

Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	eCOS ID: 86569370	NSW DAN:
vendor's agent	INFINITY PROPERTY AGENTS Suite 38, 112-122 McEvoy Street, Alexandria NSW 2015		Phone: 02 9699 9179
co-agent			Fax:
vendor	CHING WAH UY 84 Roslyn Street Ashbury NSW 2193		Ref:
vendor's solicitor	Cam Ly & Co Solicitors Suite 130, Level 9 267-277 Castlereagh Street SYDNEY NSW 2000		Phone: (02) 9283 6499
			Fax: (02) 9264 0633
			Ref: 2108005
date for completion	42 days after the contract date (clause 15)		Email: Cam@camly.com.au
land	1401/10 BURROWAY RD WENTWORTH POINT 2127		
(Address, plan details and title reference)	Lot 249 in Strata Plan 93238 249/SP93238		
	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> Subject to existing tenancies		
improvements	<input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input checked="" type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space		
	<input type="checkbox"/> none <input type="checkbox"/> other:		
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered:		
	<input type="checkbox"/> other documents:		

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

inclusions	<input checked="" type="checkbox"/> blinds <input type="checkbox"/> dishwasher <input checked="" type="checkbox"/> light fittings <input checked="" type="checkbox"/> stove
	<input checked="" type="checkbox"/> built-in wardrobes <input checked="" type="checkbox"/> fixed floor coverings <input checked="" type="checkbox"/> range hood <input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line <input type="checkbox"/> insect screens <input type="checkbox"/> solar panels <input type="checkbox"/> TV antenna
	<input type="checkbox"/> curtains <input type="checkbox"/> other:
exclusions	
purchaser	
purchaser's solicitor	Phone:
	Fax:
	Ref:
price	\$
deposit	\$
balance	\$
contract date	(if not stated, the date this contract was made)

buyer's agent

vendor

witness

GST AMOUNT (optional)

The price includes

GST of: \$

purchaser

☐ JOINT TENANTS

☐ tenants in common

☐ in unequal shares

witness

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2108005

86569370

vendor agrees to accept a **deposit-bond** (clause 3)

☒ NO ☐ yes

Nominated Electronic Lodgment Network (ELN) (clause 30)

Electronic transaction (clause 30)

☐ no ☒ YES

(if no, vendor must provide further details, such as the proposed applicable waiver, in the space below, or *serve within 14 days* of the contract date):

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 an *GSTRW payment*
(residential withholding payment)

☐ NO ☐ yes (if yes, vendor must provide further details)

If the further details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice *within 14 days* of the contract date.

GSTRW payment (GST residential withholding payment) – further 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:

Supplier's ABN:

Supplier's GST branch number (if applicable):

Supplier's business address:

Supplier's email address:

Supplier's phone number:

Supplier's proportion of *GSTRW payment*: \$

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

Amount purchaser must pay – price multiplied by the *RW 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: \$

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

List of Documents

General	Strata or community title (clause 23 of the contract)
<input checked="" type="checkbox"/> 1 property certificate for the land <input checked="" type="checkbox"/> 2 plan of the land <input type="checkbox"/> 3 unregistered plan of the land <input type="checkbox"/> 4 plan of land to be subdivided <input type="checkbox"/> 5 document that is to be lodged with a relevant plan <input checked="" type="checkbox"/> 6 section 10.7(2) planning certificate under Environmental Planning and Assessment Act 1979 <input checked="" type="checkbox"/> 7 additional information included in that certificate under section 10.7(5) <input checked="" type="checkbox"/> 8 sewerage infrastructure location diagram (service location diagram) <input checked="" type="checkbox"/> 9 sewer lines location diagram (sewerage service diagram) <input type="checkbox"/> 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract <input type="checkbox"/> 11 <i>planning agreement</i> <input type="checkbox"/> 12 section 88G certificate (positive covenant) <input type="checkbox"/> 13 survey report <input type="checkbox"/> 14 building information certificate or building certificate given under <i>legislation</i> <input type="checkbox"/> 15 lease (with every relevant memorandum or variation) <input type="checkbox"/> 16 other document relevant to tenancies <input type="checkbox"/> 17 licence benefiting the land <input type="checkbox"/> 18 old system document <input type="checkbox"/> 19 Crown purchase statement of account <input type="checkbox"/> 20 building management statement <input checked="" type="checkbox"/> 21 form of requisitions <input type="checkbox"/> 22 <i>clearance certificate</i> <input checked="" type="checkbox"/> 23 land tax certificate	<input checked="" type="checkbox"/> 32 property certificate for strata common property <input checked="" type="checkbox"/> 33 plan creating strata common property <input checked="" type="checkbox"/> 34 strata by-laws <input type="checkbox"/> 35 strata development contract or statement <input checked="" type="checkbox"/> 36 strata management statement <input type="checkbox"/> 37 strata renewal proposal <input type="checkbox"/> 38 strata renewal plan <input type="checkbox"/> 39 leasehold strata - lease of lot and common property <input type="checkbox"/> 40 property certificate for neighbourhood property <input type="checkbox"/> 41 plan creating neighbourhood property <input type="checkbox"/> 42 neighbourhood development contract <input type="checkbox"/> 43 neighbourhood management statement <input type="checkbox"/> 44 property certificate for precinct property <input type="checkbox"/> 45 plan creating precinct property <input type="checkbox"/> 46 precinct development contract <input type="checkbox"/> 47 precinct management statement <input type="checkbox"/> 48 property certificate for community property <input type="checkbox"/> 49 plan creating community property <input type="checkbox"/> 50 community development contract <input type="checkbox"/> 51 community management statement <input checked="" type="checkbox"/> 52 document disclosing a change of by-laws <input type="checkbox"/> 53 document disclosing a change in a development or management contract or statement <input type="checkbox"/> 54 document disclosing a change in boundaries <input type="checkbox"/> 55 information certificate under Strata Schemes Management Act 2015 <input type="checkbox"/> 56 information certificate under Community Land Management Act 1989 <input type="checkbox"/> 57 disclosure statement - off the plan contract <input type="checkbox"/> 58 other document relevant to off the plan contract
Home Building Act 1989 <input type="checkbox"/> 24 insurance certificate <input type="checkbox"/> 25 brochure or warning <input type="checkbox"/> 26 evidence of alternative indemnity cover	Other <input type="checkbox"/> 59
Swimming Pools Act 1992 <input type="checkbox"/> 27 certificate of compliance <input type="checkbox"/> 28 evidence of registration <input type="checkbox"/> 29 relevant occupation certificate <input type="checkbox"/> 30 certificate of non-compliance <input type="checkbox"/> 31 detailed reasons of non-compliance	

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

NETSTRATA
 TEL: 8567 6410

ANDREW.TUNKS@NETSTRATA.COM.AU
 P O BOX 265 HURSTVILLE BC NSW 1481

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 any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) 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 Division 1A of Part 8 of the *Home Building Act 1989*). In particular, a purchaser should:

- (a) search the Register required to be maintained under Division 1A of Part 8 of the *Home Building Act 1989*, and
- (b) ask the relevant local council whether it holds any 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.

COOLING OFF PERIOD (PURCHASER'S RIGHTS)

1. This is the statement required by section 66X of the *Conveyancing Act 1919* and applies to a contract for the sale of residential property.
2. **EXCEPT** in the circumstances listed in paragraph 3, the purchaser may rescind the contract at any time before 5 pm on—
 - (a) the tenth business day after the day on which the contract was made—in the case of an off the plan contract, or
 - (b) the fifth business day after the day on which the contract was made—in any other case.
3. There is **NO COOLING OFF PERIOD**:
 - (a) if, at or before the time the contract is made, the purchaser gives to the vendor (or the vendor's solicitor or agent) a certificate that complies with section 66W of the Act, or
 - (b) if the property is sold by public auction, or
 - (c) if the contract is made on the same day as the property was offered for sale by public auction but passed in, or
 - (d) if the contract is made in consequence of the exercise of an option to purchase the property, other than an option that is void under section 66ZG of the Act.
4. A purchaser exercising the right to cool off by rescinding the contract will forfeit to the vendor 0.25% of the purchase price of the property. The vendor is entitled to recover the amount forfeited from any amount paid by the purchaser as a deposit under the contract and the purchaser is entitled to a refund of any balance.

DISPUTES

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

AUCTIONS

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

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:

APA Group Australian Taxation Office Council County Council Department of Planning, Industry and Environment Department of Primary Industries Electricity and gas Land & Housing Corporation Local Land Services	NSW Department of Education NSW Fair Trading Owner of adjoining land Privacy Public Works Advisory Subsidence Advisory NSW Telecommunications Transport for NSW Water, sewerage or drainage authority
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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. The purchaser will usually have to pay transfer duty (and sometimes surcharge purchaser duty) on this contract. If duty is not paid on time, a purchaser may incur penalties.
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. Where the market value of the property is at or above a legislated amount, 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 ATO.

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)

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

<i>adjustment date</i>	the earlier of the giving of possession to the purchaser or completion;
<i>bank</i>	the Reserve Bank of Australia or an authorised deposit-taking institution which is a bank, a building society or a credit union;
<i>business day</i>	any day except a bank or public holiday throughout NSW or a Saturday or Sunday;
<i>cheque</i>	a cheque that is not postdated or stale;
<i>clearance certificate</i>	a certificate within the meaning of s14-220 of Schedule 1 to the <i>TA Act</i> , that covers one or more days falling within the period from and including the contract date to completion;
<i>deposit-bond</i>	a deposit bond or guarantee from an issuer, with an expiry date and for an amount each approved by the vendor;
<i>depositholder</i>	vendor's agent (or if no vendor's agent is named in this contract, the vendor's <i>solicitor</i> , or if no vendor's <i>solicitor</i> is named in this contract, the buyer's agent);
<i>document of title</i>	document relevant to the title or the passing of title;
<i>FRCGW percentage</i>	the percentage mentioned in s14-200(3)(a) of Schedule 1 to the <i>TA Act</i> (12.5% as at 1 July 2017);
<i>FRCGW remittance</i>	a remittance which the purchaser must make under s14-200 of Schedule 1 to the <i>TA Act</i> , being the lesser of the <i>FRCGW percentage</i> of the price (inclusive of GST, if any) and the amount specified in a <i>variation served by a party</i> ;
<i>GST Act</i>	A New Tax System (Goods and Services Tax) Act 1999;
<i>GST rate</i>	the rate mentioned in s4 of A New Tax System (Goods and Services Tax Imposition - General) Act 1999 (10% as at 1 July 2000);
<i>GSTRW payment</i>	a payment which the purchaser must make under s14-250 of Schedule 1 to the <i>TA Act</i> (the price multiplied by the <i>GSTRW rate</i>);
<i>GSTRW rate</i>	the rate determined under ss14-250(6), (8) or (9) of Schedule 1 to the <i>TA Act</i> (as at 1 July 2018, usually 7% of the price if the margin scheme applies, 1/11 th if not);
<i>legislation</i>	an Act or a by-law, ordinance, regulation or rule made under an Act;
<i>normally</i>	subject to any other provision of this contract;
<i>party</i>	each of the vendor and the purchaser;
<i>property</i>	the land, the improvements, all fixtures and the inclusions, but not the exclusions;
<i>planning agreement</i>	a valid voluntary agreement within the meaning of s7.4 of the Environmental Planning and Assessment Act 1979 entered into in relation to the <i>property</i> ;
<i>requisition</i>	an objection, question or requisition (but the term does not include a claim);
<i>rescind</i>	rescind this contract from the beginning;
<i>serve</i>	serve in writing on the other <i>party</i> ;
<i>settlement cheque</i>	an unendorsed <i>cheque</i> made payable to the person to be paid and – <ul style="list-style-type: none"> • issued by a <i>bank</i> and drawn on itself; or • if authorised in writing by the vendor or the vendor's <i>solicitor</i>, some other <i>cheque</i>;
<i>solicitor</i>	in relation to a <i>party</i> , the <i>party's</i> solicitor or licensed conveyancer named in this contract or in a notice <i>served by the party</i> ;
<i>TA Act</i>	Taxation Administration Act 1953;
<i>terminate</i>	terminate this contract for breach;
<i>variation</i>	a variation made under s14-235 of Schedule 1 to the <i>TA Act</i> ;
<i>within</i>	in relation to a period, at any time before or during the period; and
<i>work order</i>	a valid direction, notice or order that requires work to be done or money to be spent on or in relation to the <i>property</i> or any adjoining footpath or road (but the term does not include a notice under s22E of the Swimming Pools Act 1992 or clause 22 of the Swimming Pools Regulation 2018).

