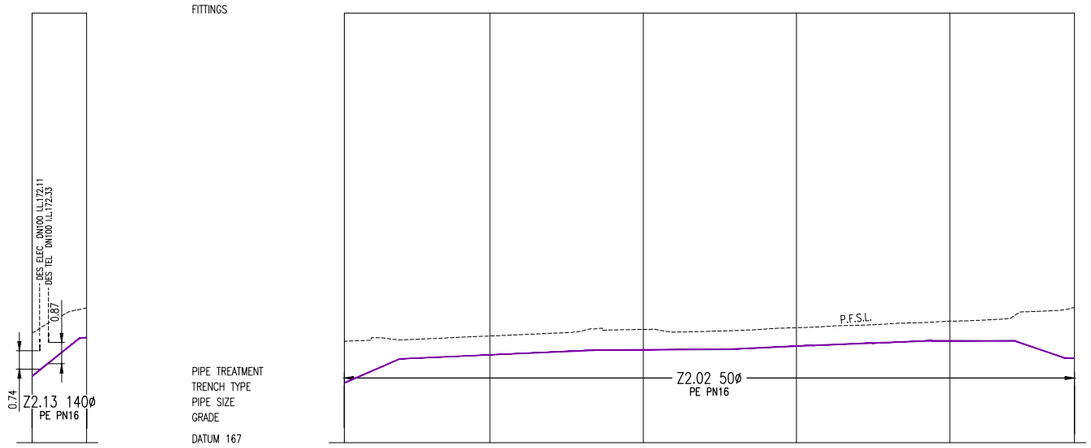
| | | |

A1F

DEVELOPER CONTRACT PLAN

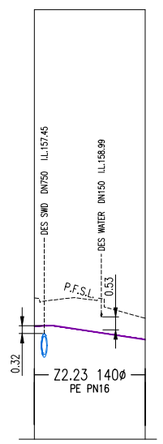


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PIPE TREATMENT													
TRENCH TYPE													
PIPE SIZE													
GRADE													
DATUM 168					DATUM 167								
DEPTH TO INVERT (P.F.S.L.)	1.92		1.15		DEPTH TO INVERT (P.F.S.L.)	1.59	0.67	0.72	0.65	0.69	1.95		
DEPTH TO INVERT (E.S.L.)	1.88	0.00			DEPTH TO INVERT (E.S.L.)	2.27	1.74	1.98	2.28	1.88	1.86		
INVERT LEVEL	170.55	172.34			INVERT LEVEL	169.54	170.67	170.89	171.03	171.26	170.55		
PROPOSED FINISHED SURFACE LEVEL (P.F.S.L.)	172.48	173.49			PROPOSED FINISHED SURFACE LEVEL (P.F.S.L.)	171.12	171.34	171.61	171.68	171.94	172.51		
EXISTING SURFACE LEVELS (E.S.L.)	172.43	172.34			EXISTING SURFACE LEVELS (E.S.L.)	171.80	172.42	172.87	173.31	173.13	172.41		
CHAINAGE	79.13	88.02			CHAINAGE	76.24	100.00	125.00	150.00	175.00	195.32		

PIPE TREATMENT																							
TRENCH TYPE																							
PIPE SIZE																							
GRADE																							
DATUM 155																							
DEPTH TO INVERT (P.F.S.L.)	0.85		0.60		0.64		1.20		1.00		1.16		0.98		0.50		0.81	0.78					
DEPTH TO INVERT (E.S.L.)	1.37		0.99		0.68		0.78		0.73		0.63		0.51		0.50		0.57	0.58					
INVERT LEVEL	158.75		159.82		160.68		161.81		163.05		164.29		165.53		166.62		167.49	167.51					
PROPOSED FINISHED SURFACE LEVEL (P.F.S.L.)	159.60		160.43		161.32		163.01		164.04		165.44		166.51		167.12		168.31	168.29					
EXISTING SURFACE LEVELS (E.S.L.)	160.11		160.82		161.37		162.58		163.77		164.91		166.03		167.12		168.06	168.09					
CHAINAGE	0.00		25.00		50.00		75.00		100.00		125.00		150.00		175.00		200.00	200.70					



PIPE TREATMENT					
TRENCH TYPE					
PIPE SIZE					
GRADE					
DATUM 154					
DEPTH TO INVERT (P.F.S.L.)	1.02		0.75		
DEPTH TO INVERT (E.S.L.)	1.45		0.75		
INVERT LEVEL	158.74		158.18		
PROPOSED FINISHED SURFACE LEVEL (P.F.S.L.)	159.76		158.94		
EXISTING SURFACE LEVELS (E.S.L.)	160.18		158.94		
CHAINAGE	0.00		18.06		

No.	AMENDMENT DESCRIPTION	BY	DATE
6	RESUBMITTED FOR APPROVAL	LS	08/01/26
5	SUBMITTED FOR APPROVAL	LM	08/12/25
4	ISSUED FOR RESUBMISSION	BA	26/11/25
3	PROFILES ADDED	LS	19/11/25
2	ISSUED FOR CONDITIONAL APPROVAL	LS	27/10/25
1	ISSUED FOR TENDER	LS	19/02/25

HORIZONTAL 0 10 20 30 40 50 METRES

VERTICAL 0 2.5 5 7.5 10 12.5 METRES

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER .....
W.S.C. .....
CONSTRUCTOR .....
COMPLETED .....
W.A.C. PREPARED .....

DESIGNER .....
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

SYDNEY WATER CORPORATION

Sydney WATER

CASE220147WW | SHT 11 OF 12 SHTS.

SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 08/01/2026 VERSION: 6

SHEET 11 OF 12 SHEETS

A1F

DEVELOPER CONTRACT PLAN

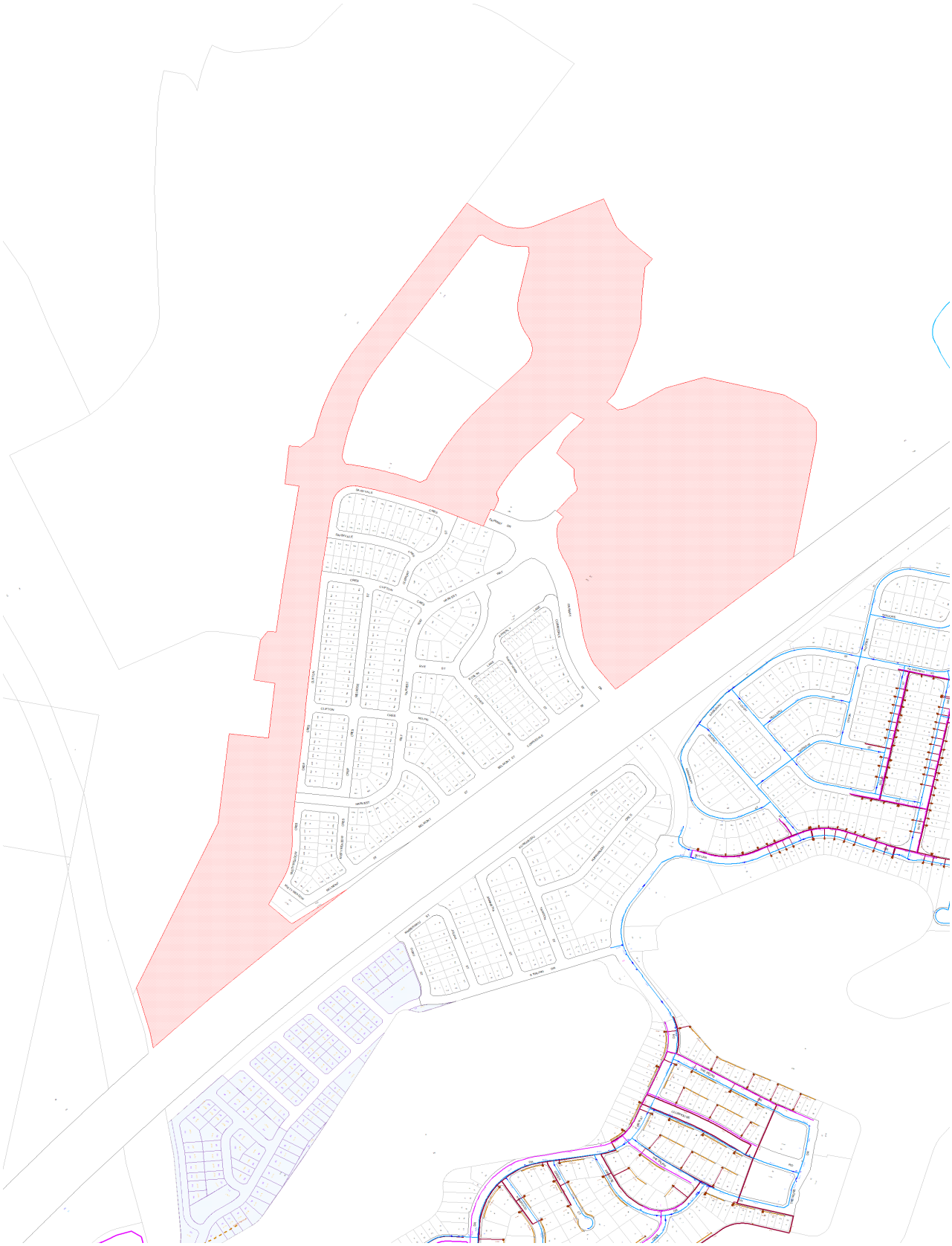
| | | |

Sewer Diagram

LANDCOM
Creating more affordable
and sustainable communities

Service Location Print

Application Number: 8004994371



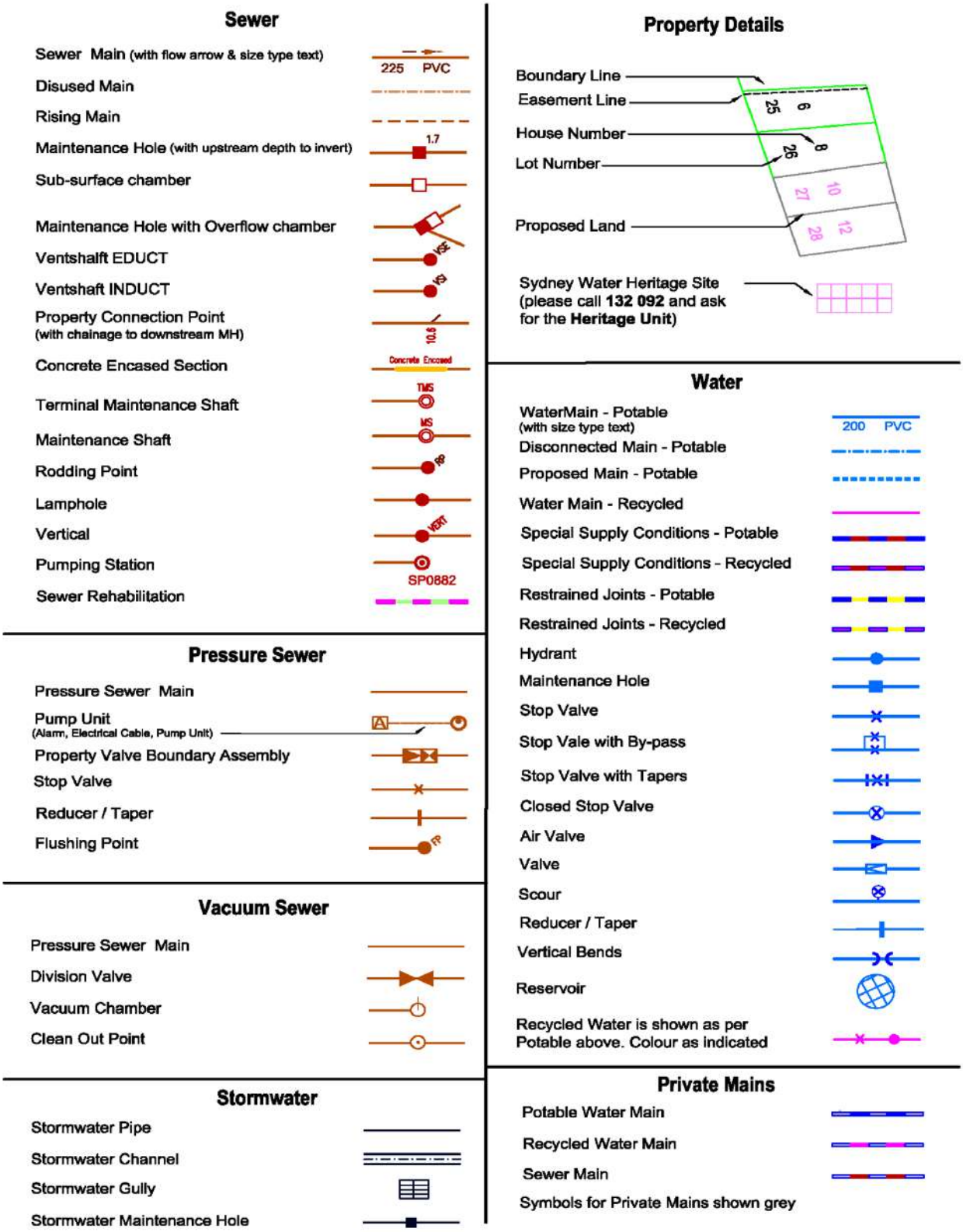
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Disclaimer

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.

Asset Information

Legend



Disclaimer
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Pipe Types

ABS	Acrylonitrile Butadiene Styrene	**AC**	Asbestos Cement
BRICK	Brick	**CI**	Cast Iron
CICL	Cast Iron Cement Lined	**CONC**	Concrete
COPPER	Copper	**DI**	Ductile Iron
DICL	Ductile Iron Cement (mortar) Lined	**DIPL**	Ductile Iron Polymeric Lined
EW	Earthenware	**FIBG**	Fibreglass
FL BAR	Forged Locking Bar	**GI**	Galvanised Iron
GRP	Glass Reinforced Plastics	**HDPE**	High Density Polyethylene
MS	Mild Steel	**MSCL**	Mild Steel Cement Lined
PE	Polyethylene	**PC**	Polymer Concrete
PP	Polypropylene	**PVC**	Polyvinylchloride
PVC - M	Polyvinylchloride, Modified	**PVC - O**	Polyvinylchloride, Oriented
PVC - U	Polyvinylchloride, Unplasticised	**RC**	Reinforced Concrete
RC-PL	Reinforced Concrete Plastics Lined	**S**	Steel
SCL	Steel Cement (mortar) Lined	**SCL IBL**	Steel Cement Lined Internal Bitumen Lined
SGW	Salt Glazed Ware	**SPL**	Steel Polymeric Lined
SS	Stainless Steel	**STONE**	Stone
VC	Vitrified Clay	**WI**	Wrought Iron
WS	Woodstave		

Further Information

Please consult the Dial Before You Dig enquiries page on the Sydney Water website.

For general enquiries please call the Customer Contact Centre on 132 092

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)

Disclaimer
The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.

6 February 2026

Infotrack Pty Limited

Reference number: **8004994372**

Property address: **195C Fairway Dr Wilton NSW 2571**

Sewer service diagram is not available

Unfortunately, we don't have a Sewer service diagram available for this property.

This may indicate that a diagram was never drawn, an inspection did not occur or that the relevant fees and charges were not paid to submit the diagram to NSW Fair Trading.

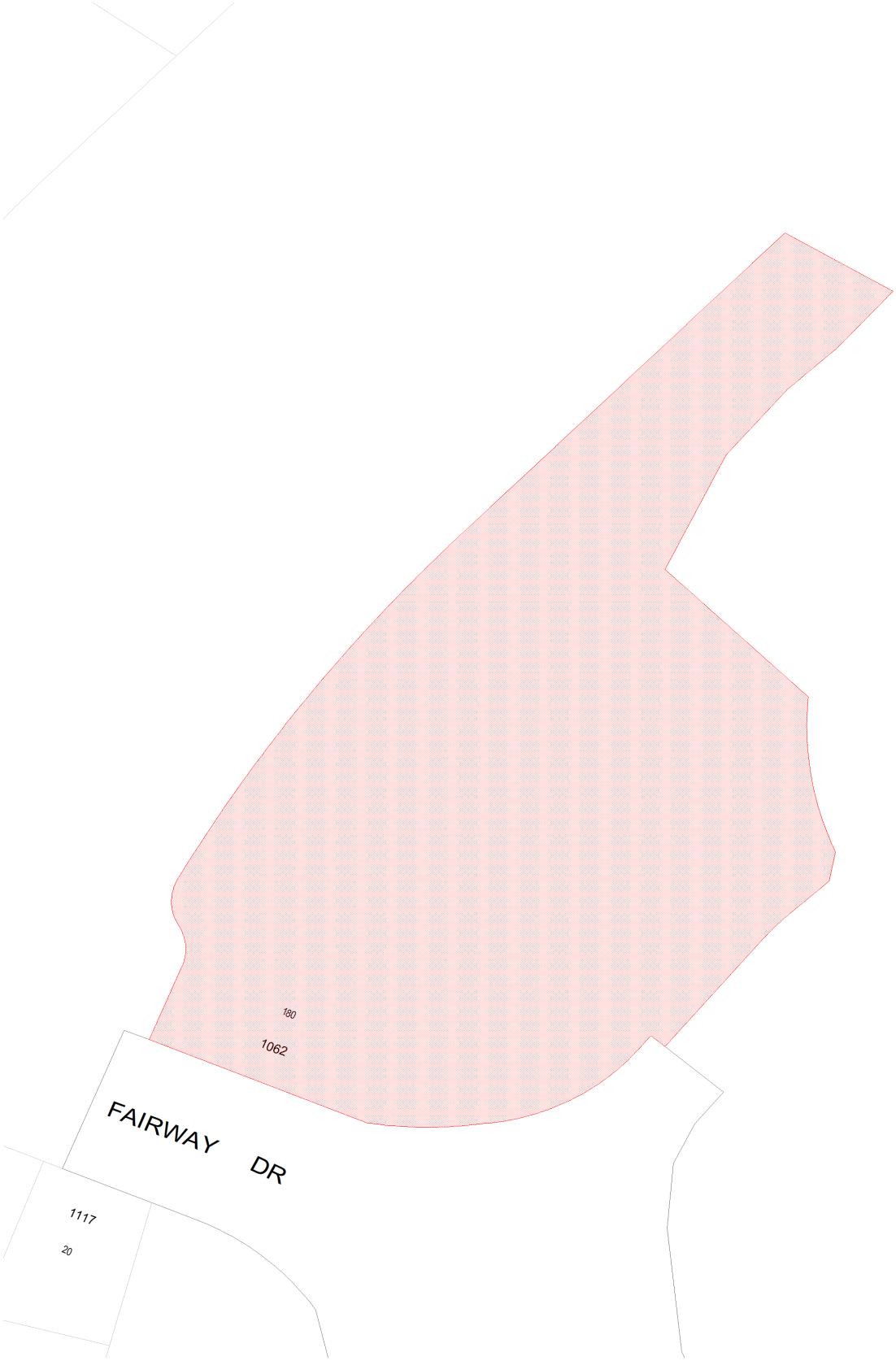
The fee you paid has been used to cover the cost of searching our records.

Sincerely

The Sydney Water team

Service Location Print

Application Number: 8004994373



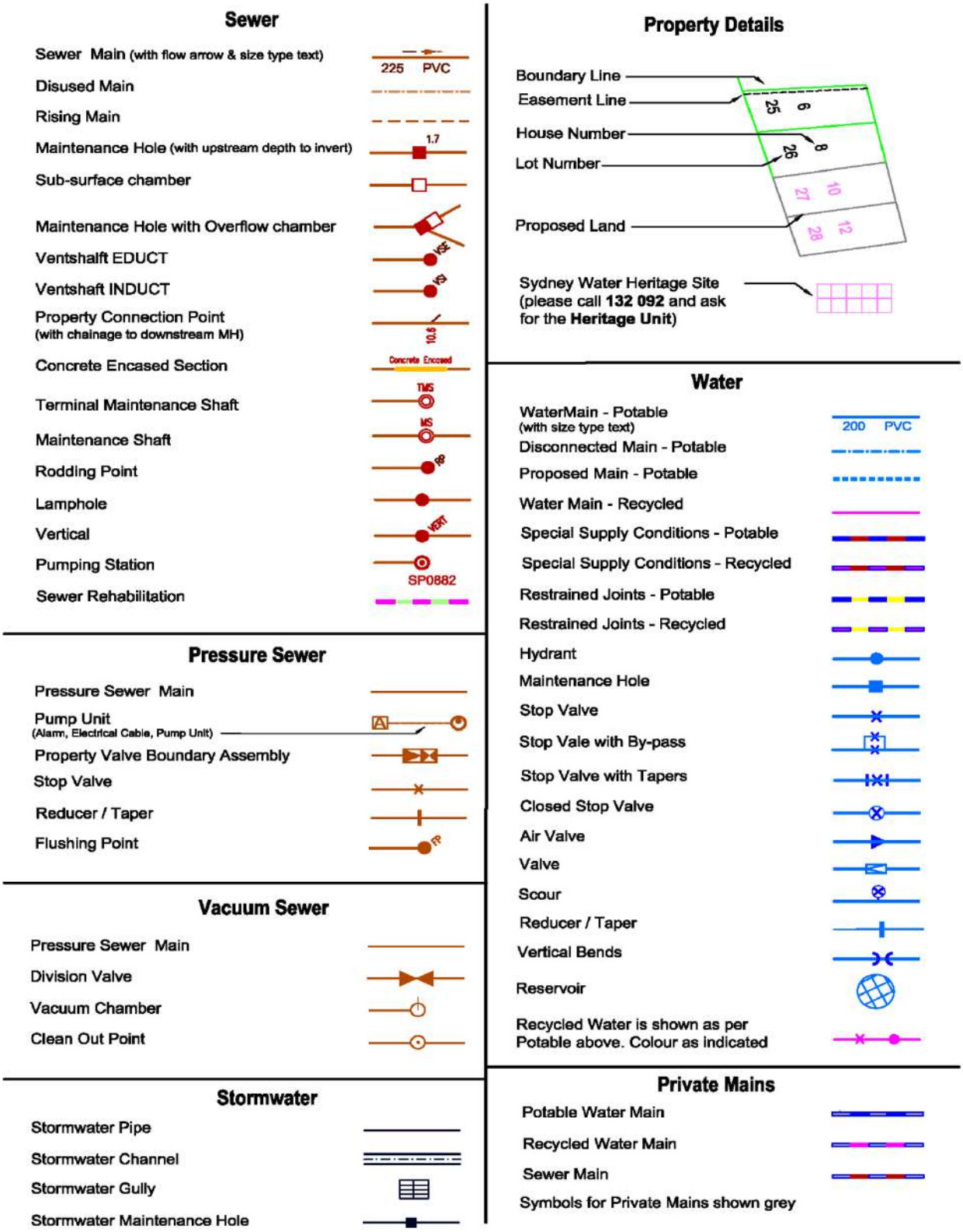
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Asset Information

Legend



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DICL	Ductile Iron Cement (mortar) Lined	**DIPL**	Ductile Iron Polymeric Lined
EW	Earthenware	**FIBG**	Fibreglass
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MS	Mild Steel	**MSCL**	Mild Steel Cement Lined
PE	Polyethylene	**PC**	Polymer Concrete
PP	Polypropylene	**PVC**	Polyvinylchloride
PVC - M	Polyvinylchloride, Modified	**PVC - O**	Polyvinylchloride, Oriented
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6 February 2026

Infotrack Pty Limited

Reference number: **8004994383**

Property address: **180 Fairway Dr Wilton NSW 2571**

Sewer service diagram is not available

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The fee you paid has been used to cover the cost of searching our records.

Sincerely

The Sydney Water team

Land Tax Certificate under section 47 of the Land Tax Management Act 1956 (NSW)

LANDCOM

Creating more affordable and sustainable communities

Enquiry ID	4545490
Agent ID	81429403
Issue Date	16 Apr 2026
Correspondence ID	1829655735
Your reference	50641

INFOTRACK PTY LIMITED
GPO Box 4029
SYDNEY NSW 2001

Land Tax Certificate under section 47 of the *Land Tax Management Act, 1956.*

Property Tax status Certificate under section 49 of the *Property Tax (First Home Buyer Choice) Act, 2022.*

This information is based on data held by Revenue NSW.

Land ID	Land address	Taxable land value	Property Tax Status
D1316345/1005	FAIRWAY DRIVE WILTON	NOT AVAILABLE	Not Opted In

There is **no land tax** (including surcharge land tax) charged on the land up to and including the 2026 tax year.

This Certificate has been issued on the tax position of the originating land item(s): D1311594/1003

If the property is opted in, the owner of the land will need to arrange for the charge to be removed. Please call us on 1300 135 195.

Yours sincerely,



Phil Minns

Chief Commissioner of State Revenue

Important information

Who is protected by a clearance certificate?
A clearance certificate states whether there is any land tax (including surcharge land tax) owing on a property. The certificate protects a purchaser from outstanding land tax liability by a previous owner, however it does not provide protection to the owner of the land.

When is a certificate clear from land tax?
A certificate may be issued as 'clear' if:

- the land is not liable or is exempt from land tax
- the land tax has been paid
- Revenue NSW is satisfied payment of the tax is not at risk, or
- the owner of the land failed to lodge a land tax return when it was due, and the liability was not detected at the time the certificate was issued.

Note: A clear certificate does not mean that land tax was not payable, or that there is no land tax adjustment to be made on settlement if the contract for sale allows for it.

When is a certificate not clear from land tax?
Under section 47 of the *Land Tax Management Act 1956,* land tax is a charge on land owned in NSW at midnight on 31 December of each year. The charge applies from the taxing date and does not depend on the issue of a land tax assessment notice. Land tax is an annual tax so a new charge may occur on the taxing date each year.

How do I clear a certificate?
A charge is removed for this property when the outstanding land tax amount is processed and paid in full. Payment can be made during settlement via an accepted Electronic Lodgement Network or at an approved settlement room.

To determine the land tax amount payable, you must use one of the following approved supporting documents:

- Current year land tax assessment notice. This can only be used if the settlement date is no later than the first instalment date listed on the notice. If payment is made after this date interest may apply.
- Clearance quote or settlement letter which shows the amount to clear.

The charge on the land will be considered removed upon payment of the amount shown on these documents

How do I get an updated certificate?
A certificate can be updated by re-processing the certificate through your Client Service Provider (CSP), or online at www.revenue.nsw.gov.au/taxes/land/clearance.

Please allow sufficient time for any payment to be processed prior to requesting a new version of the clearance certificate.

Land value, tax rates and thresholds
The taxable land value shown on the clearance certificate is the value used by Revenue NSW when assessing land tax. Details on land tax rates and thresholds are available at www.revenue.nsw.gov.au.

Contact details



Read more about Land Tax and use our online servce at www.revenue.nsw.gov.au



1300 139 816*



Phone enquiries
8:30 am - 5:00 pm, Mon. to Fri.

* Overseas customers call +61 2 7808 6906
Help in community languages is available.