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 giving cash (up to \$2,000) or by unconditionally giving a *cheque* to the *depositholder* or to the vendor, vendor's agent or vendor's *solicitor* for sending to the *depositholder* or by payment by electronic funds transfer to the *depositholder*.
- 2.5 If any of the deposit is not paid on time or a *cheque* for any of the deposit is not honoured on presentation, the vendor can *terminate*. This right to *terminate* is lost as soon as the deposit is paid in full.
- 2.6 If the vendor accepts a bond or guarantee for the deposit, clauses 2.1 to 2.5 do not apply.

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- 2.7 If the vendor accepts a bond or guarantee 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 this contract says the vendor has agreed to accept a *deposit-bond* for the deposit (or part of it).
- 3.2 The purchaser must provide the original *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.
- 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 16.7.
- 3.9 The vendor must give the purchaser the *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 the *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 the *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 the *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.

4 Transfer

- 4.1 *Normally*, the purchaser must *serve* at least 14 days before the date for completion –
- 4.1.1 the form of transfer; and
 - 4.1.2 particulars required to register any mortgage or other dealing to be lodged with the transfer by the purchaser or the purchaser's mortgagee.
- 4.2 If any information needed for the form of transfer is not disclosed in this contract, the vendor must *serve* it.
- 4.3 If the purchaser *serves* a form of transfer and the transferee is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for this form of transfer.
- 4.4 The vendor can require the purchaser to include a form of 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 benefited.

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*.
- 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 everything reasonable 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.

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) –
 - 13.3.1 the *party* must adjust or pay on completion any GST added to or included in the expense; but
 - 13.3.2 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
 - 13.3.3 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 purchaser must make a *GSTRW payment* the purchaser must –
- 13.13.1 at least 5 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 clause 4.3 has been *served*, by the transferee named in the transfer *served* with that direction;
- 13.13.2 produce on completion a *settlement cheque* for the *GSTRW payment* payable to the Deputy Commissioner of Taxation;
- 13.13.3 forward the *settlement cheque* to the payee immediately after completion; and
- 13.13.4 *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.

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.
- 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 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.
- 14.6 *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 –
- 14.6.1 the amount is to be treated as if it were paid; and
- 14.6.2 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).
- 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 On completion the vendor must give the purchaser any *document of title* that relates only to the *property*.
- 16.2 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.
- 16.3 *Normally*, on completion the vendor must cause the legal title to the *property* (being an estate in fee simple) to pass to the purchaser free of any mortgage or other interest, subject to any necessary registration.
- 16.4 The legal title to the *property* does not pass before completion.

- 16.5 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.
- 16.6 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**
- 16.7 On completion the purchaser must pay to the vendor, by cash (up to \$2,000) or *settlement cheque* –
- 16.7.1 the price less any:
- deposit paid;
 - *FRCGW remittance* payable;
 - *GSTRW payment*; and
 - amount payable by the vendor to the purchaser under this contract; and
- 16.7.2 any other amount payable by the purchaser under this contract.
- 16.8 If the vendor requires more than 5 *settlement cheques*, the vendor must pay \$10 for each extra *cheque*.
- 16.9 If any of the deposit is not covered by a bond or guarantee, on completion the purchaser must give the vendor an order signed by the purchaser authorising the *depositholder* to account to the vendor for the deposit.
- 16.10 On completion the deposit belongs to the vendor.
- **Place for completion**
- 16.11 *Normally*, the *parties* must complete at the completion address, which is –
- 16.11.1 if a special completion address is stated in this contract - that address; or
- 16.11.2 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
- 16.11.3 in any other case - the vendor's *solicitor's* address stated in this contract.
- 16.12 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.
- 16.13 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.
- 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).
- 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 4.3);
 - 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; and
 - 20.6.7 *served* at the earliest time it is *served*, if it is *served* more than once.
- 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 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.
- 20.14 The details and information provided in this contract (for example, on pages 1 - 3) 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.

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 or management contract or 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 s26 Community Land Management Act 1989;
 - 23.2.5 'information notice' includes a strata information notice under s22 Strata Schemes Management Act 2015 and a notice under s47 Community Land Management Act 1989;

- 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 14.5 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.
- 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 The purchaser must give the vendor 2 copies of an information notice addressed to the owners corporation and signed by the purchaser.
- 23.11 The vendor must complete and sign 1 copy of the notice and give it to the purchaser on completion.
- 23.12 Each *party* can sign and give the notice as agent for the other.
- 23.13 The vendor must *serve* an information certificate issued after the contract date in relation to the lot, the scheme or any higher scheme at least 7 days before the date for completion.
- 23.14 The purchaser does not have to complete earlier than 7 days after *service* of the certificate and clause 21.3 does not apply to this provision. On completion the purchaser must pay the vendor the prescribed fee for the certificate.
- 23.15 The vendor authorises the purchaser to apply for the purchaser's own 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.
- 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 earned 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 everything reasonable 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 –
- a proper notice of the transfer (an attornment notice) addressed to the tenant;
 - 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 form of 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 The vendor must give a proper covenant to produce where relevant.

25.9 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.

25.10 If the vendor is unable to produce an original document in the chain of title, the purchaser will accept a photocopy from the Registrar-General of the registration copy of that document.

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 14.1.

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 everything reasonable 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.

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.
- 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 Electronic transaction**
- 30.1 This *Conveyancing Transaction* is to be conducted as an *electronic transaction* if –
- 30.1.1 this contract says that it is an *electronic transaction*;
- 30.1.2 the *parties* otherwise agree that it is to be conducted as an *electronic transaction*; or
- 30.1.3 the *conveyancing rules* require it to be conducted as an *electronic transaction*.
- 30.2 However, this *Conveyancing Transaction* is not to be conducted as an *electronic transaction* –
- 30.2.1 if the land is not *electronically tradeable* or the transfer is not eligible to be lodged electronically; or
- 30.2.2 if, at any time after the *effective date*, but at least 14 days before the date for completion, a *party* serves a notice stating a valid reason why it cannot be conducted as an *electronic transaction*.
- 30.3 If, because of clause 30.2.2, this *Conveyancing Transaction* is not to be conducted as an *electronic transaction* –
- 30.3.1 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
- 30.3.2 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 14.2.
- 30.4 If this *Conveyancing Transaction* is to be conducted as an *electronic transaction* –
- 30.4.1 to the extent that any other provision of this contract is inconsistent with this clause, the provisions of this clause prevail;
- 30.4.2 *normally*, words and phrases used in this clause 30 (italicised and in Title Case, such as *Electronic Workspace* and *Lodgment Case*) have the same meaning which they have in the *participation rules*;
- 30.4.3 the *parties* must conduct the *electronic transaction* –
- in accordance with the *participation rules* and the *ECNL*; and
 - using the nominated *ELN*, unless the *parties* otherwise agree;
- 30.4.4 a *party* must pay the fees and charges payable by that *party* to the *ELNO* and the *Land Registry* as a result of this transaction being an *electronic transaction*;
- 30.4.5 any communication from one *party* to another *party* in the *Electronic Workspace* made –
- after the *effective date*; and
 - before the receipt of a notice given under clause 30.2.2;
- is taken to have been received by that *party* at the time determined by s13A of the *Electronic Transactions Act 2000*; and
- 30.4.6 a document which is an *electronic document* is served as soon as it is first *Digitally Signed* in the *Electronic Workspace* on behalf of the *party* required to serve it.
- 30.5 *Normally*, the vendor must *within 7 days* of the *effective date* –
- 30.5.1 create an *Electronic Workspace*;
- 30.5.2 *populate* the *Electronic Workspace* with *title data*, the date for completion and, if applicable, *mortgagee details*; and
- 30.5.3 invite the purchaser and any *discharging mortgagee* to the *Electronic Workspace*.
- 30.6 If the vendor has not created an *Electronic Workspace* in accordance with clause 30.5, the purchaser may create an *Electronic Workspace*. If the purchaser creates the *Electronic Workspace* the purchaser must –
- 30.6.1 *populate* the *Electronic Workspace* with *title data*;
- 30.6.2 create and *populate* an *electronic transfer*;
- 30.6.3 *populate* the *Electronic Workspace* with the date for completion and a nominated *completion time*; and
- 30.6.4 invite the vendor and any *incoming mortgagee* to join the *Electronic Workspace*.
- 30.7 *Normally*, *within 7 days* of receiving an invitation from the vendor to join the *Electronic Workspace*, the purchaser must –
- 30.7.1 join the *Electronic Workspace*;
- 30.7.2 create and *populate* an *electronic transfer*;
- 30.7.3 invite any *incoming mortgagee* to join the *Electronic Workspace*; and
- 30.7.4 *populate* the *Electronic Workspace* with a nominated *completion time*.

- 30.8 If the purchaser has created the *Electronic Workspace* the vendor must *within 7 days* of being invited to the *Electronic Workspace* –
- 30.8.1 join the *Electronic Workspace*;
 - 30.8.2 *populate* the *Electronic Workspace* with *mortgagee details*, if applicable; and
 - 30.8.3 invite any *discharging mortgagee* to join the *Electronic Workspace*.
- 30.9 To complete the financial settlement schedule in the *Electronic Workspace* –
- 30.9.1 the purchaser must provide the vendor with *adjustment figures* at least *2 business days* before the date for completion;
 - 30.9.2 the vendor must confirm the *adjustment figures* at least *1 business day* before the date for completion; and
 - 30.9.3 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.
- 30.10 Before completion, the *parties* must ensure that –
- 30.10.1 all *electronic documents* which a *party* must *Digitally Sign* to complete the *electronic transaction* are *populated* and *Digitally Signed*;
 - 30.10.2 all certifications required by the *ECNL* are properly given; and
 - 30.10.3 they do everything else in the *Electronic Workspace* which that *party* must do to enable the *electronic transaction* to proceed to completion.
- 30.11 If completion takes place in the *Electronic Workspace* –
- 30.11.1 payment electronically on completion of the price in accordance with clause 16.7 is taken to be payment by a single *settlement cheque*;
 - 30.11.2 the completion address in clause 16.11 is the *Electronic Workspace*; and
 - 30.11.3 clauses 13.13.2 to 13.13.4, 16.8, 16.12, 16.13 and 31.2.2 to 31.2.4 do not apply.
- 30.12 If the computer systems of any of the *Land Registry*, the *ELNO* 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*.
- 30.13 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 –
- 30.13.1 all *electronic documents Digitally Signed* by the vendor, the *certificate of title* and any discharge of mortgage, withdrawal of caveat or other *electronic document* forming part of the *Lodgment Case* for the *electronic transaction* shall be 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 comprised in the *certificate of title*; and
 - 30.13.2 the vendor shall be taken to have no legal or equitable interest in the *property*.
- 30.14 A *party* who holds a *certificate of title* must act in accordance with any *Prescribed Requirement* in relation to the *certificate of title* but if there is no *Prescribed Requirement*, the vendor must serve the *certificate of title* after completion.
- 30.15 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 –
- 30.15.1 holds them on completion in escrow for the benefit of; and
 - 30.15.2 must immediately after completion deliver the documents or things to, or as directed by; the *party* entitled to them.
- 30.16 In this clause 30, these terms (in any form) mean –
- | | |
|------------------------------|---|
| <i>adjustment figures</i> | details of the adjustments to be made to the price under clause 14; |
| <i>certificate of title</i> | the paper duplicate of the folio of the register for the land which exists immediately prior to completion and, if more than one, refers to each such paper duplicate; |
| <i>completion time</i> | the time of day on the date for completion when the <i>electronic transaction</i> is to be settled; |
| <i>conveyancing rules</i> | the rules made under s12E of the Real Property Act 1900; |
| <i>discharging mortgagee</i> | any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a <i>Digitally Signed</i> discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the <i>property</i> to be transferred to the purchaser; |
| <i>ECNL</i> | the Electronic Conveyancing National Law (NSW); |
| <i>effective date</i> | the date on which the <i>Conveyancing Transaction</i> is agreed to be an <i>electronic transaction</i> under clause 30.1.2 or, if clauses 30.1.1 or 30.1.3 apply, the contract date; |
| <i>electronic document</i> | a dealing as defined in the Real Property Act 1900 which may be created and <i>Digitally Signed</i> in an <i>Electronic Workspace</i> ; |
| <i>electronic transfer</i> | a transfer of land under the Real Property Act 1900 for the <i>property</i> to be prepared and <i>Digitally Signed</i> in the <i>Electronic Workspace</i> established for the purposes of the <i>parties' Conveyancing Transaction</i> ; |

<i>electronic transaction</i>	a <i>Conveyancing Transaction</i> to be conducted for the <i>parties</i> by their legal representatives as <i>Subscribers</i> using an <i>ELN</i> and in accordance with the <i>ECNL</i> and the <i>participation rules</i> ;
<i>electronically tradeable</i>	a land title that is Electronically Tradeable as that term is defined in the <i>conveyancing rules</i> ;
<i>incoming mortgagee</i>	any mortgagee who is to provide finance to the purchaser on the security of the <i>property</i> and to enable the purchaser to pay the whole or part of the price;
<i>mortgagee details</i>	the details which a <i>party</i> to the <i>electronic transaction</i> must provide about any <i>discharging mortgagee</i> of the <i>property</i> as at completion;
<i>participation rules</i>	the participation rules as determined by the <i>ECNL</i> ;
<i>populate</i>	to complete data fields in the <i>Electronic Workspace</i> ; and
<i>title data</i>	the details of the title to the <i>property</i> made available to the <i>Electronic Workspace</i> by the <i>Land Registry</i> .

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 The purchaser must –
- 31.2.1 at least 5 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 clause 4.3 has been *served*, by the transferee named in the transfer *served* with that direction;
- 31.2.2 produce on completion a *settlement cheque* for the *FRCGW remittance* payable to the Deputy Commissioner of Taxation;
- 31.2.3 forward the *settlement cheque* to the payee immediately after completion; and
- 31.2.4 serve evidence of receipt of payment of the *FRCGW remittance*.
- 31.3 The vendor cannot refuse to complete if the purchaser complies with clauses 31.2.1 and 31.2.2.
- 31.4 If the vendor *serves* any *clearance certificate* or *variation*, the purchaser does not have to complete earlier than 7 days after that *service* and clause 21.3 does not apply to this provision.
- 31.5 If the vendor *serves* in respect of every vendor either a *clearance certificate* or a *variation* to 0.00 percent, clauses 31.2 and 31.3 do not apply.

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 clause 6A of the Conveyancing (Sale of Land) Regulation 2017 –
- 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.
- 32.4 This clause does not apply to a contract made before the commencement of the amendments to the Division under the Conveyancing Legislation Amendment Act 2018.

SPECIAL CONDITIONS

1. Notice to Complete and Interest

In the event of either party failing to complete this contract within the time specified herein, then the other shall be entitled at any time thereafter to serve a notice to complete, requiring the other to complete within 14 days from the date of service of the notice, and this time period is considered reasonable by both parties. For the purpose of this contract, such notice to complete shall be deemed both at law and in equity sufficient to make time of the essence of this contract.

If the Vendor services a Notice to Complete upon the Purchaser arising from a breach of term of the contract by the Purchaser, the Purchaser shall pay to the Vendor on completion an amount of \$330.00 inclusive of GST to cover legal expenses of the Vendor. This payment shall not in any way limit the Vendor's right to receive payment of any other damages arising from the Purchaser's breach of the contract.

The Vendor shall not be obliged to remove any charge on the property for any rate, tax or outgoing until the time of completion of this contract. The Vendor shall not be deemed to be unable nor ready or unwilling to complete this contract by reason of the existence of any charge on the property for any tax rate or outgoing and shall be entitled to serve a Notice to Complete on the Purchaser notwithstanding that at the time such Notice is served or at any time thereafter there is such a charge on the property.

2. Death or incapacity

If prior to completion should the Purchaser or any of one of them:

- (a) dies, then the vendor may rescind this contract by serving a notice in writing to the Purchaser's licensed conveyancer or solicitor, whereupon the provisions of clause 19 shall apply; or
- (b) is declared bankrupt or enters into any scheme or makes any assignment for the benefit of creditors or (if any person comprising that party is a company, that party or any person comprising that party) resolves to go into liquidation or has a petition for its winding up presented or enters into a scheme or arrangement with its creditors or has a liquidator, provisional liquidator, receiver or receiver and manager, administrator or official manager appointed, then the purchaser shall be in default under the contract, and the Vendor may terminate this contract in which even the deposit will be forfeited to the Vendor.

3. Purchaser acknowledgements

The purchaser acknowledges that they are purchasing the property:

- (a) In its present condition and state of repair;
 - (b) Subject to all defects latent and patent;
-

-
- (c) Subject to any infestations and dilapidation;
 - (d) Subject to all existing water, sewerage, drainage and plumbing services and connections in respect of the property; and
 - (e) Subject to any non-compliance, that is disclosed herein, with the Local Government Act or any Ordinance under that Act in respect of any building on the land.

The purchaser agrees not to seek, terminate rescind or make any objection requisition or claim for compensation arising out of any of the matters covered by this clause.

4. Late completion

In the event that completion is not effected on the nominated day due to the purchaser's default, the purchaser shall pay to the vendor on completion, in addition to the balance of the purchase price, 10% interest per annum calculated daily on the balance of the purchase price from the date nominated for completion until and including the actual day of completion, provided always that there shall be an abatement of interest during any time that the purchaser is ready, willing and able to complete and the vendor is not.

5. Particulars of Title

The Purchaser acknowledges that particulars of title sufficient to enable the Purchaser to prepare the Transfer are contained in this contract and are deemed to be served on the Purchaser on the date of making this contract.

6. Survey

If a Survey of the property is annexed to this Contract, the Purchaser acknowledges having inspected the Survey and agrees that no objection requisition or claim for compensation shall be made on any matter referred to in the survey.

7. Caveat and Existing Encumbrances

It is an essential condition of this contract that the Purchaser, and any other person claiming an interest in any part of the property through the Purchaser, will not lodge a caveat in respect of the Property. The Vendor may terminate this contract if the purchaser does not arrange the withdrawal of any such caveat within 2 business days of receiving notice that the Vendor requires its withdrawal.

If a mortgage or caveat is recorded on the folio of the register maintained by the Land and Property Information NSW at the date of completion, the purchaser must on completion accept a discharge of that mortgage or a withdrawal of that caveat so far as it relates to the property.

If, on completion, there are any charges or notifications against the Vendor under the Personal Property Securities Act 2009 (the PPSA), the Purchaser

cannot require the Vendor on completion to remove or take any other action in relation to such charge or notification that may be recorded under the PPSA. The provision of a discharge of any mortgage noted on the certificate of title will be sufficient evidence that the Vendor's mortgagee will have no further interest in the property under any charge or notification under the PPSA.

8. Service of Transfer

The Purchaser hereby agrees that if the Transfer is not received by the Vendor's Solicitor at least 14 days before the completion date, the Purchaser will reimburse the Vendor at settlement an amount of \$110.00 (inclusive of GST), for the costs incurred by the Vendor for arranging expeditious Transfer execution.

9. Re-schedule of Settlement

Should the Purchaser cancel settlement after settlement arrangements have been made, the Purchaser shall pay to the Vendor the sum of \$220.00 (inclusive of GST) for each instance and shall be added to the balance payable on completion to cover legal costs and other expenses incurred by the Vendor as a consequence of rescheduling settlement, as a genuine pre-estimate of those additional expenses.

10. Attachment of Documents

The Purchaser acknowledges that if before the Contract was signed by or on behalf of the Purchaser, documents or copies of documents were attached to this Contract at the request of the Vendor or of the Vendor's Solicitor, the person attaching those documents or copies did so as the agent of the Vendor.

Without excluding, modifying or restricting the rights of the Purchaser under Section 52A(2)(b) of the *Conveyancing Act 1919 and the Conveyancing (Sale of Land) Regulation 2005*, the Vendor does not warrant that the documents or copies of documents attached to this Contract are complete, accurate or up to date and current. These may include but are not limited to all searches, diagrams, plans or other appendices.

The Purchaser has prior to the execution hereof inspected the documents annexed hereto and will not make any objection, requisition claim or demand or be entitled to any compensation with respect of any of the matters disclosed by such documents.

11. Vendor's Right to Rescind

Notwithstanding the provisions of Clause 6 and 7 of the pre-printed clauses of the contract the parties expressly agree that any claim for compensation shall be deemed to be an objection or requisition for the purpose of Clause 8 of the pre-printed clauses of the contract entitling the Vendor to rescind this contract.

12. Alterations or Deletions

The Vendor reserves the right to add, vary, amend, alter or delete any part of this contract prior to exchange, including but not limited to any terms, conditions, documents, annexures, plans, diagrams or searches.

The vendor will notify the Purchaser of any amendments and the Purchaser cannot make a claim, objection or requisition or rescind or terminate this Contract in respect of the matters set out above.

13. Requisitions

The purchaser agrees that the only general requisition on title that the purchase may make under Clause 5 are in the form of the standard Requisitions on Title form which is attached to this Contract.

14. Foreign Purchase

The Purchaser warrants to the Vendor that the Purchaser is not required to obtain or has obtained the consent from the Foreign Investment Review Board or other proper authority pursuant to the *Foreign Acquisitions and Takeovers Act 1975 (Commonwealth)* or other relevant legislation to the purchase by the purchaser of this property upon the terms of this Agreement. In the event of a breach of this warranty the Purchaser agrees to indemnify and to compensate the Vendor for any loss, damage, penalty or legal costs which may be incurred upon the Vendor as a consequence of the breach. This warranty and indemnity shall not merge on completion.

15. 10% Deposit

A 10% deposit is the essence of this agreement even though the deposit made on exchange may be more or less than 10% of the purchase price. The term "deposit" in Clause 9 or any other clause denoting a forfeiture of "deposit" by the vendor will mean ten percent (10%) of the purchase price when the actual deposit is less than or more than 10%.

16. Payment of the Deposit by Instalments

The parties agree and acknowledge that the deposit for the purchase is 10% of the purchase price of \$ and which is the sum of \$ (the "Deposit").

The deposit is to be paid as follows:

- (a) \$ on the date of this contract;
- (b) The balance of deposit in the sum of \$ is payable prior to the expiry of the cooling off period after the date of this contract; and
- (c) Time shall be of the essence in respect of payments of the deposit referred to in paragraphs (a) and (b) above unless agreed in writing by the parties otherwise.

Despite any other provisions of this agreement, if:

The Contract is terminated, the purchaser shall forfeit both instalments of the deposit to the Vendor. The balance of any unpaid deposit will become liquidated damages by the Purchaser to the Vendor and is payable to the vendor immediately on demand. If it is not paid on demand, the Vendor shall also be entitled to recover it from the Purchaser and the Purchaser shall pay the Vendor's costs for recovery of the deposit.