Foreign Resident Capital Gains Withholding Clearance Certificate

LANDCOM

Creating more affordable and sustainable communities

Australian Government
Australian Taxation Office

LANDCOM
C/o CHAMINDU BALASURIYA
LEVEL 14 60 STATION STREET
PARRAMATTA NSW 2150

Our reference: 7143895335310
Phone: 13 28 66

16 November 2023

Your foreign resident capital gains withholding clearance certificate

› Purchasers are not required to withhold and pay an amount
› Provide a copy to the purchaser and retain a copy for your records

Hello

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below.

Reference number	7143895335310
Vendor name	LANDCOM
Vendor address	LEVEL 14 60 STATION STREET PARRAMATTA NSW 2150
Clearance certificate period	10 October 2023 to 10 October 2028

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely

John Ford
Deputy Commissioner of Taxation

NEED HELP?

You can find out more about foreign resident capital gains withholding on our website at ato.gov.au/FRCGW

CONTACT US

If you have any questions, contact us between 8:00am and 5:00pm Australian Eastern Standard Time, Monday to Friday on:

› **13 28 66** if located in Australia, or
› **+61 2 6216 1111** if located outside Australia and ask for **13 28 66**.

Design Guidelines

LANDCOM

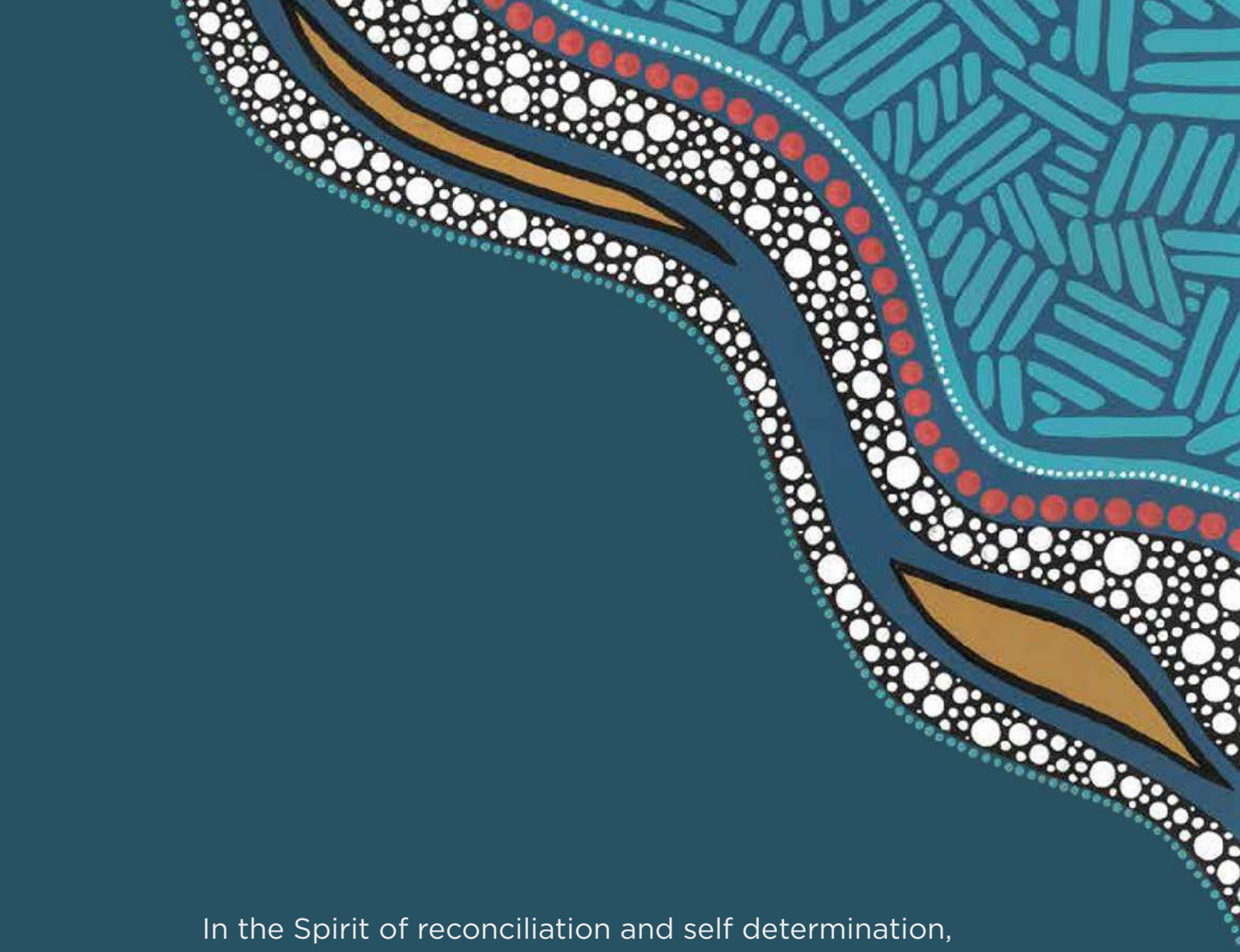
Creating more affordable and sustainable communities

Residential Design Guidelines

PANORAMA

NORTH WILTON





In the Spirit of reconciliation and self determination, Landcom respectfully acknowledges the connection that the Dharug, Dharawal and Gundungurra peoples have as Traditional Custodians of the land in the Wollondilly Shire. We recognise and respect their ongoing cultural heritage, beliefs and connection to Country and community, and pay our respects to their Elders past, present and emerging.

'Our Journey' by Danielle Mate

Purpose of the Guidelines

These Guidelines have been developed to set a high standard of design and amenity for Panorama whilst ensuring we set a brighter, more sustainable future in the many years to come. We are conscious of the importance of a well-designed and well-considered neighbourhood which you are proud to call your home.

These Guidelines have been written to assist you to:

- choose a home that best fits your land and lifestyle;
- help create a distinct, yet recognisable place for the Panorama community;
- protect your investment by encouraging all homes and gardens to be of the same high quality;
- add value to your home and suburb, and
- be appropriately equipped to achieve environmental and financial benefits.

These Guidelines are intended to be read and applied in conjunction to the Wilton Growth Area Development Control Plan 2021 and any applicable complying development code. The Guidelines form part of the conditions of sale in your property purchase which will ensure the best possible outcome for you and your neighbours. Completion of your house and landscaping must be in accordance with the terms and conditions of your contract.

You should ensure:

- you plan your house to suit your land and it fits well on your site;
- your house is comfortable to live in and friendly to the environment, and
- your house and garden present well to the street and enhances the neighbourhood.



How to use the Guidelines

The Guidelines should be provided to your builder / architect / designer as a key document to comply with in the design of your home.

Prior to lodgement of any Development Application to Wollondilly Shire Council or an application for a Complying Development Certificate to Council or a private certifier, approval must be sought from the Panorama Design Review Panel.

The Panorama Design Review Panel is appointed by Landcom to assess your proposed development against these Guidelines and approve your plans.

Departure from these design guidelines is not encouraged, but the Panorama Design Review Panel will assess any non-compliances based on the merit of the overall outcome.

The following steps articulate the process required from selecting your lot to building your home:

1

Select and purchase a lot that best suits your lifestyle.

2

Select your preferred builder and house design that fits with your chosen lot. Ensure to provide your builder / architect / designer with a copy of the Guidelines.

3

Submit your house plans, garden layout and Design Guidelines checklist to the Design Review Panel for approval. Ensure your plans meet these Guidelines, and you achieve a minimum Basix 'Energy' score of 90.

4

Once you have obtained approval from the Design Review Panel, lodge your Development Application to Council or Complying Development Application to Council or a private certifier.

If you would like to ask about the Guidelines or discuss your concept plans before submitting for approval, please contact the Panorama Design Review Coordinator on 9841 8600 or email: panorama@landcom.nsw.gov.au



Panorama Principles

Panorama will be a neighbourhood that will be known for its:

- harmonious balance of rural and urban built form and amenity;
- welcoming atmosphere supported by strong community spirit;
- unique blend of the natural landscape, heritage qualities of the area, and complimentary built form, and
- exceptional liveability as a healthy community with a deep connection with nature and Country.

The following design principles will provide the building blocks to shape the desired outcome for Panorama:

- **Work with natural landform**

Design Homes to sit comfortably within the site's natural features. On sloping land, stepped building designs may be required to minimise cut and fill and maintain the natural terrain.

- **Create a lush, green setting**

Homes should feel immersed in greenery, with generous garden landscaping and a strong presence of trees around each dwelling.

- **Prioritise soft landscaping**

A high ratio of garden to building footprint is expection. Soft landscaping - lawns, planting beds, trees - should significantly outweigh hard surfaces usch as paving and driveways.

- **Reflect local character**

Incorporate architectural elements inspired by the area's heritage and rural qualities to create a cohesive neighborhood identity.

- **Use simple, elegant built form**

Traditional forms are encouraged, including pitched roofs, fromt verandahs or porches, wide eaves, and substantial external elements such as posts and beams. Window and door trims or mouldings should add subtle detail.

- **Choose understated materials and minimise garage dominance.**

Select light, neutral colours for façades and roofs. Garages should be visually discreet and not dominate the streetscape.

- **Enhance the streetscape**

Plant trees that bring seasonal colour, movement, and biodiversity to the neighborhood.

- **Use rural-style fencing that blends with the landscape**

Low, unobtrusive fencing that blends with the landscape and built form.



Siting your House

Make sure that your house fits well on the site and suits your land.

Typical lot:

- A single primary dwelling is encouraged on all lots.
- Secondary Dwellings including Granny Flats may be permitted in some circumstances, provided the relevant guidelines and controls are still met in accordance with the DCP or CDC. Granny flats should be integrated within the main dwelling footprint and not detatched.
- Dual Occupancies may be permitted in some circumstances in accordance with DCP, but the design outcome must meet these Guidelines. Replicated or mirror-reversed designs are not acceptable.
- The maximum number of storeys permitted are outlined in the DCP and CDC.
- Zero lot line setbacks (built to boundary) can only be used if there is a supporting easement on the adjoining lot.

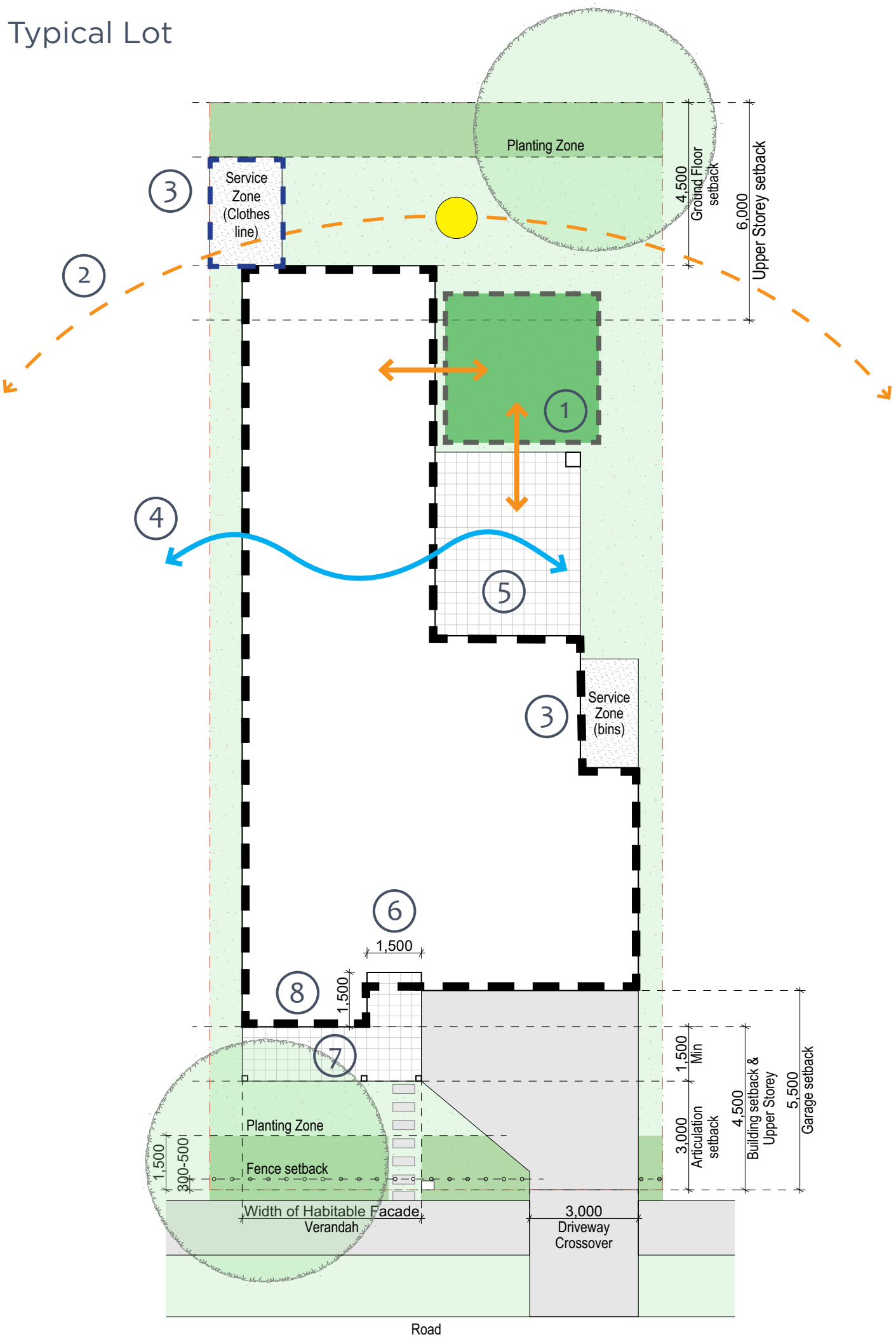
Corner lot:

- A dwelling on a corner lot is to express its corner location to address each of its street frontages.
- Front doors are to be located on the Primary Street frontage.
- At least one habitable room must be located and address the secondary street. Windows and doors should have similar style and proportions to those on the prWWimary facade.
- Large extents of blank wall are not permitted on secondary street frontages.