The provisions of this special condition are in addition to and not in substitution for the rights of the vendor under clause 9 of the standard clauses of this Contract.

17. Release of Deposit

The purchaser agrees to release of deposit to the vendor only for the vendor to pay deposit for another property purchase or stamp duty payment thereof.

18. Agent

The purchaser warrants that they were not introduced to the vendor or the property by or through the medium of any real estate agent or any employee of any real estate agent or any person having any connection with a real estate agent who may be entitled to claim commission as a result of this sale other than the vendors agent, if any, referred to in this contract, and the purchaser agrees that they will at all times indemnify and keep indemnified the vendor from and against any claim whatsoever for commission, which may be made by any real estate agent or other person arising out of or in connection with the purchasers breach of this warranty, and it is hereby agreed and declared that this clause shall not merge in the transfer upon completion, or be extinguished by completion of this contract, and shall continue in full force, and effect, notwithstanding completion.

19. Smoke alarms

The property has smoke alarms installed.

20. Swimming pool

If, the property has a swimming pool:

The vendor discloses that:

- (a) The property is within a strata or community scheme; and
 - (b) In a strata or community scheme, all the lot owners jointly own any swimming pool or spa pool that is on common property; and
 - (c) The owners corporation or community association is responsible for ensuring such pools are compliant with the *Swimming Pools Act 1992*.
-

21. Sewer Diagram

The Purchaser acknowledges that the attached copy of the sewer diagram is the latest copy that the vendor has. The Purchaser's covenant that they will not raise any acquisition, objection or claim for compensation or delay in completion with respect to the sewer diagram.

22. Conflict

In case of any conflict between the standard clauses of the contract and the Special Conditions, the Special Conditions will prevail.

23. Deposit bond

- (a) The word bond means the deposit bond issued to the vendor at the request of the purchaser by the bond provider.
- (b) Subject to the following clauses the delivery of the bond on exchange to the person nominated in this contract to hold the deposit or the vendor's solicitor will be deemed to be payment of the deposit in accordance with this contract.
- (c) The purchaser must pay the amount stipulated in the bond to the vendor in cash or by unendorsed bank cheque on completion or at such other time as may be provided for the deposit to be accounted to the vendor.
- (d) If the vendor serves on the purchaser a written notice claiming to forfeit the deposit then to the extent that the amount has not already been paid by the bond provider under the bond, the purchaser must immediately pay the deposit or so much of the deposit as has not been paid to the person nominated in this contract to hold the deposit.

24. Margin Scheme

In the case this transaction is determined by the Australian Taxation Office (ATO), at any time up to expiry of the Limitation period applicable by law and regulations, to constitute a taxable supply, then:

- (a) The parties hereby agreed that in the case followed that GST tax is incurred on the supply, the Margin Scheme is to applied to the supply of the property;
 - (b) The Vendor will recover from the Purchaser full amount of GST payable to the ATO, but will pay for the cost of Margin Scheme valuation; and
 - (c) This Clause will apply notwithstanding the provisions of Clause 13 to the contrary, and will not merge on completion.
-

REQUISITIONS ON TITLE

Purchaser:

Vendor: Ching Wah Uy

The following requisitions do not cover matters that are normally covered by pre contract enquiries, the law and the contract.

A vendor who supplies a deliberately false answer to a requisition is liable in damages for deceit if the answer is intended to, and does, induce the purchaser to complete. This extends not only to the original replies, but to situations where the vendor is unaware of the error when delivering answers but discovers the error before settlement and fails to disclose the truth to the purchaser.

All properties

1. Are there any restrictions on the right of the registered proprietor to convey to the purchaser the property and inclusions free of encumbrances and with vacant possession?
2. Are there any encroachments by or upon the property?
3. Has the construction and use of the improvements erected on the property been approved by the responsible authorities and comply with their requirements?
4. Is the vendor aware of anything that affects the use of the property that is not immediately apparent to the purchaser on normal inspection?
5. Are there any advices, proposals, enquiries, notices, claims or disputes that might affect the property?

If strata/community title

1. Has the initial period expired?
2. Are there any proposed resolutions or proposed charges or levies not discoverable by inspection of the books of the owners corporation, the community, and precinct or neighbourhood associations?

If rural

1. Are there any notices from neighbours or any public authorities requiring compliance?
 2. All agreements written, oral or by usage not disclosed in the contract relating to such matters as farming, grazing, share farming, agistment, sharing of plant and facilities, use of water, passage through the property should be disclosed and must be terminated, and plant and equipment not the subject of the sale removed from the property prior to completion.
 3. Are there any give and take fences?
-

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4. Are there any agreements with neighbours relating to fencing?
 5. Are there any licences or agreements relating to pipelines, soil conservation or timber harvesting?
 6. Has the vendor any water licence or rights under the Water Management Act 2000?
 7. Are there any access roads or tracks to this property or to adjoining properties through this property that are not public roads?
 8. Are there any enclosure permits that attach to the property?
 9. Are there any notices or issues outstanding relating to stock diseases, chemical pollution or noxious weeds?
 10. Are there any matters that specifically affect the property under legislation relating to Native Title, Aboriginal Land Rights, threatened species, native vegetation conservation or National Parks and Wildlife?
 11. Is there any application to the Crown for purchase or conversion of a holding?
 12. Is there any amount due to the Crown by way of rent or balance of purchase money on any part of the property?

If company title

1. Please provide evidence that the company has approved the sale of the shares to the purchaser which will be registered in the share register on presentation following settlement.
2. Have there been or are there any proposed changes to the constitution of the company that affect the right of occupation by the purchaser and the use and enjoyment of the hereditaments?
3. The financial records and books of the company will be inspected and must prove satisfactory and establish that the company is free of debt, that all levies on shareholders have been made and paid and that there is no action suit or proceeding by or against the company.
4. A copy of the constitution of the company must be provided together with copies of the minutes of the last general meeting and copies of any resolutions that might adversely affect the use and enjoyment of the property by the purchaser.

Cam Ly & Co Solicitors
Suite 130, Level 9, 267-277 Castlereagh Street
Sydney NSW 2000
17/02/2022



Our Ref: CL: 2108005

Your Ref:

REPLIES TO REQUISITIONS ON TITLE

Dear Sir/Madam,

RE: Uy sale

PROPERTY: Unit 1401 / 10 Burroway Road, Wentworth Point NSW 2127

We refer to the requisitions on titles which is attached to the Contract and are instructed to reply as followed:

All Properties:-

1. No. the vendor relies on the contract;
2. Not as far as the vendor is aware;
3. Yes, as far as the vendor is aware. Vendor relies on the contract and the purchaser should make its own enquiries;
4. Not as far as the vendor is aware;
5. Not as far as the vendor is aware;

Strata/community Title

1. Yes
2. Not as far as the vendor is aware. The vendor relies on the section 184 certificate and the purchaser should make its own enquiries.

Yours faithfully

CAM LY & CO SOLICITORS

SECTION 66W CERTIFICATE

I,
of , , certify as follows:

1. I am a _____ currently admitted to practise in New South Wales;
2. I am giving this certificate in accordance with section 66W of the Conveyancing Act 1919 with reference to a contract for the sale of property at 1401/10 BURROWAY RD WENTWORTH POINT 2127 from CHING WAH UY to in order that there is no cooling off period in relation to that contract;
3. I do not act for CHING WAH UY and am not employed in the legal practice of a solicitor acting for CHING WAH UY nor am I a member or employee of a firm of which a solicitor acting for CHING WAH UY is a member or employee; and
4. I have explained to :
 - (a) The effect of the contract for the purchase of that property;
 - (b) The nature of this certificate; and
 - (c) The effect of giving this certificate to the vendor, i.e. that there is no cooling off period in relation to the contract.

Date:



FOLIO: 249/SP93238

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/2/2022	10:09 AM	3	2/2/2018

LAND

LOT 249 IN STRATA PLAN 93238
AT WENTWORTH POINT
LOCAL GOVERNMENT AREA CITY OF PARRAMATTA

FIRST SCHEDULE

CHING WAH UY (T AK644131)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP93238
- 2 SP93238 RESTRICTION(S) ON THE USE OF LAND
- 3 AN88941 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- * 4 AP486322 CAVEAT BY HAS CORP PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: CP/SP93238

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/2/2022	10:11 AM	12	8/10/2021

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 93238
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT WENTWORTH POINT
LOCAL GOVERNMENT AREA CITY OF PARRAMATTA
PARISH OF ST JOHN COUNTY OF CUMBERLAND
TITLE DIAGRAM SP93238

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 93238

ADDRESS FOR SERVICE OF DOCUMENTS:

C/- NETWORK STRATA SERVICES
PO BOX 265
HURSTVILLE BC
NSW 1481

SECOND SCHEDULE (39 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THIS STRATA PLAN FORMS PART OF A COMMUNITY SCHEME - SEE INTERESTS
RECORDED ON REGISTER FOLIO 1/270778
- 3 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER
DESCRIBED IN DP270778
- 4 ATTENTION IS DIRECTED TO THE STRATA MANAGEMENT STATEMENT FILED
WITH SP93238
AP423741 AMENDMENT TO STRATA MANAGEMENT STATEMENT
- 5 EASEMENT FOR SUBJACENT AND LATERAL SUPPORT AND EASEMENT FOR
SHELTER IMPLIED BY SECTION 8AA STRATA SCHEMES (FREEHOLD
DEVELOPMENT) ACT 1973. SEE SP93238
- 6 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) - SEE
PA40660
- 7 DP1156412 RESTRICTION(S) ON THE USE OF LAND
- 8 DP270778 EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE
LAND ABOVE DESCRIBED (DOC.1)
- 9 DP270778 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE
DESCRIBED (DOC.1)
- 10 DP270778 EASEMENT FOR ELECTRICITY & OTHER PURPOSES 2.5 & 3.5
METRE(S) WIDE (J) AFFECTING THE PART(S) SHOWN SO
BURDENED IN THE TITLE DIAGRAM (DOC.1)
- 11 DP270778 EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (39 NOTIFICATIONS) (CONTINUED)

- LAND ABOVE DESCRIBED (DOC.2)
- 12 DP270778 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.2)
- 13 DP270778 EASEMENT FOR DRAINAGE OF WATER 1.5 METRE(S) WIDE (LIMITED IN STRATUM) (N) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.2)
- 14 DP270778 RIGHT OF ACCESS 5.8 METRE(S) WIDE (LIMITED IN STRATUM) (B) APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.2)
- 15 DP270778 EASEMENT FOR GARBAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (C) APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.2)
- 16 DP270778 EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (D) APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.2)
- 17 DP270778 RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (E) APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.2)
- 18 DP270778 EASEMENT FOR WASTE STORAGE & COLLECTION VARIABLE WIDTH (LIMITED IN STRATUM) (H) APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.2)
- 19 DP270778 RIGHT OF ACCESS 5.8 METRE(S) WIDE (LIMITED IN STRATUM) (K) APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.2)
- 20 DP270778 EASEMENT FOR SUPPORT & SHELTER AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED (DOC.6)
- 21 DP270778 EASEMENT FOR SUPPORT & SHELTER APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.6)
- 22 DP270778 EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED (DOC.6)
- 23 DP270778 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.6)
- 24 DP270778 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED (DOC.6)
- 25 DP270778 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.6)
- 26 DP270778 EASEMENT FOR EMERGENCY EGRESS AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED (DOC.6)
- 27 DP270778 EASEMENT FOR EMERGENCY EGRESS APPURTENANT TO THE LAND ABOVE DESCRIBED (DOC.6)
- 28 DP270778 RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AD) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.6)
- 29 DP270778 RIGHT OF ACCESS 2.9 METRE(S) WIDE (LIMITED IN STRATUM) (AE) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.6)
- 30 DP270778 EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH

END OF PAGE 2 - CONTINUED OVER

FOLIO: CP/SP93238

PAGE 3

SECOND SCHEDULE (39 NOTIFICATIONS) (CONTINUED)

(LIMITED IN STRATUM) (AF) AFFECTING THE PART(S) SHOWN
 SO BURDENED IN THE TITLE DIAGRAM (DOC.6)
 31 DP270778 EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH
 (LIMITED IN STRATUM) (AG) AFFECTING THE PART(S) SHOWN
 SO BURDENED IN THE TITLE DIAGRAM (DOC.6)
 32 DP270778 EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH
 (LIMITED IN STRATUM) (AH) AFFECTING THE PART(S) SHOWN
 SO BURDENED IN THE TITLE DIAGRAM (DOC.6)
 33 DP270778 EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH
 (LIMITED IN STRATUM) (AH) APPURTENANT TO THE LAND
 ABOVE DESCRIBED (DOC.6)
 34 DP270778 EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH
 (LIMITED IN STRATUM) (AI) AFFECTING THE PART(S) SHOWN
 SO BURDENED IN THE TITLE DIAGRAM (DOC.6)
 35 DP270778 EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH
 (LIMITED IN STRATUM) (AJ) APPURTENANT TO THE LAND
 ABOVE DESCRIBED (DOC.6)
 36 DP270778 EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN
 STRATUM) (AK) AFFECTING THE PART(S) SHOWN SO BURDENED
 IN THE TITLE DIAGRAM (DOC.6)
 37 DP270778 EASEMENT FOR ELECTRICITY & OTHER PURPOSES VARIABLE
 WIDTH (LIMITED IN STRATUM) (AL) AFFECTING THE PART(S)
 SHOWN SO BURDENED IN THE TITLE DIAGRAM (DOC.6)
 38 AM637042 INITIAL PERIOD EXPIRED
 39 AR496160 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 10000)

STRATA PLAN 93238

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 27	2	- 27	3	- 32	4	- 29
5	- 29	6	- 27	7	- 27	8	- 25
9	- 25	10	- 25	11	- 25	12	- 25
13	- 27	14	- 35	15	- 27	16	- 25
17	- 26	18	- 25	19	- 25	20	- 25
21	- 26	22	- 35	23	- 27	24	- 26
25	- 26	26	- 26	27	- 26	28	- 25
29	- 26	30	- 35	31	- 27	32	- 26
33	- 26	34	- 26	35	- 26	36	- 26
37	- 26	38	- 34	39	- 27	40	- 26
41	- 26	42	- 26	43	- 26	44	- 26
45	- 27	46	- 26	47	- 36	48	- 27
49	- 26	50	- 26	51	- 26	52	- 26
53	- 26	54	- 26	55	- 29	56	- 29
57	- 34	58	- 24	59	- 35	60	- 27
61	- 26	62	- 26	63	- 26	64	- 26

END OF PAGE 3 - CONTINUED OVER

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FOLIO: CP/SP93238

PAGE 4

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 10000) (CONTINUED)

STRATA PLAN 93238

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
65	- 26	66	- 26	67	- 26	68	- 26
69	- 30	70	- 33	71	- 37	72	- 38
73	- 38	74	- 22	75	- 22	76	- 33
77	- 26	78	- 26	79	- 33	80	- 38
81	- 38	82	- 38	83	- 22	84	- 22
85	- 33	86	- 25	87	- 26	88	- 35
89	- 37	90	- 38	91	- 35	92	- 25
93	- 26	94	- 37	95	- 35	96	- 35
97	- 33	98	- 26	99	- 26	100	- 36
101	- 35	102	- 35	103	- 32	104	- 27
105	- 26	106	- 26	107	- 37	108	- 38
109	- 38	110	- 35	111	- 30	112	- 36
113	- 28	114	- 26	115	- 26	116	- 43
117	- 34	118	- 34	119	- 34	120	- 30
121	- 36	122	- 39	123	- 21	124	- 32
125	- 44	126	- 34	127	- 26	128	- 38
129	- 28	130	- 27	131	- 27	132	- 28
133	- 42	134	- 33	135	- 34	136	- 26
137	- 39	138	- 38	139	- 27	140	- 36
141	- 33	142	- 34	143	- 25	144	- 33
145	- 34	146	- 25	147	- 34	148	- 33
149	- 34	150	- 26	151	- 33	152	- 34
153	- 25	154	- 34	155	- 28	156	- 32
157	- 25	158	- 33	159	- 34	160	- 26
161	- 34	162	- 34	163	- 26	164	- 35
165	- 33	166	- 26	167	- 27	168	- 31
169	- 23	170	- 35	171	- 36	172	- 26
173	- 34	174	- 34	175	- 26	176	- 34
177	- 45	178	- 31	179	- 24	180	- 27
181	- 31	182	- 23	183	- 33	184	- 34
185	- 26	186	- 33	187	- 33	188	- 26
189	- 34	190	- 40	191	- 31	192	- 24
193	- 27	194	- 31	195	- 23	196	- 33
197	- 35	198	- 26	199	- 34	200	- 34
201	- 26	202	- 34	203	- 40	204	- 32
205	- 24	206	- 27	207	- 31	208	- 23
209	- 33	210	- 35	211	- 26	212	- 34
213	- 34	214	- 26	215	- 34	216	- 40
217	- 32	218	- 24	219	- 27	220	- 31
221	- 23	222	- 33	223	- 36	224	- 26
225	- 34	226	- 34	227	- 26	228	- 35
229	- 40	230	- 32	231	- 25	232	- 28
233	- 32	234	- 23	235	- 34	236	- 35
237	- 26	238	- 34	239	- 34	240	- 26

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FOLIO: CP/SP93238

PAGE 5

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 10000) (CONTINUED)

STRATA PLAN 93238

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
241	- 35	242	- 41	243	- 31	244	- 24
245	- 28	246	- 31	247	- 23	248	- 33
249	- 36	250	- 26	251	- 34	252	- 34
253	- 26	254	- 35	255	- 40	256	- 32
257	- 25	258	- 28	259	- 32	260	- 24
261	- 34	262	- 36	263	- 27	264	- 34
265	- 34	266	- 26	267	- 35	268	- 40
269	- 32	270	- 25	271	- 28	272	- 32
273	- 24	274	- 34	275	- 35	276	- 31
277	- 34	278	- 34	279	- 26	280	- 35
281	- 40	282	- 32	283	- 25	284	- 45
285	- 26	286	- 35	287	- 41	288	- 32
289	- 29	290	- 26	291	- 30	292	- 31
293	- 21	294	- 21	295	- 25	296	- 29
297	- 29	298	- 22	299	- 20	300	- 30
301	- 29	302	- 30	303	- 29	304	- 29
305	- 24	306	- 20	307	- 30	308	- 29
309	- 30	310	- 29	311	- 30	312	- 25
313	- 20	314	- 30	315	- 29	316	- 30
317	- 29	318	- 30	319	- 32	320	- 25
321	- 21	322	- 30	323	- 29	324	- 30
325	- 29	326	- 30	327	- 35	328	- 36
329	- 28	330	- 29	331	- 33	332	- 35

NOTATIONS

DP270778 NOTE: PLAN OF PROPOSED EASEMENTS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

2108005

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* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

SCHEDULE OF SHORT LINES		
No.	DIST	DESCRIPTION
1	0.4	CENTRELINE OF WALL
2	1.74	CENTRELINE OF WALL
3	1.4	CENTRELINE OF WALL
4	0.4	CENTRELINE OF WALL
5	1.47	CENTRELINE OF WALL
6	2.58	CENTRELINE OF WALL
7	1.95	CENTRELINE OF WALL
8	1.99	CENTRELINE OF WALL
9	1.41	CENTRELINE OF WALL
10	1.705	CENTRELINE OF WALL
11	4.56	CENTRELINE OF WALL
12	5.13	CENTRELINE OF WALL
13	2.605	CENTRELINE OF WALL
14	1.645	CENTRELINE OF WALL
15	1.955	CENTRELINE OF WALL
16	3.49	CENTRELINE OF WALL

Pt.17 denotes PT 17 IN DP270778

S	denotes	STORAGE AREAS	
CS	denotes	CAR SPACES	
CP	denotes	COMMON PROPERTY	
CY	denotes	COURTYARD	
PB	denotes	PLANTER BOX	(J)/N
FW	denotes	FACE OF WALL	
CL	denotes	CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL	
CLC	denotes	CENTRE OF 0.2 WIDE CONCRETE WALL	
FM	denotes	FACE OF CONCRETE MEZZANINE WALL	
FOCB	denotes	FACE OF COLUMN ON BOUNDARY	

- EASEMENT FOR SUPPORT AND SHELTER (DP270778)

- EASEMENT FOR SERVICES (DP270778)
- EASEMENT TO PERMIT ENCRORACHING STRUCTURE TO REMAIN (DP270778)
- EASEMENT FOR EMERGENCY EGRESS (DP270778)
- EASEMENT FOR SERVICES (DP270778 DOCS 1 & 2)

(XM) LAND EXCLUDES MINERALS - SEE S.141 PUBLIC WORKS ACT, 1912

- (J) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778)
(N) - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRUTUM) (DP270778)
(AD) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM) (DP270778)

- (AE) - RIGHT OF ACCESS 2.9 WIDE (LIMITED IN STRATUM) (DP270778)

- (AF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778)

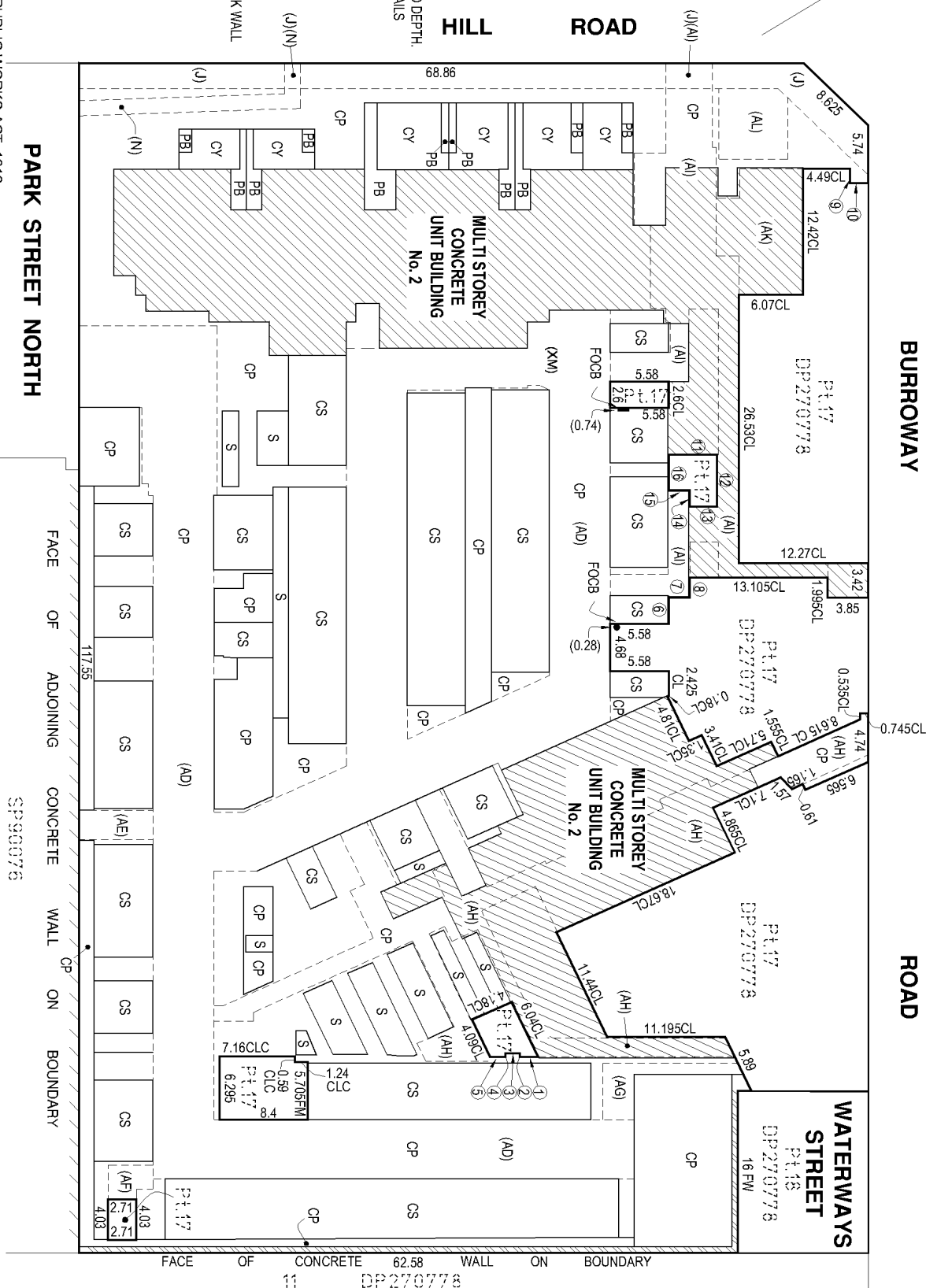
- (AG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778)