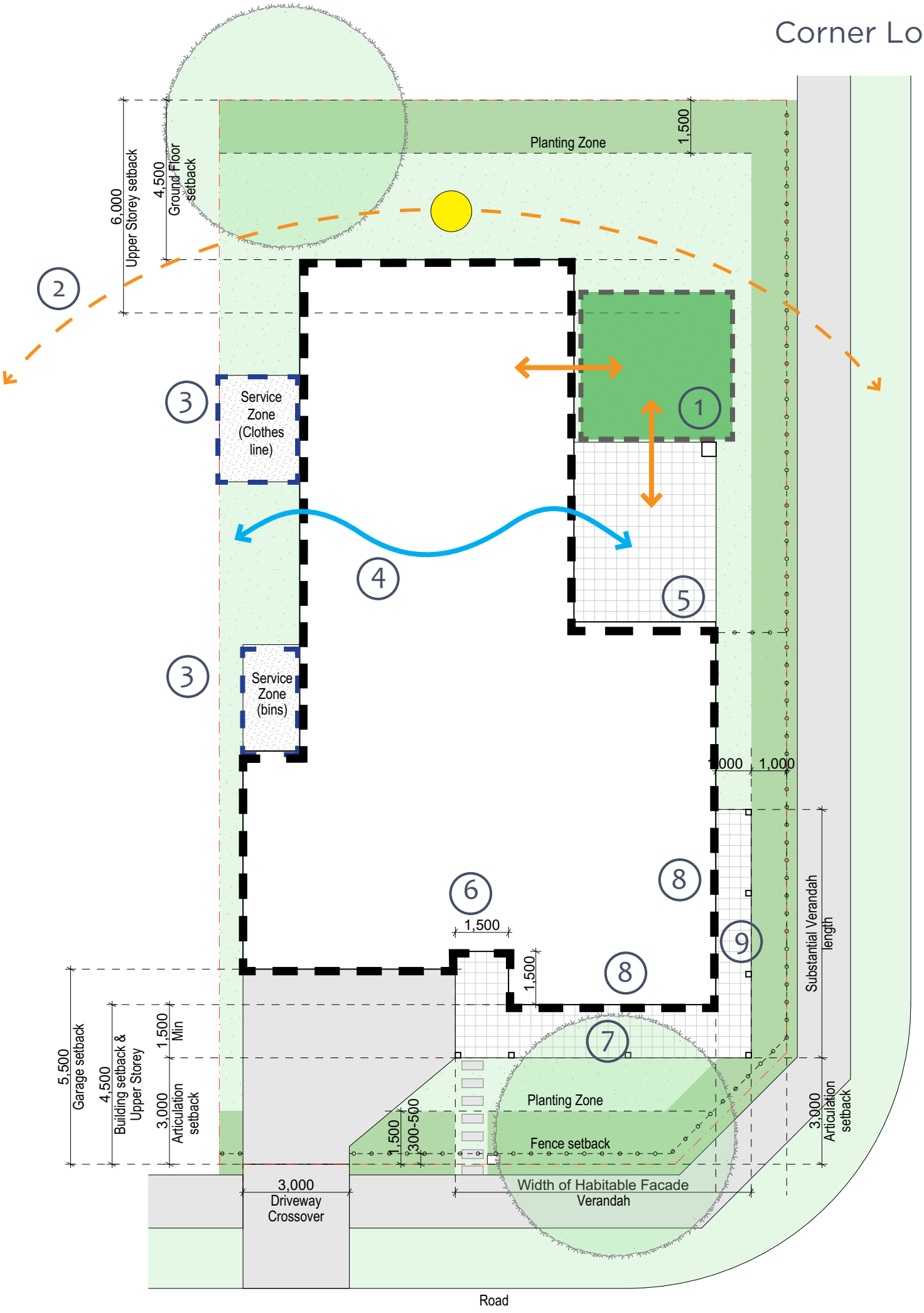
Typical lots & Corner lots:

- A Principal Private Open Space should open directly off a living area. Any area less than 4.0m wide is not considered as part of your PPOS area. (1)
- Solar access to your living room and private open spaces should be optimised with limited overshadowing of adjoining properties. (2)
- Services including bins, clothes lines and the like are to be positioned away from external areas and should not be seen from the street. (3)
- Your building should be designed to maximise cross-flow ventilation. (4)
- A covered alfresco is encouraged for outdoor living. (5)
- A well-defined sheltered entry area at least 1.5m deep is required. (6)
- A sheltered verandah at least 1.5m deep is required for the width of the house (excluding garage). The verandah must be well defined and covered by a pergola, roof or balcony. (7)
- Large windows or doors are required to open on to the verandah, including the secondary street frontage of a corner lot. (8)
- The sheltered verandah of a corner lot dwelling must wrap around the secondary facade for a length of 7m to a logical point. (9)

Typical Lot


Planting Zone
Service Zone (Clothes line)
3
2
1
4
5
Service Zone (bins)
3
6
1,500
8
1,500
7
4,500
Ground Floor setback
6,000
Upper Storey setback
1,500
Min
3,000
Articulation setback
4,500
Building setback & Upper Storey
5,500
Garage setback
Planting Zone
1,500
300-500
Fence setback
Width of Habitable Facade
Verandah
3,000
Driveway Crossover
Road

Corner Lot


Planting Zone
1,500
6,000
Upper Storey setback
4,500
Ground Floor setback
2
3
Service Zone (Clothes line)
1
4
5
3
Service Zone (bins)
1,000
1,000
6
1,500
8
9
8
1,500
7
Substantial Verandah length
5,500
Garage setback
4,500
Building setback & Upper Storey
1,500
Min
3,000
Articulation setback
Planting Zone
1,500
300-500
Fence setback
3,000
Articulation setback
3,000
Driveway Crossover
Width of Habitable Facade
Verandah
Road

Sloping Sites

Depending on the sloping nature of your lot, you may have to implement one or more of the following measures when designing your house: split level house, retaining walls and landscaped battered slopes.

In order to reduce retaining walls and increase usable space to yards, split level homes are encouraged. Where site gradients cannot be resolved by retaining walls, split level houses must be used.

Some retaining walls to the rear of properties may be provided by Panorama.

The height of any retaining walls in front of the house should not exceed 600mm - these may be provided in some instances by Panorama. They must be of high quality material, either stone or masonry to match the house materials. Smooth faced concrete blockwork or timber sleeper walls are not permitted. Terracing, with planting between, may be used where wall height would exceed 600mm.

Retaining walls must not exceed 800mm on any side boundary, and minimised where possible.



Dwelling Facade & Presentation

Ensure your home contributes positively to the streetscape and enhances the overall character of the neighbourhood. By following these design principles, every home will help create the cohesive, distinctive community identity for Panorama.

General principles:

A high quality street environment is created when every home contributes positively to the overall look and feel of the neighbourhood. This is achieved through:

- Homes that address the street well, with architectural interest and design elements that engage with the public realm.
- A consistent neighbourhood character, where house designs and materials offer variety but still complement one another.
- Clearly defined front yards, supported by thoughtful landscaping and street trees that soften the built form.

To help achieve this, your home design should:

- Incorporate visual interest through building articulation—such as stepped walls, varied materials, verandahs, balconies, porches, and shading elements.
- Use materials and light colours that align with the intended neighbourhood character. Desired colour palettes for façades and roofs are provided later in these guidelines.
- Avoid excessive ornamentation or imitation historical styles, which can detract from the cohesive character of the estate.
- Include generous windows from habitable rooms (living areas, bedrooms, studies) facing the street, and ensure the main entry is clearly visible and well defined.
- Minimise large paved areas in front yards to maintain a softer, greener streetscape.



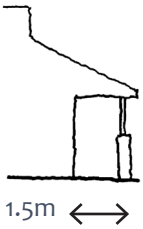
Dwelling Design

General principles:

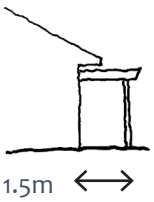
- All facades must be well articulated to provide an interesting building which fits within the desired character for Panorama.
- Avoid replicating the facade of another dwelling in the same street.
- Habitable rooms should be positioned to look out to the street. At least one substantially sized window of a ground floor habitable room must look out onto the street on all frontages.
- Street facing facade must have a window to wall ration of a minimum 30%. Corner lots myst maintain similar glazing ratio on the secondary frontage.
- Eaves, balustrades, and other detail elements are to complement the colour and materials of the facade.
- All meters, aerials, satellite dishes, services and the like must be located inconspicuously and screened from prominent public view.

Entry:

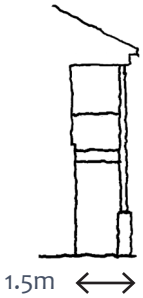
- The front entry of a house is to be clearly visible from the street, with a well-defined covered area of at least 1.5m deep.
- Porticos should be well designed and proportioned to maintain a welcoming, human-scaled streetscape. Double height porticos must be avoided.



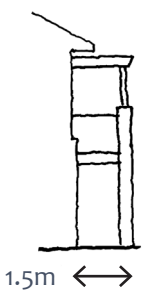
Roof over verandah



Pergola over verandah



Balcony over verandah



Balcony pergola over verandah

Verandah:

- A sheltered verandah at least 1.5m deep is required for the width of the house (excluding garage). The verandah must be well defined and covered by a pergola, roof or balcony.
- For corner lots, the verandah must wrap around the secondary street frontage for a substantial length to a logical location.

Silver Level - Livable Housing Australia:

LHA Silver Level focuses on the key structural and spatial elements that are critical to ensure future flexibility and adaptability of the home.

At Panorama it is encouraged to create your home as Silver Level Compliant. The requirements can be found at:

https://livablehousingaustralia.org.au/lha-silver/

The requirements generally follow:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hob less shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
7. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Garages:

- Garages are to be designed to reduce their overall dominance on the streetscape and should complement the facade design of the home.
- Garage doors are not to be heavily profiled and are to be a simple design to ensure they do not dominate the front facade appearance. A simple panel design may be acceptable if it comprises a single receding colour and garage door is not in a prominent position in the streetscape.
- Garage doors should utilise the colours provided in the materials and finishes palette.



Roof:

- Your prominent roof pitch should be between 15° and 30° unless otherwise approved by Landcom
- If using a hip roof design, a gable element facing the street should be incorporated.
- Black or dark coloured roofs are not acceptable. A colour palette has been provided below for guidance.
- Roofs may be tiled or colorbond metal (custom orb profile).
- Parapet walls should only be used for minor elements or features (e.g. a garage or feature wall at ground level).
- Generally, your eaves must extend at least 450mm (600mm eaves are recommended) beyond the external face of the wall to the fascia. Exceptions where a better general architectural outcome is demonstrated.
- Where possible, solar PV panels should be placed where they are not prominently visible from street or an adjoining public space.
- All roofs must have a solar absorptance level (SA) of < 0.70 SA.







Example Facades

Example facades have been provided to show how a typical housing product through the use of facade treatments can comply with the Design Guidelines and achieve the desired Panorama character.

Gable Roof



Hip Roof with Dutch Gable

Timber pergola across entire facade

Garage setback from facade. Simple garage door in one colour

Louvre windows for cross ventilation

1.5m deep and shady verandah with pergola

Ventilated roof space for passive cooling

Deep set eaves for solar control



Hip Roof with Dutch Gable - Corner



Materials and Finishes:

- Walls should incorporate a variety of complementary materials and finishes to create architectural interest to all street frontages.
- Base colours and highlights should use subdued colour schemes which blend with the neighbourhood character.
- Avoid dark shades, especially for roofs.
- Street facades must include at least one variation of finish to a substantial wall element.
- Materials and finishes must resolve around corners of the building to a logical point which articulates the wall element.
- Shades of orange, pink and other bright colours should not be used as a primary base.
- Example shades of acceptable colours are shown below.