- (AH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778)

- (A1) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778)

- (AK) - EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778)

- (AL) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778)



PARK STREET NORTH

LOCATION PLAN LEVEL 1

Surveyor: **MICHAEL TRIFIRO**

Surveyor's Ref: 6064

Subdivision No: SC 2465

Lengths are in metres. Reduction Ratio 1:400

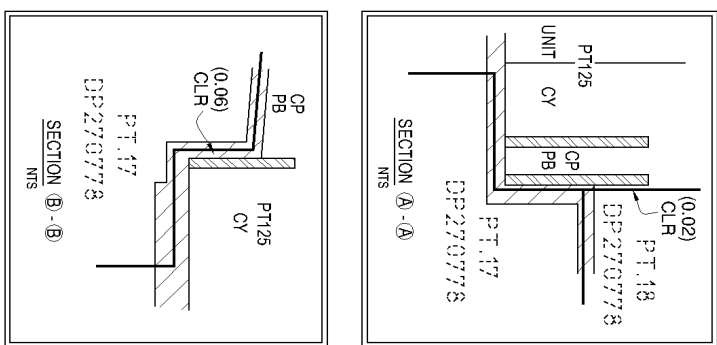
Registered



20.4.2016

SP 93238





NOTES:

LOT 16-18 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH.
REFER TO DP270778 FOR BOUNDARY LIMITATION DETAILS.

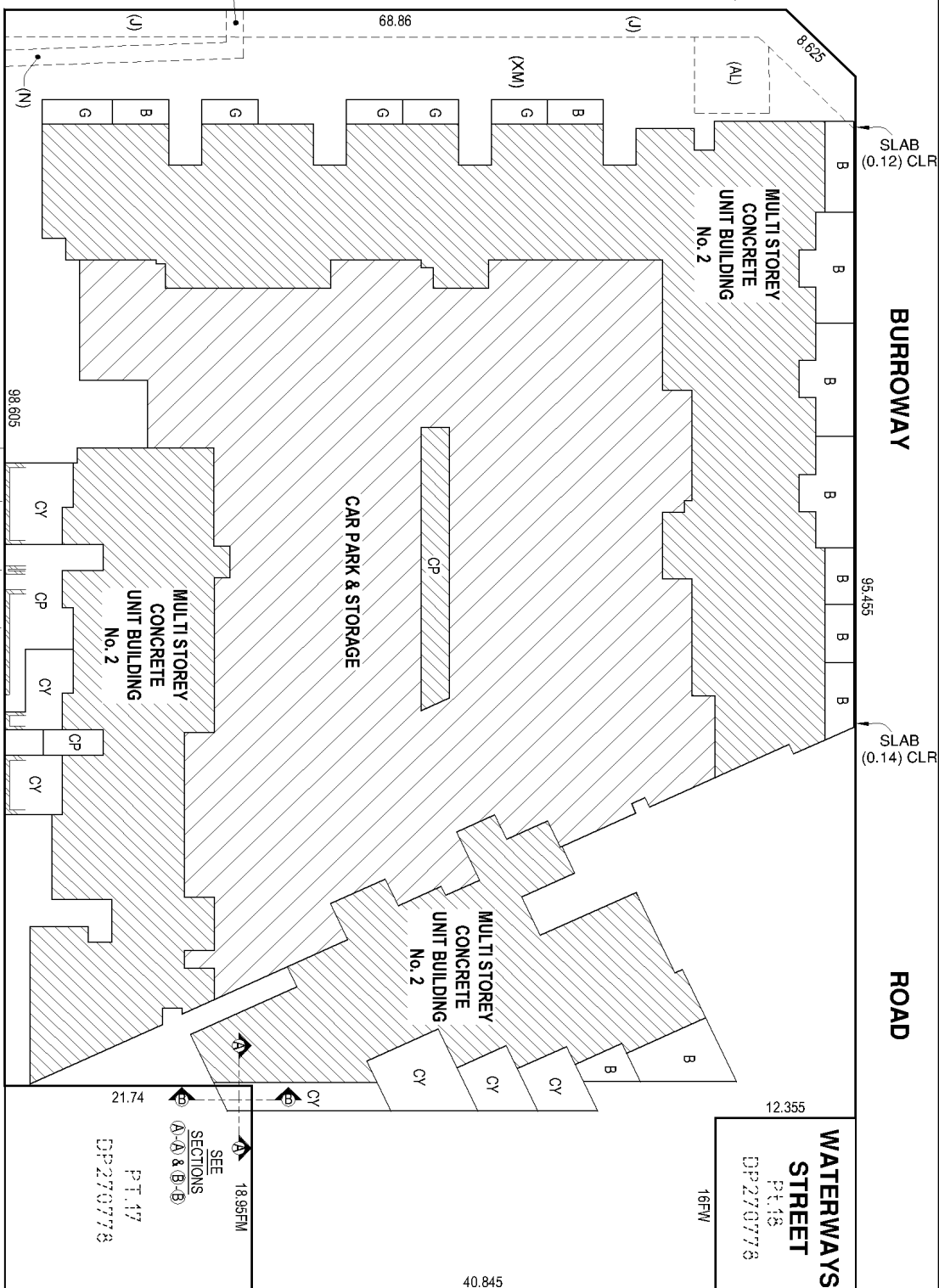
CP denotes COMMON PROPERTY
CY denotes COURTYARD
G denotes WINTER GARDEN
B denotes BALCONY
FW denotes FACE OF WALL
FM denotes FACE OF CONCRETE
MEZZANINE WALL
RW denotes RENDERED WALL
RCYW denotes RENDERED COURTYARD WALL

EASEMENTS AFFECTING THE WHOLE OF LOT

- EASEMENT FOR SUPPORT AND SHELTER (DP270778)
- EASEMENT FOR SERVICES (DP270778)
- EASEMENT TO PERMIT ENCRANCHING
STRUCTURE TO REMAIN (DP270778)
- EASEMENT FOR EMERGENCY EGRESS (DP270778)
- EASEMENT FOR SERVICES (DP270778 DOCS 1 & 2)

(J) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778)
(N) - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778)
(AL) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778)

PARK STREET NORTH



LOCATION PLAN

LEVEL 2 (MEZZANINE)

(XM) LAND EXCLUDES MINERALS - SEE S.141 PUBLIC WORKS ACT, 1912

Surveyor: MICHAEL TRIFIRO

Surveyor's Ref: 6064

Subdivision No: SC 2465

Lengths are in metres. Reduction Ratio 1:400

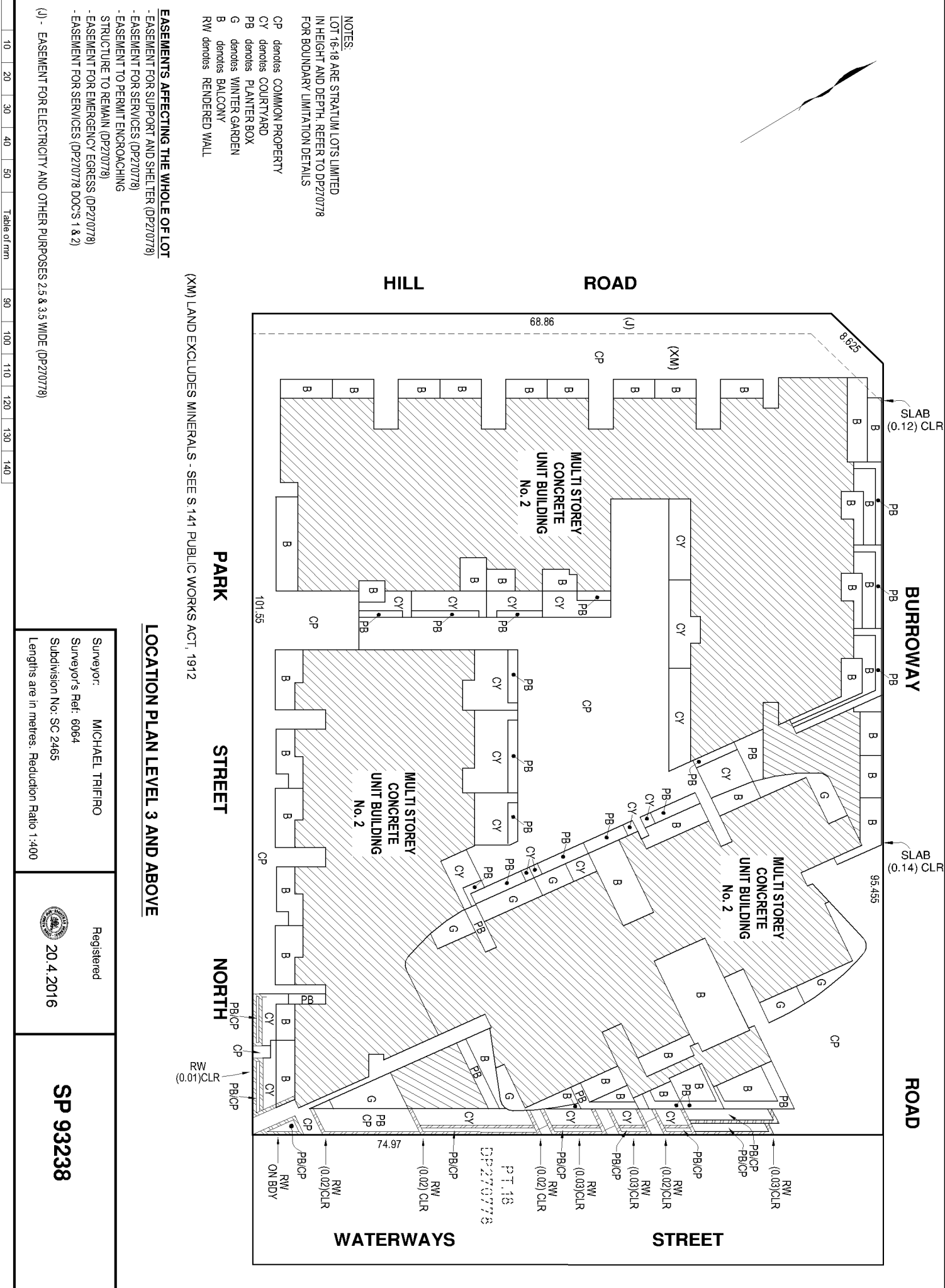
Registered

20.4.2016

SP 93238

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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Table of mm