Bricks



PGH - Ceniza



PGH - Matterhorn



Austral Bricks San Selmo

Cladding

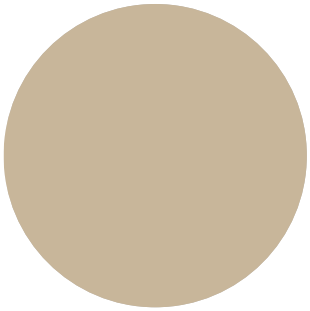
Dulux - Lexicon Quarter

Dulux - Terrace White

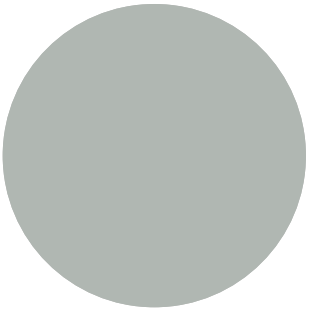
Dulux - Snow Season

Garage door, Roof & Driveway

Colorbond - Classic Cream



Colorbond - Paperbark



Colorbond - Shale Grey





PGH - Ares



PGH - Stone



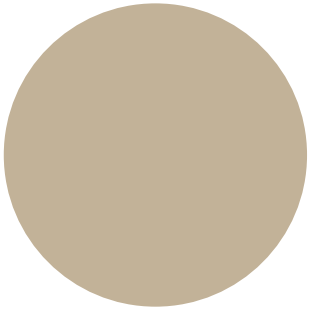
PGH - Sinai



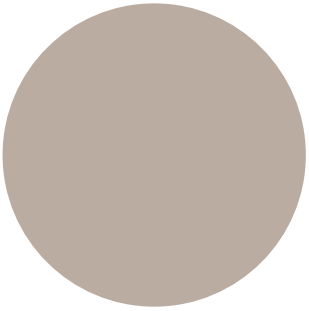
PGH - Bradfield Bronze

Dulux - White Dune Half

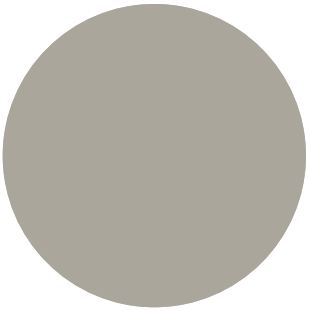
Dulux - White Dune Half



Dulux - Owl Wing

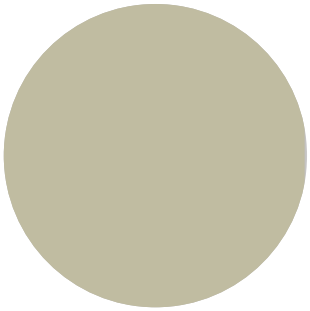


Dulux - Blind Date

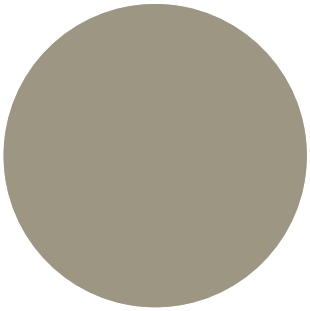


Colorbond - Dune

Colorbond - Surfmist



Colorbond - Evening Haze



Colorbond - Cove



Sustainable Design

The following section outlines the general best practice approach to sustainable design for your home. In addition to the guidelines and requirements outlined in the DCP, standards like Green Star Homes and Passivhaus are also useful tools to ensure your home is comfortable, resilient and affordable to run. It ensures that your house is comfortable to live in, and friendly to the environment. These guidelines can help achieve lower energy consumption and power bills.

Guidelines:

- Work with your builder to exceed minimum Basix Energy and Water requirements resulting in increased thermal comfort and reduced operating costs. A minimum Basix 'Energy' score of 100 and 'Water' score of 60 is required to obtain Design Review Panel approval.

- Your main living areas should have a sunny aspect generally facing north, and open on to the main part of the Principal Private Open Space (PPOS). At least half your PPOS should be sunny in winter.

- All north facing windows should be shaded from summer sun while allowing winter sun to penetrate into your house. West facing windows or those where overhead shading is impractical or architecturally undesirable should have alternative controls, e.g. vertical angled screens, trees, or high performance ('low-e') glass, bearing in mind the lower sun angle. Toned or tinted glass is not a desirable option.

- Doors (including sliding doors) to your yard must be protected from weather by an overhang or structure like a roofed pergola.

- Use energy and water efficient appliances and LED lighting to reduce consumption and energy costs. Recommended standards include:
  - Fridge, washer, dryer and dishwasher of a minimum 4 star rating
  - Electric/ induction cook tops
  - WELS dishwasher and taps with a 5-star rating
  - WELS toilet with a 4-star rating dual flush
  - WELS Shower with a 3-star rating with a flow rate of 7.5L p/minute.

- Ensure good crossflow ventilation is achieved by having open windows on two walls each with different orientations. Ceiling fans must be installed in all bedrooms and in at least one living room.







- Consider your plant selections carefully to conserve water. Indigenous species are often preferable. Deciduous trees may provide good shade in summer (reducing heat gain) while allowing sunny yards in winter (improving heat gain). See the landscaping and plant lists included in these guidelines for suggestions .

- External finishes should be a combination of non-reflective materials and light colours to minimise reflection and heat retention.

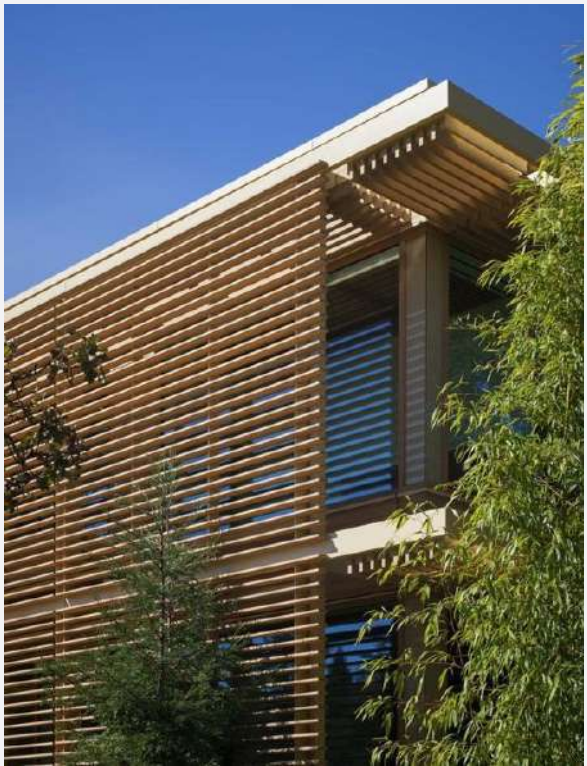
- No artificial turf is to be used anywhere on your property. Most artificial turfs perform poorly in managing stormwater runoff, and contribute to the urban heat island effect with limited evaporating capabilities to passively cool the environment.

- Consider installing a dedicated AC circuit or a 3-phase conduit to the garage to allow for future installation of type 2 electric vehicle chargers.

- Install at least two out of the following in your home:
    - solar panels on the roof (6.6kW system minimum)
    - heat-pump hot water systems
    - induction cooktops (glass preferred, not ceramic)
    - battery storage

- Connection to the recycled water network for irrigation, toilet flushing and laundries is required.







Landscape











Planting

Plant selection of trees and shrubs needs to consider a number of factors from seasonal interest to biodiversity. The plant selection needs to allow for and consider the following:

- An minimum of one advanced tree (min 50 Litre container size) must be provided to both the front and rear gardens of each house. For corner and larger lots, an additional tree must be provided to the front garden.
- Planting to be provided along frontage boundaries, including secondary frontage of corner lots, up to fence, with additional planting, including a variety of shrubs, to be provided to front garden, including beside driveway and paved areas.
- Additional planting, including a variety of shrubs, is to be provided to front yards, including beside driveway and paved areas.
- Provide turf to other unpaved areas of the site or non-planted areas.

For a list of acceptable tree species refer Appendix A.

Water wise gardens

The opportunity to minimise the amount of water your garden needs should be considered when planning your garden. Improving the soil, choosing low-water use plants and designing to suit your garden's microclimates can reduce the water needs of your garden and keep it looking greener for longer. The amount of water your garden needs depends on three main factors – plant selection, soil, and microclimate.

- Choose plants that are suited to local conditions minimises inputs such as additional water and fertiliser and increases the self-reliance of your garden.
- Help to ameliorate the typically clay soils of Wilton adding gypsum and organic matter that improves the soil structure which helps soil moisture holding capacity.
- Incorporate soil wetting agents into your garden increase the water holding capacity of the soil which will improve the health of your plants and reduce watering frequency.
- Using a layer of mulch on garden beds to help maintain soil moisture by reducing water loss through evaporation as well as helping suppress weeds, and improves the presentation of your garden. There are several mulch types available, with options including gravel, chipped material, pine bark, sugarcane or lucerne mulch.
- Homeowners may consider installing irrigation to manage watering needs.
- The microclimate (from sun to wind exposure to site drainage and water) of your garden will vary from area to area , so home owners should plants suited to the local microclimate to reduce watering needs and encourage your garden to thrive.

Driveways and paving:

- Driveways must be of light natural earth tones (no bright colours) with plain finish or simple pattern and should complement the front garden and the facade of your home.
- Driveways must be constructed from either paving, crushed gravel with paved edging, coloured concrete in natural tones or exposed aggregate.
- Stencilled or stamped concrete or asphalt are not permitted.
- Driveways should avoid materials which are easily susceptible to fragmentation or lifting.
- Driveway crossings (from boundary to kerb) must be plain uncoloured concrete to match footpaths, maximum 3m wide. Driveways within your property should splay to meet the crossing width.
- The driveway crossing width and location should match the existing/approved location.
- Only one driveway is permitted per lot.
- If desirable, your home can have a separate pedestrian pathway connecting your property to your front entrance area. This pathway is to visually match with the driveway paving surface in colour and material.
- Pedestrian pathways should also connect from the front boundary to a pedestrian path within the verge.







Mail delivery and Numbering

Letter boxes and parcel delivery boxes need to be considered as an integrated design element within your front yard which is both modern, attractive and practical. The following principles should be followed when deciding on options:

- All letter boxes are to be constructed in accordance with Australia Post standards including location at the front boundary.
- Facility for delivering parcels and larger mail should be integrated with letter boxes as one single unit.
- Letter boxes should be clearly visible from the street, and incorporated into front pillars of solid brick or masonry construction with a maximum height of 1100mm.
- High quality materials should be used which complement the house facade materials and any front fencing.
- ‘Box-on-post’ type letter boxes are not permitted.





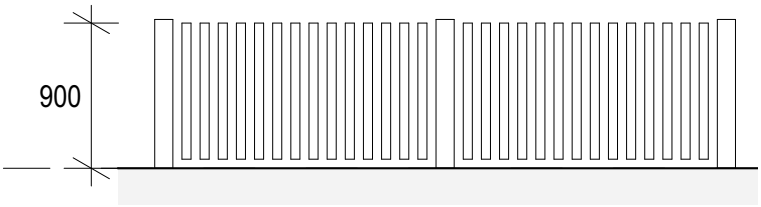
Fencing

Front Fences

- All lots must feature front fencing (1 of 3 options below) at the lot boundary, with a maximum height of 0.9m and at leat 50% open.
- Allow for low hedge planting or a low mixed border style planting behind fences. This planting may extend on the nature strip to meet the pedestrian pathway in front of the boundary provided it does not intrude onto the pathway.
- A solid masonry base is allowed to a height of 200mm only, the remaining fence being at least 50% open.
- If brick or masonry pillars are used, these should be spaced at least 2m apart, with infill fencing at least 50% open.
- For corner lots, any front fencing must continue to a logical point (e.g. up to the higher yard fence) around the secondary street frontage.
- Any vehicular gates are to be simple, match the dominant fence type and colour and complement the house facade.
- Gates may be automated sliding gates or swing gates which swing inwards.
- Most lots (other than those identified as key lots fronting main roads or open space or corners) have the option of no front fencing, relying upon the front border garden to define the site boundary.

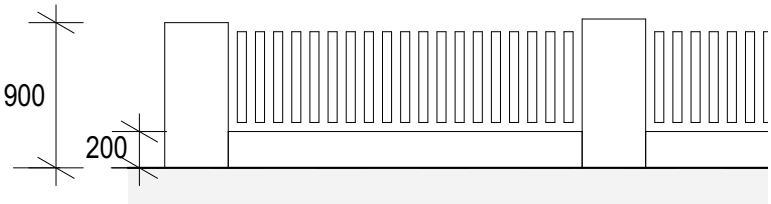


Lots facing biodiversity conservation area must have dog proof front fencing. For example mesh alongside post and rail.



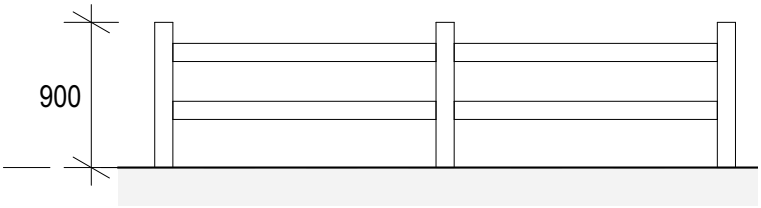


Picket fence





Masonry pier and picket fence

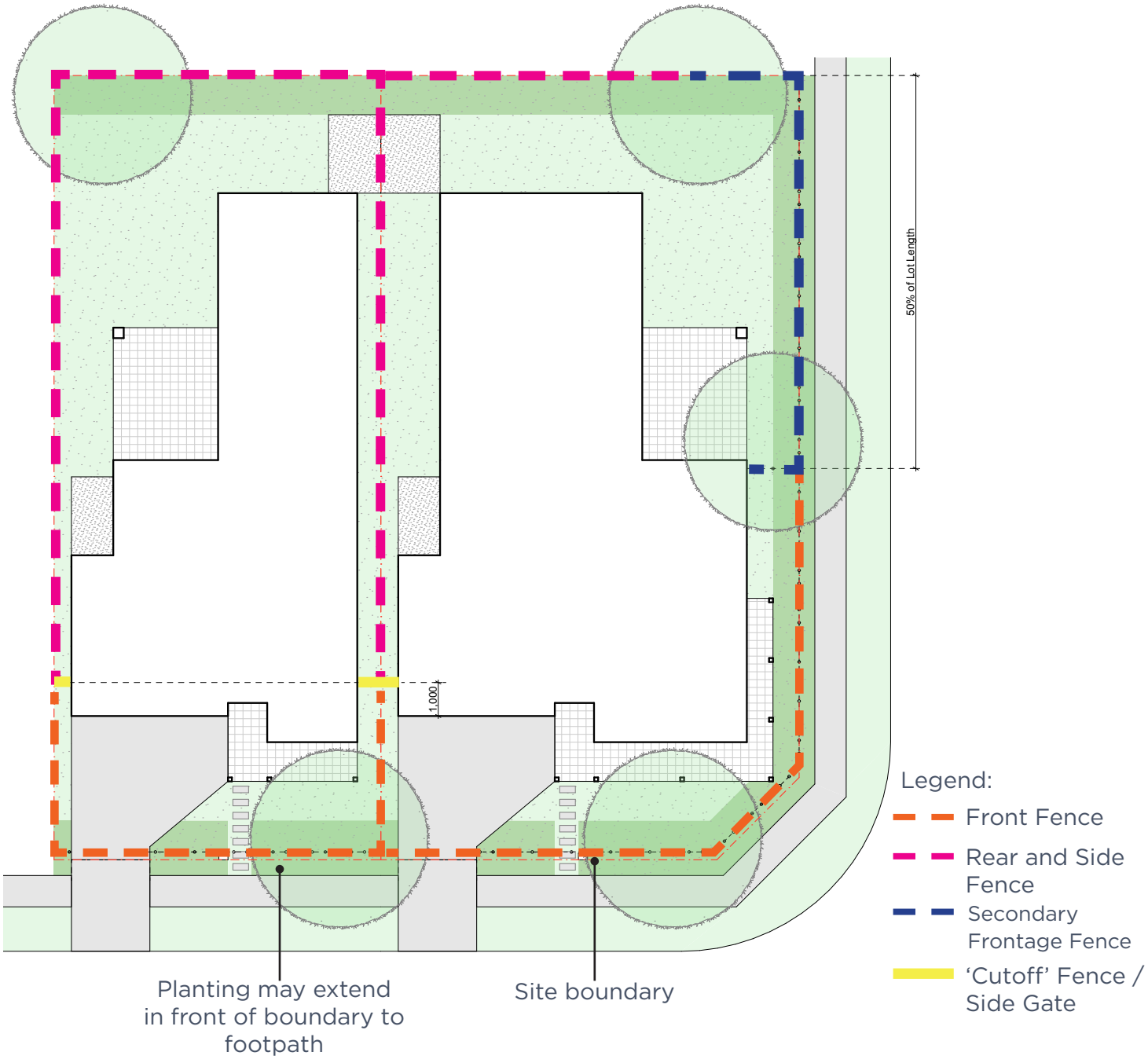




Split rail fence

Rear and Side fencing

- Should be a maximum of 1.8m high.
- Timber lapped and capped fencing is preferred, but standard metal (colorbond) panel may be used as long as it is not visible from the street.
- 'Cutoff' fencing and gates between your house and side boundary are to be set back at least 1.0m behind the main front wall of your house, aligned with neighbour's where possible. The side boundary fencing is not to extend in front of the side gates or cut-off fence.
- Gates are not to be standard solid metal (colorbond) panel.
- A side or rear fence built on a retaining wall must have its supporting posts structurally integrated with the wall construction to ensure its stability. The retaining wall should otherwise be located at least 450mm away from the fence line.
- Where retaining walls are used, the combined height of retaining wall and fence should not exceed 2.8m.
- Any high fence enclosing a private yard must not be metal (colorbond) panel. The High fence portion should be a maximum length of 50% of lot length.
- All fences facing a street, a reserve, or other public area (including fencing to the secondary frontage of a corner lot) must be high quality construction, such as piers or large expressed posts with timber infill panels. Plain lapped and capped timber fencing or standard colorbond panel fencing is not permitted in these situations.



Appendix A

Plant Species

Botanic Name	Common Name	Mature Size (Height x Width in Metres)	Plant Origin	Water Rating	Notes
Small Trees <6m					
Acer palmatum 'Senkaki'	Senkaki / Coral Bark Japanese Maple	6 x 5	INT	Medium	Slow growing. Needs protection from wind and full western sun. Do not use within 6m of wastewater pipe
Backhousia myrtifolia	Grey Myrtle	6 x 5	IDG	Low	Prefers moist soil
Callistemon salignus	Pink Tipped Bottlebrush	6 x 4	AU	Low	Do not use within 6m of wastewater pipe
Eucalyptus 'Summer Beauty'	Grafted Flowering Gum	5 x 3	AU-C	Low	Similar cultivars available. Do not use within 6m of wastewater pipe
Eucalyptus leucoxylon 'Euky Dwarf'	Dwarf Yellow Gum	6 x 5	AU-C	Low	Do not use within 6m of wastewater pipe. Prefers full sun
Lagerstroemia indica cultivars	Indian Summer Crepe Myrtle	4 x 3	INT	Low	Pink flowering deciduous tree. Prefers full sun
Magnolia x soulangeana	Saucer Magnolia	5 x 3	INT	High	Pink flowers on bare branches. Need adequate moisture & wind protection. Prefers full sun.
Malus ionensis 'Plena'	Crab Apple	4 x 3	INT	Medium	Deciduous tree. Requires adequate moisture. Prefers full sun
Medium To Large Trees >6m					
Acacia binervia	Myall Wattle	5 x 8	IDG	Low	It is an adaptable plant, suiting most soil types
Acacia implexa	Hickory Wattle	10 x 4	IDG	Low	Fast growing bushy tree. Prefers full sun
Acacia parramattensis	Parramatta Green Wattle	10 x 6	IDG	Low	Fast growing. Suitable for both sand and clay soils. Prefers full sun
Albizia julibrissin	Silk Tree	8 x 5	INT	Medium	Fast growing. Moderate frost tolerance. Prefers full sun.
Alloxylon flammeum	Tree Waratah	8 x 5	AU	Medium	Bird nesting plant, fast growing. Tolerates sun & part shade
Angophora bakeri	Narrow-Leafed Apple	10 x 5	IDG	Low	Protect from frost. Prefers full sun.
Banksi marginata	Silver banksia	5 x 4	AU	Low	Attractive feature plant when flowering. Tolerates sun & part shade
Betula nigra	Tropical Birch	8-10 x 5	INT	Medium	Fast growing deciduous tree. Prefers full sun.
Ceratopetalum gummiferum	NSW Christmas Bush	4 x 3	AU	Medium	Very bright red flowers on a compact large shrub to small tree. Prefers full sun and tolerates light shade.
Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	10 x 4	AU	Low	A popular specimen tree. Prefers full sun
Eucalyptus leucoxylon 'Rosea'	Pink-Flowering Yellow Gum	7 x 4	AU-C	Low	Do not use within 6m of wastewater pipe. Prefers full sun
Eucalyptus mannifera 'Little Spotty'	Little Spotty Gum	5-7 x 5	AU-C	Low	Do not use within 6m of wastewater pipe. Prefers full sun
Ecualyptus parramattensis	Parramatta Red Gum	8-10 x 4	IDG	Low	Do not use within 6m of wastewater pipe. Prefers full sun
Hymenospermum flavum	Native Frangpani	8 x 6	AU	Medium	Prefers full sun, can tolerate shade

Botanic Name	Common Name	Mature Size (Height x Width in Metres)	Plant Origin	Water Rating	Notes
Leptospermum petersonii	Lemon Scented Tea tree	5 x 2	AU	Low	Attracts birds and bees to the garden. Prefers sunny locations and tolerates part shade
Lagerstroemia indica x fauriei 'Natchez'	Indian Summer Crepe Myrtle	8 x 6	INT	Low	White flowering deciduous tree. Prefers full sun.
Melaleuca linariifolia	Snow in Summer	10 x 5	IDG	Low	Do not use within 6m of wastewater pipe. Prefers full sun
Photinia robusta	Red Leaf Photinia	8 x 8	INT	Low	New growth coloured red. Prefers full sun.
Pyrus calleryana 'Chanticleer'	Ornamental Pear	10 x 6	INT	Medium	Formal-shaped, fast-growing deciduous tree. Prefers full sun.
Pyrus nivalis	Snow Pear	6 x 5	INT	Medium	Ornamental deciduous tree, with creamy white flowers. Prefers full sun.
Tristaniopsis laurina	Water Gum	12x 6	AU	Low	Oval form, producing clusters of yellowish-white flowers during the warmer months. Prefers full sun, tolerates light shade.
Shrubs					
Argyranthemum frutescens	Maguerite Daisy	0.9 x 1.2	INT	Low	Short-lived perennial. Needs protection from frost. Prefers full sun.
Banksia spinulosa	Hairpin Banksia	2 x 2	IDG	Low	Bird attracting. Long, toothed leaves. Prefers full sun.
Coleonema pulchrum	Diosma	1.5 x 1.5	INT	Low	Masses of small, pink flowers. Dwarf forms available.
Convolvulus cneorum	Silverbush	0.6 x 0.7	INT	Low	Good for hot, dry spots. Will cascade over a wall. Prefers full sun.
Correa alba	White Correa	1 x 1	IDG	Low	Star shaped white flowers in late autumn and winter. Tolerates sun & part shade.
Grevillea 'Superb'	Spiderflower	1 x 1	AU-C	Low	Tolerates sun & part shade
Helichrysum petiolare	Licorice Plant	0.6 x 1.5	INT	Low	Protect from frost. Prefers full sun.
Lavandula stoechas 'Avonview'	Avonview Lavender	0.8 x 0.6	INT	Low	Prune to maintain shape. Maintain good air circulation. Prefers full sun.
Leptspermum 'Pacific Beauty'	Pacific Beauty Tea tree	1.5 x 2	AU-C	Low	Cascading branches laden with white flowers throughout Spring. Drought & frost tolerant. Tolerates sun & part shade.
Leucadendron 'Sunset Safari'	Conebush	2.5 x 2	INT	Low	Vigorous, tall and erect shrub & wonderful garden plant for specimen planting or as a hedge. Excellent cut flower. Prefers full sun.
Loropetalum chinense 'Purple Pixie'	Dwarf Fringe Flower	0.4 x 1.2	INT	Medium	Purple foliage & pink flowers in spring. Tolerates sun & part shade.
Melaleuca 'Claret Tops'	Claret top	1 x 1	AU-C	Medium	Beautifully coloured red new growth al year round. Masses of small white flowers. Compact shape. Tolerates sun & part shade.
Rosmarinus Tuscan 'Blue'	Tuscan Rosemary	1.5 x 1	INT	Low	Aromatic foliage and pale blue flowers. Tolerates full sun.
Salvia species	Ornamental Sage	0.5 x 0.5	INT	Low	This type of salvia comes in a variety of colors, such as blue, purple, and lavender Tolerates full sun.
Westringia fruticosa 'Grey Box'	Grey Box Coast Rosemary	0.45 x 0.45	AU-C	Low	Grey foliage and natural ball shape. Responds to pruning. Tolerates sun & part shade.
Grasses & Groundcovers					
Brachyscome multifida 'Break of Day'	Cutleaf Daisy	0.3 x 0.3	AU-C	Low	Hardy, long flowering and low growing. Masses of mauve flowers year long. Tolerates sun & part shade.
Casuarina glauca 'Cousin It'	Cousin It Swamp Oak	0.3 x 1.5	AU-C	Low	Excellent cascading over walls. Tolerates sun & part shade.

Botanic Name	Common Name	Mature Size (Height x Width in Metres)	Plant Origin	Water Rating	Notes
Chrysocephalum apiculatum 'Desert Flame'	Yellow Buttons	0.4 x 1	AU-C	Low	Hardy, drought tolerant low spreading herb with bright yellow button like flowers throughout spring & summer. Prefers full sun.
Dianella caerulea 'Little Jess'	Little Jess Flax Lily	0.4 x 0.4	AU-C	Low	Soft, clumping growth habit. Trim every 2-3 years. Tolerates sun & shade.
Dianella revoluta 'Little Rev'	Little Rev Flax Lily	0.4 x 0.4	AU-C	Low	Architectural, clumping growth habit. Trim every 3 years. Tolerates sun & shade.
Dichondra argentea 'Silver Falls'	Silver Falls	0.1 x 1	INT	Low	Silver foliage groundcover, excellent cascading over walls
Dichondra repens	Kidney Weed	0.1 x 1	IDG	Low	Spreading groundcover with kidney-shaped leaves. Tolerates sun & part shade.
Festuca glauca 'Elijah Blue'	Blue fescue	0.3 x 0.3	INT	Low	Blue foliage ornamental grass forms compact mound. Prefers full sun.
Leucophyta brownii	Cushion Bush	1 x 1	AU	Low	Grows naturally into bun shape. Can be pruned to shape. Prefers full sun.
Liriope muscari 'Just Right'	Lily Turf	0.5 x 0.5	AU-C	Medium	Lush green, hardy grass-like plant with purple flower spikes. Tolerates sun & shade.
Lomandra longifolia 'Tanika'	Tanika Mat Rush	0.6 x 0.6	IDG-C	Low	Soft, fine, green foliage. Trim every 3 years. Tolerates sun
Lomandra fluviatilis 'Shara'	Shara Mat Rush	0.4 x 0.5	AU-C	Low	Soft, fine, green foliage. Weeping habit. Trim every 3 years. Tolerates sun & shade.
Myoporum parvifolium	Creeping Boobialla	0.2 x 1.5	AU	Low	Soft, green spreading plant. Attractive spilling over walls. Tolerates sun & part shade.
Poa labillardieri 'Eskdale'	Eskdale Tussock Grass	0.6 x 0.5	AU-C	Low	Fine, blue-green leaves. Trim annually. Tolerates sun & part shade.
Scaevola humilis 'Purple Fusion'	Purple Fusion Fan Flower	0.2 x 1.5	AU-C	Low	Spreading groundcover with purple fan-shaped flowers. Excellent spilling over walls or banks. Tolerates sun & part shade.
Senecio serpens	Blue Chalksticks	0.3 x 0.6	INT	Low	Blue grey spreading succulent with trailing nature. Will cascade. Tolerates full sun.
Stachys byzantina	Lambs Ears	0.3 x 0.6	INT	Low	Velvety soft silver green leaves, low spreading habit forming a compact groundcover. Tolerates full sun.
Viola hederacea	Native Violet	0.1 x 0.3	IDG	Low	Low, spreading groundcover with delicate flowers. Tolerates sun & part shade.
Wahlenbergia stricta 'Blue Mist'	Native Bluebell	0.3 x 0.3	IDG-C	Medium	Low, herbaceous perennial with blue double flowers. Tolerates sun & part shade.
Westringia fruticosa 'Mundi'	Mundi Coast Rosemary	0.5 x 1.5	AU-C	Low	Responds to pruning (although not required). Tolerates sun & part shade.
Westringia longifolia	Westringia	2 x 1.5	IDG	Low	Open, cascading form. Tolerates sun & part shade. Tolerates sun & part shade. Tall Hedges (Not Suitable For Front Fencing)
Tall Hedges (Not Suitable For Front Fencing)					
Abelia x grandiflora	Abelia	2 x 2	INT	Low	Responds well to pruning. Tolerates sun & part shade.
Acacia longifolia	Sydney Golden Wattle	4 x 2	IDG	Low	Fast growing screen. Stabilises ground. Susceptible to borers. Tolerates sun & part shade.
Acmena smithii 'Hot Flush'	Hot Flush Lilly Pilly	1.5 - 3 x1	AU-C	Low	Responds to pruning. Psyllid resistant. New growth red. Tolerates sun & part shade.
Callistemon 'Endeavour'	Bottlebrush	2.5 x 2.5	AU-C	Low	Large flowers in autumn/spring, bird attracting, fast growing. Tolerates full sun.
Murraya paniculata	Orange Jessamine	3 x 2	INT	Medium	Semi-frost tolerant. Do not use within 6m of wastewater pipe.