NOTES:
LOT 16-18 ARE STRATUM LOTS LIMITED
IN HEIGHT AND DEPTH. REFER TO DP270778
FOR BOUNDARY LIMITATION DETAILS

CP denotes COMMON PROPERTY
CY denotes COURTYARD
PB denotes PLANTER BOX
G denotes WINTER GARDEN
B denotes BALCONY
RW denotes RENDERED WALL

EASEMENTS AFFECTING THE WHOLE OF LOT

- EASEMENT FOR SUPPORT AND SHELTER (DP270778)
- EASEMENT FOR SERVICES (DP270778)
- EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778)
- EASEMENT FOR EMERGENCY EGRESS (DP270778)
- EASEMENT FOR SERVICES (DP270778 DOCS 1 & 2)

(J) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778)

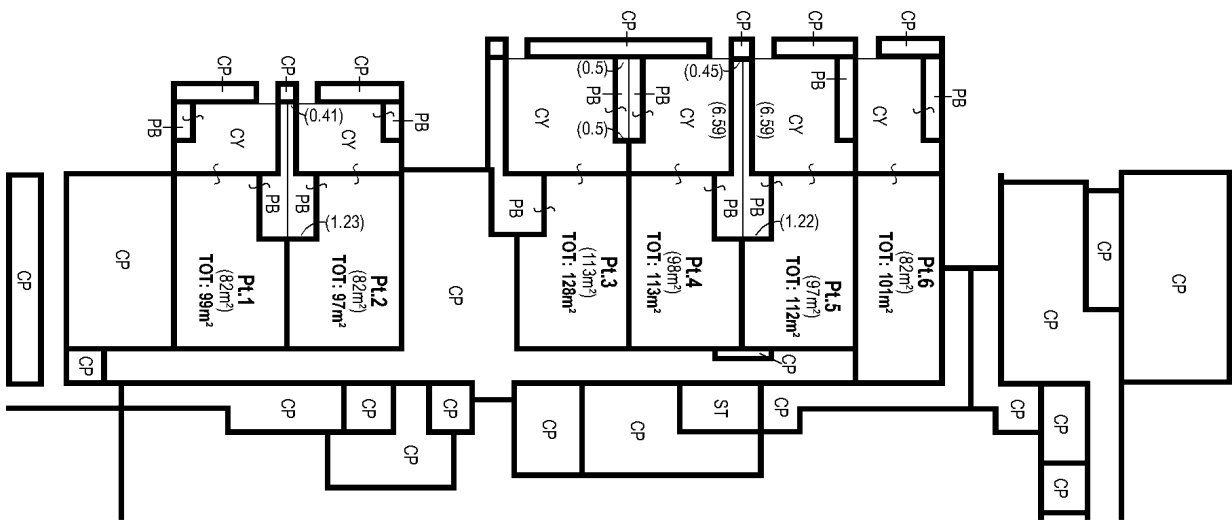
10	20	30	40	50	60	70	80	90	100	110	120	130	140
Table of mm													

LOCATION PLAN LEVEL 3 AND ABOVE

Surveyor: MICHAEL TRIFIRO
Surveyor's Ref: 6064
Subdivision No: SC 2465
Lengths are in metres. Reduction Ratio 1:400

Registered
20.4.2016

SP 93238



LEVEL 1 - APARTMENTS

SEE SHEETS 5 & 6
FOR CAR PARK & STORAGE DETAILS

CP denotes COMMON PROPERTY
CY denotes COURTYARD
PB denotes PLANTER BOX

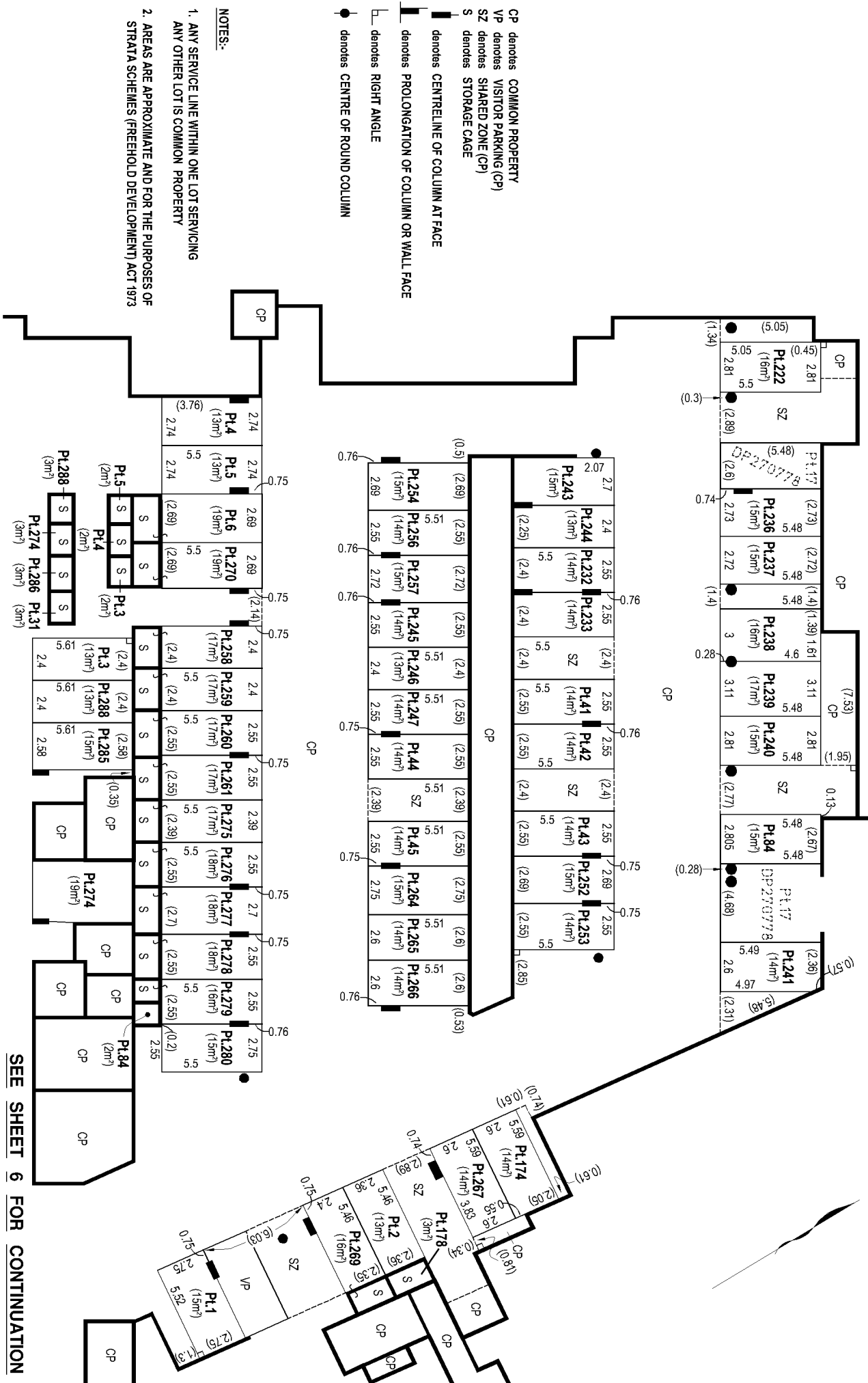
NOTES:

1. WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH COURTYARD OR PLANTER BOX IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR
2. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

Surveyor: MICHAEL TRIFIRO
Surveyor's Ref: 6064
Subdivision No: SC 2465
Lengths are in metres. Reduction Ratio 1:300

Registered
20.4.2016


SP 93238



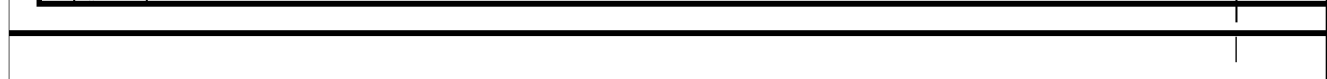
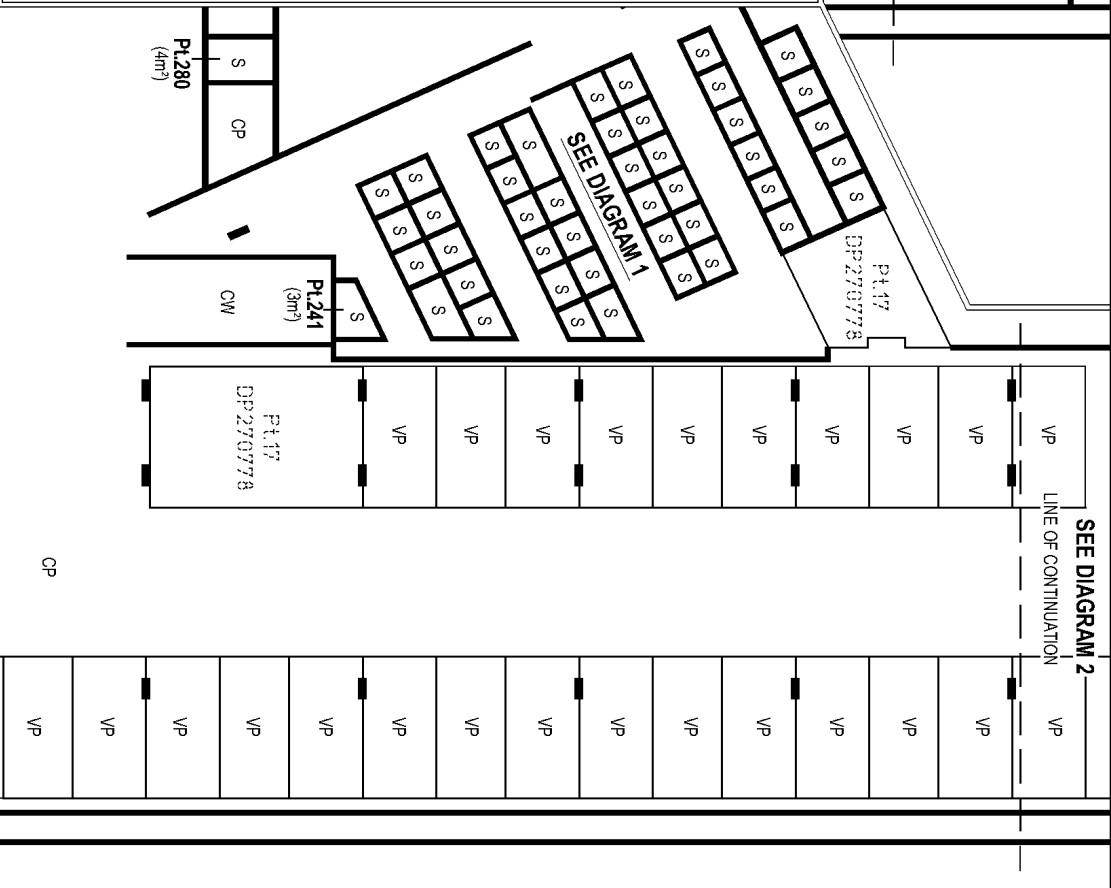
LEVEL 1 CARPARK & STORAGE - SHEET 1 OF 2

SEE SHEET 6 FOR CONTINUATION

Surveyor: MICHAEL TRIFIRO
Surveyor's Ref: 6064
Subdivision No: SC 2465
Lengths are in metres. Reduction Ratio 1:200