Botanic Name	Common Name	Mature Size (Height x Width in Metres)	Plant Origin	Water Rating	Notes
Photinia glabra 'Rubens'	Photinia	3 x 2	INT	Low	Fast growing, responds well to pruning. Tolerates full sun.
Pittosporum 'Green Pillar'	Green Pillar Pittosporum	3 x 1.5	INT	Low	Fast growing, dense foliage. Requires pruning. Tolerates sun & part shade.
Pittosporum 'Silver Sheen'	Silver Sheen Pittosporum	4 x 2.5	INT	Low	Requires regular pruning - can form a tree if unpruned. Tolerates full sun.
Syzygium 'Cascade'	Cascade Lilly Pilly	3 x 1.5	AU-C	Medium	Weeping habit. Psyllid resistant. Needs some frost protection. Do not use within 6m of wastewater pipe. Tolerates sun & part shade.
Syzygium 'Resilience'	Lilly Pilly	4 x 2	AU-C	Medium	Psyllid resistant. Excellent hedging & screening plant. Fast growing & compact. Do not use within 6m of wastewater pipe. Tolerates sun & part shade.
Low Hedging (Suitable For Front Fencing)					
Abelia 'Francis Mason'	Francis Mason Abelia	1.1 x 1 (trimmed)	INT	Medium	Requires regular pruning. Tolerates sun & part shade.
Acmena smithii 'Hedgemaster'	Hedgemaster Lilly Pilly	1 x 0.6 (trimmed)	AU-C	Medium	Prefers protection from frost. Psyllid resistant. Tolerates sun & part shade.
Buxus microphylla var. japonica	Japanese Box	1 x 1 (trimmed)	INT	Medium	Requires regular pruning. Tolerates sun & part shade. Tolerates sun & part shade.
Callistemon 'Better John'	Better John Dwarf Bottlebrush	1 x 0.9 (trimmed)	AU-C	Low	Minimal pruning required. Tolerates sun & part shade.
Correa alba	White Correa	1 x 1 (trimmed)	AU	Low	Grey-green downy leaves. Requires pruning for good shape. Tolerates sun & part shade.
Euonymus Silver Pillar	Silver pillar	1 x 1	INT	Low	Hardy compact evergreen shrub with striking silver foliage. Low maintenance and fast growing. Tolerates sun & part shade.
Syzygium smithii var. minor 'Allyn Magic'	Allyn Magic Lilly Pilly	1 x 1 (trimmed)	AU-C	Medium	Requires pruning. Psyllid resistant. Tolerates light frosts. Tolerates sun & part shade.
Westringia fruticosa 'Naringa'	Narings Coast Rosemary	1 x 1 (trimmed)	AU-C	Low	Fast establishing, requires some pruning. Tolerates sun & part shade.
Climbers					
Clematis aristata	Old Man's Beard	To 8m	IDG	Low	Creamy flowers in spring. Mulch to keep root zone cool. Plant in shade.
Trachelospermum jasminoides	Star Jasmine	To 6m	INT	Medium	Masses of fragrant star-shaped flowers in early summer. Also suitable as clipped groundcover. Tolerates sun & part shade.
Pandorea pandorana	Wonga Wonga Vine	To 5m	AU	Low	Tubular flowers winter to summer. Tolerates light frost. Consider other Pandorea jasminoides varieties. Tolerates sun & part shade.
Parthenocissus tricuspidata	Boston Ivy	To 15m	INT	Medium	Deciduous climber clinging to walls with adhesive tendrils. Tolerates full sun.
Pyrostegia venusta	Orange Trumpet Creeper	To 5m	INT	Medium	Requires a warm position - only semi frost-tolerant. Tolerates full sun.
Vitis vinifera	Ornamental Grape	To 7m	INT	Low	Deciduous climber useful for covering pergolas. No fruit. Tolerates full sun.

Plant Origin:

AU Australian Native
AU-C Australian Native - Modern Cultivar
IDG Locally Indigenous Plant
INT Introduced Plant

Appendix B

Guidelines Checklist

Siting Your House	
Principal private open space directly off living area	
Living areas and yard with north solar aspect	
Cross flow ventilation maximized	
Well-defined front yard, hard paved surfaces minimized	
Bin storage and clothes lines not visible from street	
Street Presentation and Dwelling Design	
Well articulated facade and design in keeping with Panorama character	
Simple design, no fancy ornamentation or out of place historical references	
Street facades for double-storey dwellings must use a minimum of two distinct external wall materials (example: brick and cladding)	
Facade material to resolve around front corners of building	
Colours consistent with examples provided, no dark coloured roof, no bright colours	
Roof pitch 15° - 30°, gable elements addressing all street frontages	
Min 450mm eaves, no parapet walls as major roof design.	
Well defined entry min 1.5m deep expressed to street	
A minimum of 30% window to wall ratio for streetscape facades. Corner lots must maintain window to wall ratio for secondary façade.	
Sheltered verandah for substantial width of facade	
Garage door simple design, set back and receding in streetscape	
Meters, aerials, solar panels located out of street view where possible	
Corner lot: secondary facade well articulated and addressing street, no large blank wall	
Corner lot: large habitable room windows to both frontages, matching style and proportions	
Corner lot: verandah wraps around to secondary frontage	
Sustainable Design	
Basix Certificate – min ‘Energy’ score of 100, min ‘Water’ score of 60	
North aspect for living areas and yard, min half of Principal POS receives winter sun	
Overhead shading for north facing windows, vertical shading for west facing windows.	
Overhead weather protection for all external doors	
Ceiling fans to bedrooms and at least one living area	

S

At least three of: min 6.6kW solar PV system, home battery storage, heat pump hot water system, induction cooktop	
Connection to recycled water supply	
Landscape	
Appropriate plant selections as per planting list, no artificial turf	
Min 1 advanced tree to front yard, 1 advanced tree to rear yard (min 50 litre pot size)	
Corner lots: additional tree within secondary frontage	
Consistent dense shrub planting to frontage boundaries	
Additional planting to front yard including beside driveway	
All shrubs in mulched and edged plant beds	
Turf to other unpaved areas of site, or pebbles/gravel in areas that receive little sun	
Driveway within property - plain finish or simple paving pattern, no stencilled or stamped concrete	
Driveway crossing – plain uncoloured concrete max 3m wide, to conform with approved/allocated kerb layback position	
Front path (if any): to match driveway finish, connect to public pathway	
Letterbox to be masonry pillar to match house, max 1.1m high	
Front fencing (picket, masonry and picket, or split rail) at a maximum of 0.9m and at least 50% open.	
Corner lot: front fence to continue around secondary frontage up to high yard fence or other logical point	
Side and rear fence: max 1.8m high, any standard colorbond panel not visible from street	
Cutoff fence and side gates: set back min 1.0m from nearest front corner of house, no standard colorbond panel	
Corner lot: fencing facing secondary frontage to be high quality (piers/posts and infill), no standard colorbond panel or plain lapped and capped, max 1.8m high, max extent 50% lot length, set back 300-500mm, wrap corner to any neighbouring front yard	
Front retaining walls: max 600mm high, masonry construction	
Side retaining walls: max 800mm high, fence integrated into structure	
Rear retaining walls higher than 1.5m: additional intermediate wall with planting between	
Corner lot: any retaining wall on secondary frontage max 0.8m high, fence must be set back to allow planting between	

Notes



*Artistimpressiononly.

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Panorama Rebates Brochure

LANDCOM

Creating more affordable and sustainable communities

PANORAMA

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REBATE BROCHURE

Panorama Rebates



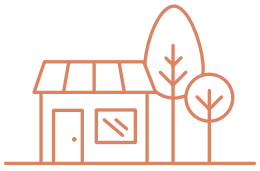
Enabling cool, green, carbon neutral communities.

Panorama will be a 6 Star Green Star Communities accredited estate, representing world leadership in sustainable living. Panorama aims to be a carbon neutral community, through well designed, efficient, and green homes, with generous trees and landscaping support biodiversity and create cool, green streetscapes.

To help you make Panorama a cool, green, carbon neutral community, we are offering a **$5,000** Design and Landscape rebate AND a **$10,000** Sustainability rebate to homes which meet the following requirements.*



Design and Landscape Rebate Requirements



To be eligible for the $5,000 Design and Landscape Rebate follow these four steps:

Step 1:

Plan your home in accordance with the design, landscape, and fencing requirements in the Panorama Design Guidelines, and take note of the "Biodiversity and Planting at Panorama" advice in this brochure.

Step 2:

Submit your plans and BASIX Certificate to Landcom for approval.

Step 3:

Complete your home, landscaping and fencing within 24 months of your land contract settlement date.

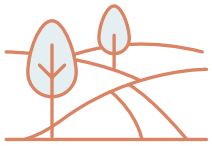
Step 4:

Submit a completed Rebate Application Form (at the end of this brochure) to Landcom, along with a copy of the Occupation Certificate, and BASIX Compliance Certificate for your house.

Landcom will assess your application and inspect your property. If everything has been satisfactorily completed, we will arrange payment of your rebate.

** Payment of any rebate is strictly subject to the terms and conditions in the Contract for Sale of Land with Landcom.*

Sustainability Rebate Requirements



To be eligible for the **$10,000** Sustainability Rebate, your home must meet all the requirements outlined in the compliance pathway below:

Step 1:

Speak to your builder to ensure your home achieves a target of BASIX Energy 100, and you must have at least 3 of: minimum 6.6kW solar PV system, home battery storage, heat pump hot water system, induction cooktop

Step 2:

Complete your home build within 24 months of your settlement date.

Step 3:

Submit a completed Rebate Application form (at the end of this brochure) to Landcom with:

a) Copies of your approved BASIX Certificate and Occupation Certificate for your house; and

b) A final BASIX Compliance Certificate from your builder. Additional evidence of completion of BASIX requirements may also be required (e.g. solar PV installation) and has to be provided if requested.

Recommended inclusions to achieve BASIX 100:

- A solar photovoltaic system with minimum capacity of 6.6kW (detached homes) or 3.5kW (terraces)
- An electric heat pump water heater
- Electric/ induction cooktops
- Energy efficient appliances
- NatHERS 7-Star Thermal Comfort Rating

Consider installing a 10kWh home battery system

The Australian Government Cheaper Home Batteries Program is now available. Households and small businesses may be eligible for around a 30% discount on the upfront cost of installing a small-scale solar battery. The discount will be based on the solar battery's usable capacity and will gradually decrease until 2030.

For more information, visit https://cer.gov.au/batteries.

Biodiversity and Planting At Panorama

Enabling cool, green, carbon neutral communities



Your garden plays an important role in making a positive contribution to natural diversity in Panorama, and help create a cool, green community. Landcom has developed this handy guide to help you plan a waterwise and biodiverse garden.

Waterwise Gardening

The opportunity to minimise the amount of water your garden needs should be considered when planning your garden. The amount of water your garden needs depends on three main factors – soil, plants, and microclimate. Improving the soil, choosing low water use plants and designing to suit your garden's microclimates can reduce the water needs of your garden and keep it looking greener for longer.

Soil

Soil at Panorama tends to be clayey, so it is important you prepare your soil well before planting. Make sure you break up the clay layer well. Adding gypsum and organic matter also improves soil structure which helps soil moisture holding capacity. The ideal soil is classed as loam – a good mix of sand, clay, and organic matter. Loam has a good water holding capacity and encourages wide, deep roots in your plants, meaning they will survive dry spells better. Incorporating soil wetting agents into your garden soil will also increase the water holding capacity of the soil and improve the health of your plants, reducing watering frequency.

Planting

Select a broad variety of native, waterwise plant species well suited to the local climate. This will create a garden with a constant array of flowers and foliage, splashes of colour and plenty of seasonal interest. Not only does this look appealing, but it also attracts wildlife like birds, bees, and butterflies. This approach mimics nature, encouraging you to mix up your plants in a considered way, building in a level of climate resilience so that it not only looks good year-round but is long lived.

Choosing plants suited to local conditions also minimises water and fertiliser use and increases the self-reliance of your garden. It is important to locate plants to best reflect their tolerance of sun exposure and water availability.

Mulching

Using mulch on garden beds helps to maintain soil moisture, suppress weeds, and improves the presentation of your garden. A thick layer of chunky, organic mulch provides an excellent outcome, balancing presentation, and plant health by cooling the roots and reduce water loss through evaporation.

Irrigation

Homeowners may also consider installing irrigation to manage watering needs. A well designed and correctly installed irrigation system will last for many years and enable garden health to be easily maintained.

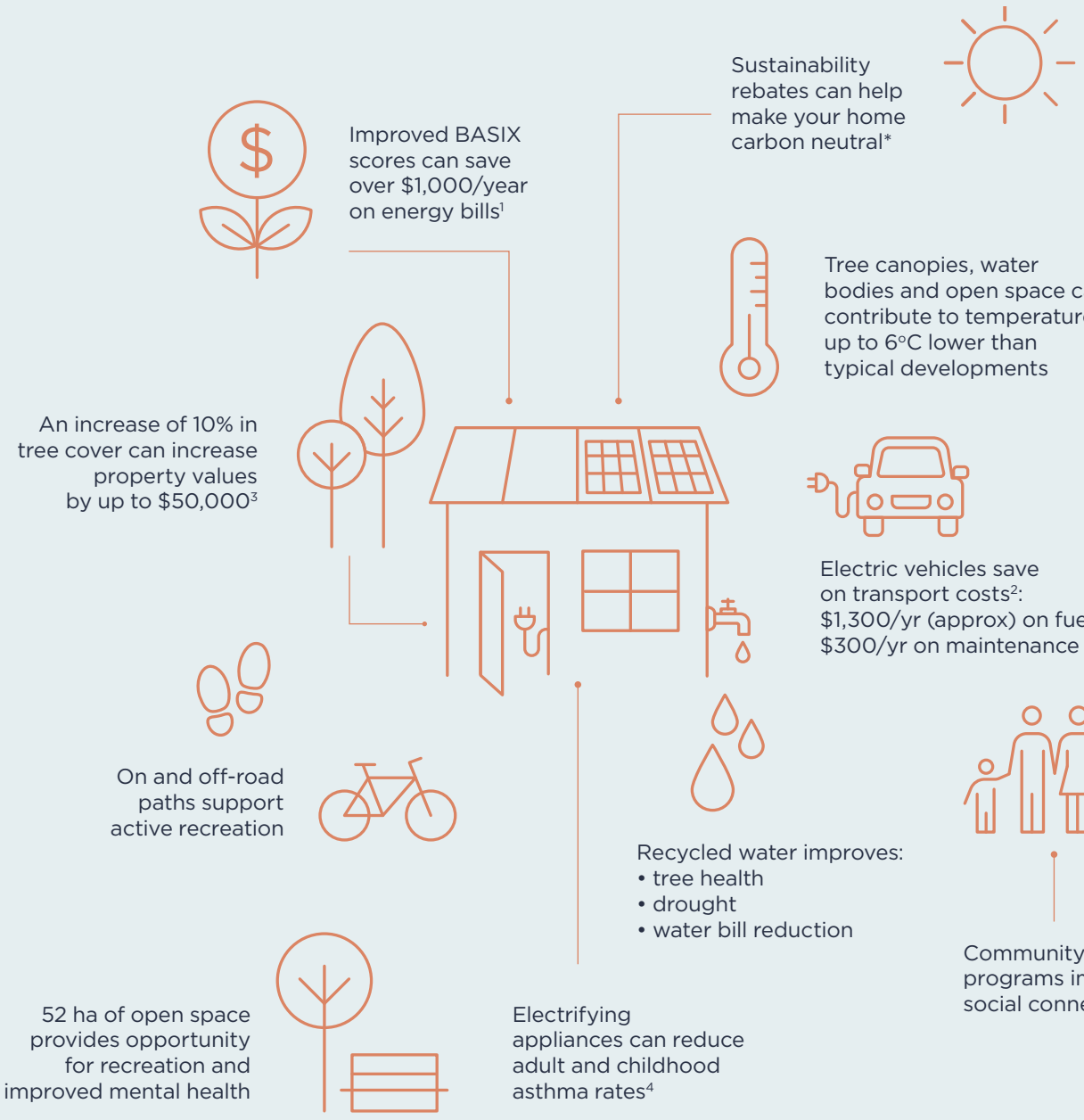
Microclimate

The microclimate of your garden will vary from area to area depending on a variety of factors including:

- Sun exposure – east-facing area are typically cooler than west-facing areas
- Shade density – dappled shade from trees versus solid shade from roofs
- Air circulation – roofs can contain heat while trees provide shade and let heat escape
- Surrounding surfaces – hard surfaces such as brick, concrete or stone absorb heat during the day and radiate it back after the sun sets
- Wind exposure / protection – garden fences offer some wind protection, whilst narrow gaps between homes can create a wind tunnel effect
- Locating plants in the most suitable microclimate will reduce watering needs and encourage your garden to thrive.

Sustainability at Panorama

What does living sustainably at Panorama entail?



[1] Sustainable Buildings SEPP Overview
[2] NSW Government Net Zero Plan: 2020–2030
[3] AECOM Green Infrastructure Report
[4] Climate Council: Kick The Gas Habit
* Refers to carbon neutral operations

Claiming your Rebates*

Panorama offers a Design and Landscape Rebate AND a Sustainability Rebate. You can claim either one or both with this one form.

To claim your rebates, simply meet the requirements outlined in the Rebates Brochure and the conditions of your Contract for Sale of Land with Landcom strictly within 24 months from the date of settlement of your land purchase.

When you are ready to apply, please complete this Rebate Claim Form and email to:

The Panorama Design Review Coordinator
Panorama@landcom.nsw.gov.au

Lot No. Street No. Street Name

Your Name(s) as per Contract with Landcom

Current Postal Address

Email Phone

Nominated Bank Account Name

BSB 000 – 000 Account No.

I now wish to claim the following rebates (checklist, please tick): ✔

Design, Landscape and Fencing Rebate	
Plans and BASIX Certificate approved by Panorama design review panel	
House, landscaping, and fencing completed in accordance with the Panorama design guidelines	
Copies of Occupation Certificate and BASIX Compliance Certificate	
Sustainability Rebate	
Copy of Occupation Certificate	
Copy of Approved BASIX Certificate	
Copy of BASIX Compliance Certificate	

Your application will be assessed as soon as practicable and, if everything is completed satisfactorily, Landcom will process your rebate payment to your nominated bank account you have advised above. Landcom will not pay the rebate to bank accounts of parties not named as the purchaser(s) on the Contract for Sale of Land with Landcom.

Please confirm:

1. The information supplied in and with this form is true and correct; and
2. I/we have checked our Contract of Sale of Land with Landcom and confirm that I/we are eligible to receive the Rebate(s) in accordance with the terms and conditions of that Contract and on this form.

Signature(s) as per Contract Date DD / MM / YYYY

*Subject to terms of Contract for Sale of Land with Landcom. The rebate will only be paid to the purchaser(s) named on that Contract.
We are collecting your personal information to enable us to assess and contact you regarding your rebate application.

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Sales Plan

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Sales Plan Stage 2A Notes

1. Fill

Some lots have been filled, in whole or in part. Most of Stage 2A is in cut. Intending purchasers should satisfy themselves of any requirements that Council may have in relation to building on these lots.

2. Driveways

All driveways locations are set by Landcom as shown in the Sales Plans in order to maximise opportunities for street tree canopy. The driveways crossings will be constructed by Landcom.

3. Lot dimensions

The dimensions shown on the Sales Plan are indicative only. Detailed lot dimensions are shown on the draft plan of subdivision which is attached to the Contract for Sale of Land.

4. Streetscape

In order to promote a quality streetscape, all lots are guided by simple and practical guidelines through Council's Development Control Plan which controls aspects of the streetscape including landscaping and fencing.

The Panorama Design Guidelines form part of the conditions of sale in your property purchase which will ensure the best possible outcome for you and your neighbours. Completion of your house and landscaping must be in accordance with the with the terms and conditions of your contract. Copies of the Panorama Design Guidelines are available from Landcom's Panorama Sales Centre and online.

5. Restrictions on use

To ascertain the uses permitted on the lots and controls on development of the lots, intending purchasers should make enquiries at Council.

In addition, Council will be able to advise as to whether any development applications have been lodged in respect of nearby lands. Any person is able to inspect Council's register of development applications. Details of Major Project Assessments may be found on the website of the NSW Department of Planning.

Certain restrictions on the use of the land can be found in the instrument created at the time of registration of the plan of subdivision under Section 88B of the *Conveyancing Act 1919* (NSW). A copy of the draft Section 88B instrument is attached to the Contract for Sale of Land.

6. Fencing costs

Landcom will not contribute to the cost of any boundary fencing.

7. Utility services

Landcom has met the requirements of Council and the utilities providers in carrying out the subdivision works. The location of utility services, including sewer lines, shown on the Sales Plan is based on design information only.

The final position of utility services 'as constructed' may vary from these locations. Purchasers should make their own enquiries of utilities providers in relation to:

- connection and service provision to the lot;
- the location of utility services; and
- building over, or near, utility services.

8. Landscaping and embellishment

The depiction of landscaping, cycleways and pathways, street tree planting and the like on the Sales Plan is indicative only and does not necessarily reflect final designs which require the input and approval of various authorities.

9. Sales process

Landcom reserves the right to withdraw any lot from sale at any time.

10. Disclaimer

This Sales Plan is for general information purposes only and is subject to statutory and legal requirements and approvals. No warranty or representation is given as to its accuracy or completeness. To the extent permitted by law, Landcom (including its agents and employees) disclaims any liability whatsoever in connection with, reliance upon or the use of this document.



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PANORAMA



SALES PLAN

Stage 2A



ROAD 02
ROAD 07
ROAD 06
ROAD 05
ROAD 08
ROAD 04
ROAD 01
ROAD 09
ROAD 10
ROAD 11
ROAD 12
ROAD 13
ROAD 02
ROAD 02
ROAD 08
ROAD 02

2001 474.1m² | 2002 495.5m² | 2003 478.3m² | 2004 375.8m² | 2005 450m² | 2006 450m² | 2007 450m² | 2008 608.8m² | 2009 393.4m² | 2010 379.9m² | 2011 485.5m² | 2012 450m² | 2013 450m² | 2014 450m² | 2015 451.2m² | 2016 409.2m² | 2017 447.1m² | 2018 463.8m² | 2019 568.6m² | 2020 569m² | 2021 454.3m² | 2022 379.2m² | 2023 377.8m² | 2024 376.7m² | 2025 375m² | 2026 442.1m² | 2027 450m² | 2028 450m² | 2029 478.3m² | 2030 379.1m² | 2031 378m² | 2032 376.3m² | 2033 374.9m² | 2034 447m² | 2035 568.5m² | 2036 552.7m² | 2037 717.9m² | 2038 605m² | 2039 575.9m² | 2040 400.3m² | 2041 392m² | 2042 385.4m² | 2043 390.6m² | 2044 474m² | 2045 375.3m² | 2046 375.3m² | 2047 505.8m² | 2048 387.3m² | 2049 409m² | 2050 456.3m² | 2051 563.5m² | 2052 515.7m² | 2053 456.8m² | 2054 468.2m² | 2055 683.7m² | 2056 599.5m² | 2057 636.3m² | 2058 464m² | 2059 790m² | 2060 1312m² | 2061 1032m² | 2062 903m² | 2063 901m² | 2064 780m² | 2065 690.2m² | 2066 681.4m² | 2067 523m² | 2068 498.6m² | 2069 515.6m² | 2070 375m² | 2071 500m² | 2072 571.3m² | 2073 375m² | 2074 379.8m² | 2075 378m² | 2076 377.3m² | 2077 479.3m² | 2078 477.4m² | 2079 375m² | 2080 375m² | 2081 375m² | 2082 499.8m² | 2083 571m² | 2084 375m² | 2085 375m² | 2086 375m² | 2087 449.4m² | 2088 375m² | 2089 516.8m² | 2090 625m² | 2091 450.5m² | 2092 540.6m² | 2093 540.6m² | 2094 522.2m² | 2095 514.2m² | 2096 464.8m² | 2097 375m² | 2098 374.9m² | 2099 374.8m² | 2100 374.7m² | 2101 512.5m² | 2102 497m² | 2103 375.2m² | 2104 450.8m² | 2105 520.2m² | 2106 450m² | 2107 450m² | 2108 455m² | 2109 447m² | 2110 430.5m² | 2111 613.3m² | 2112 469.6m² | 2113 421.2m² | 2114 504.8m² | 2115 459m² | 2116 375m² | 2117 3758m² | 2118 450m² | 2119 477.3m² | 2120 620m² | 2121 546m² | 2122 381.3m² | 2123 555.8m²

FUTURE RESIDENTIAL SUBDIVISION

FUTURE SUB-ARTERIAL ROAD

CORRIEDALE STREET

HUME MOTORWAY

Legend

- BAL Construction
- Acoustic Treatment
- Indicative Street Trees
- Pressure Sewer
- (APZ) Asset Protection Zone Line
- Structural Retaining Wall
- Raised Landscape Wall
- Driveway Crossing
- (A) Easement to Drain Water 1.5m Wide
- (B) Easement to Drain Water Variable Width
- (C) Easement to Drain Water 2m Wide
- (D) Easement for Support and Maintenance 0.5m Wide
- (E) Easement for Padmount Substation 2.75m Wide
- (F) Restriction on the Use of Land
- (G) Restriction on the Use of Land
- (S) Easement for Access, Maintenance and Repairs 0.9m Wide
- (A) Easement Extent and Labels

The general feature map is not to scale, subject to change and is for indicative purposes only. Not all lots are available for sale. Please see Land com sales staff for lots available for sale. Regulatory, Government and commercial interests outside of control of Land com may affect the actual development of any of the proposed amenities and Landcom cannot guarantee their location or construction. All street names are subject to Geographical Name Board approval and may change without notice.