20.4.2016

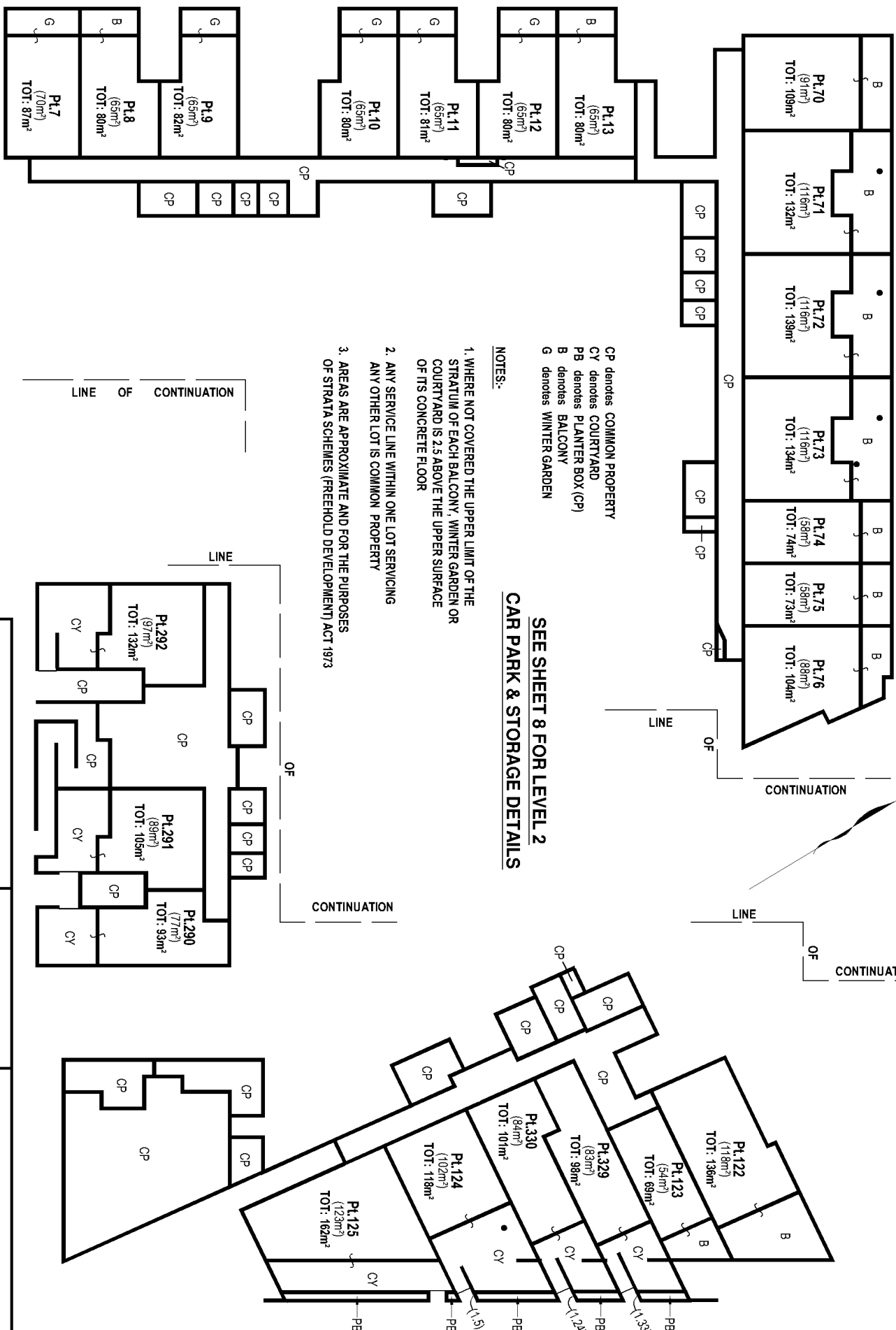
SP 93238



SP 93238

20.4.2016

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----



LEVEL 2 - APARTMENTS

Surveyor: MICHAEL TRIFIRO
 Surveyor's Ref: 6064
 Subdivision No.: SC 2465
 Lengths are in metres. Reduction Ratio 1:300

Registered
20.4.2016


SP 93238

NOTES:

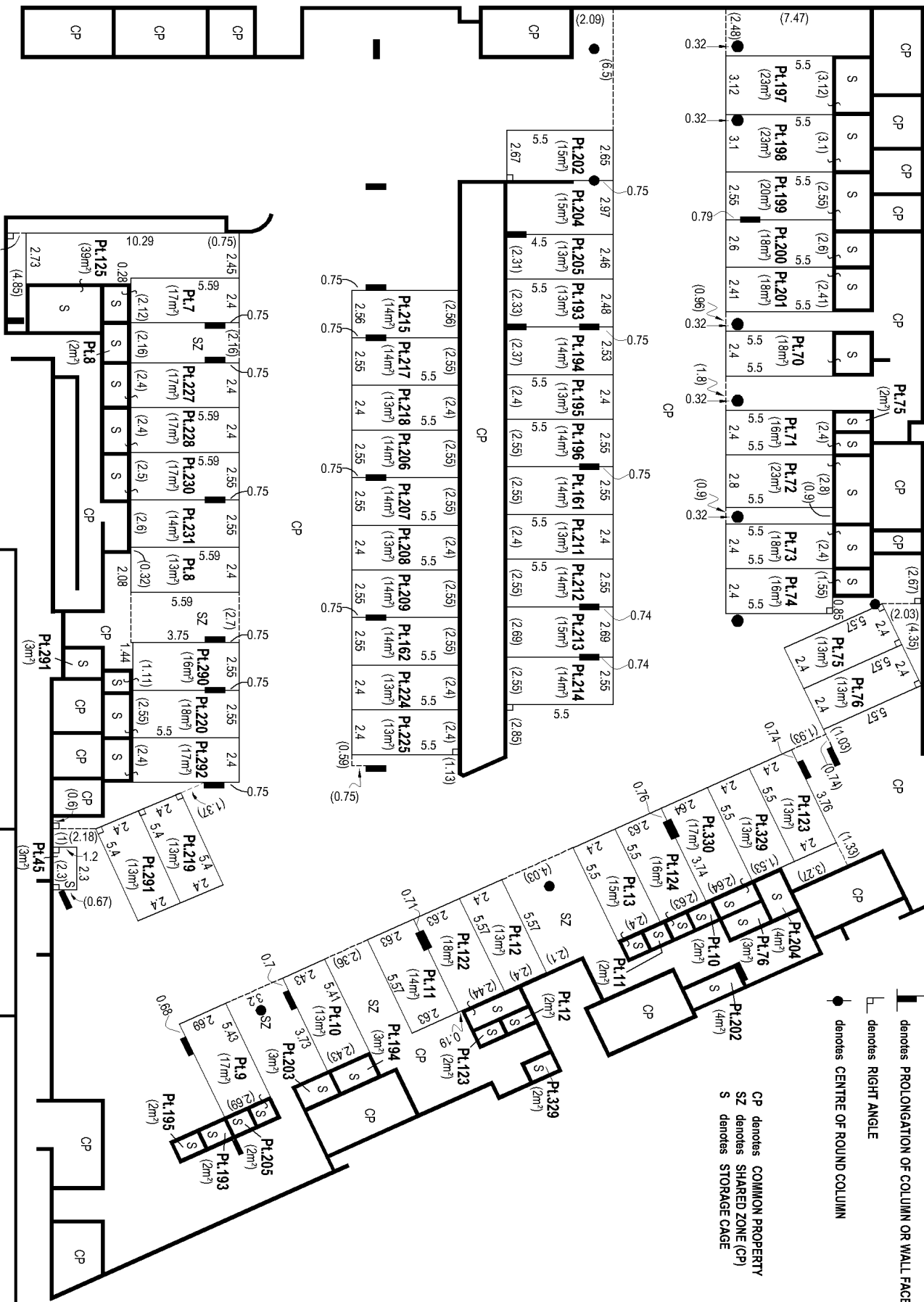
1. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
2. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973





LEVEL 2 CARPARK & STORAGE

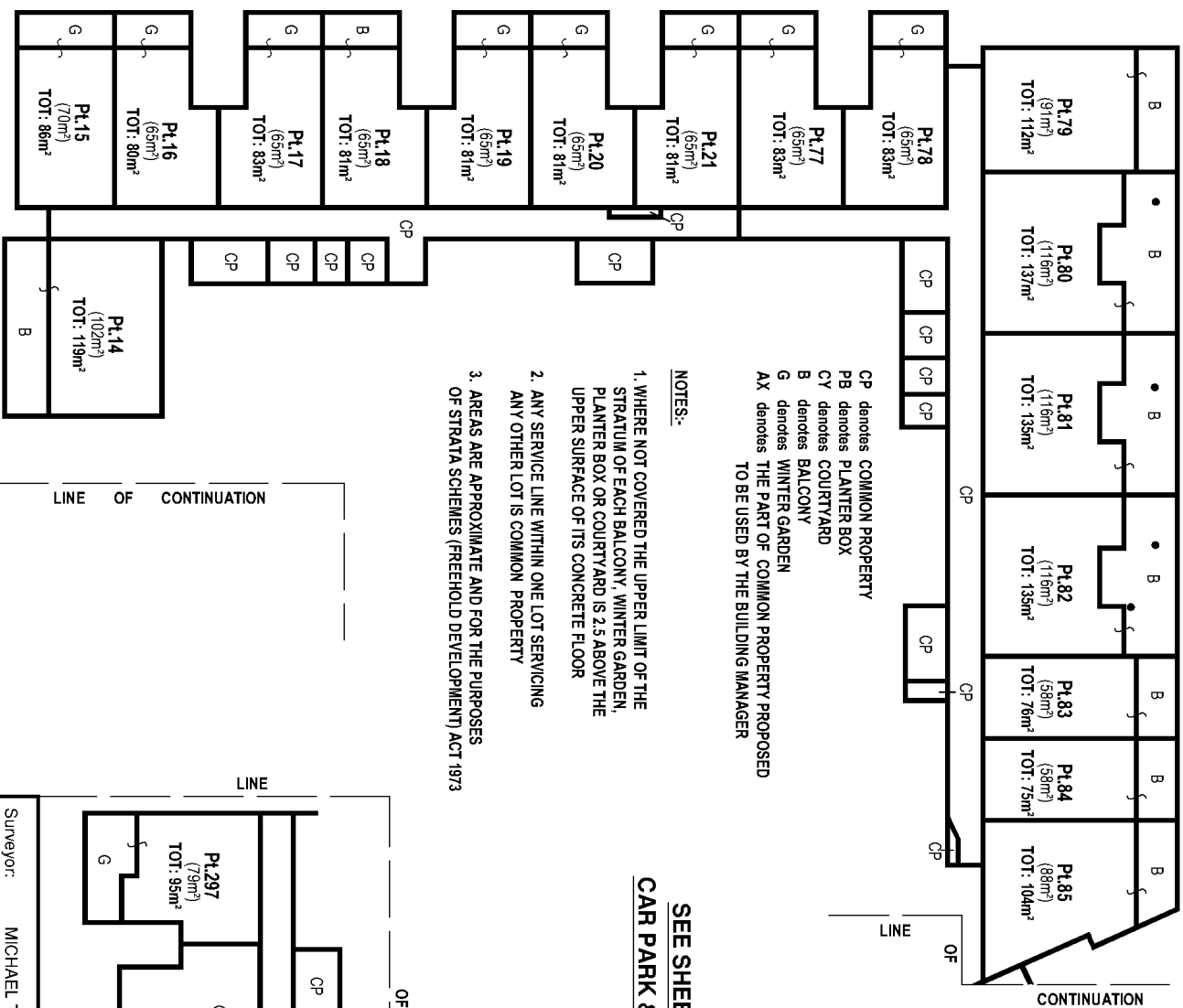
Surveyor: MICHAEL TRIFIRO
Surveyor's Ref: 6064
Subdivision No: SC 2465
Lengths are in metres. Reduction Ratio 1:200


20.4.2016

SP 93238

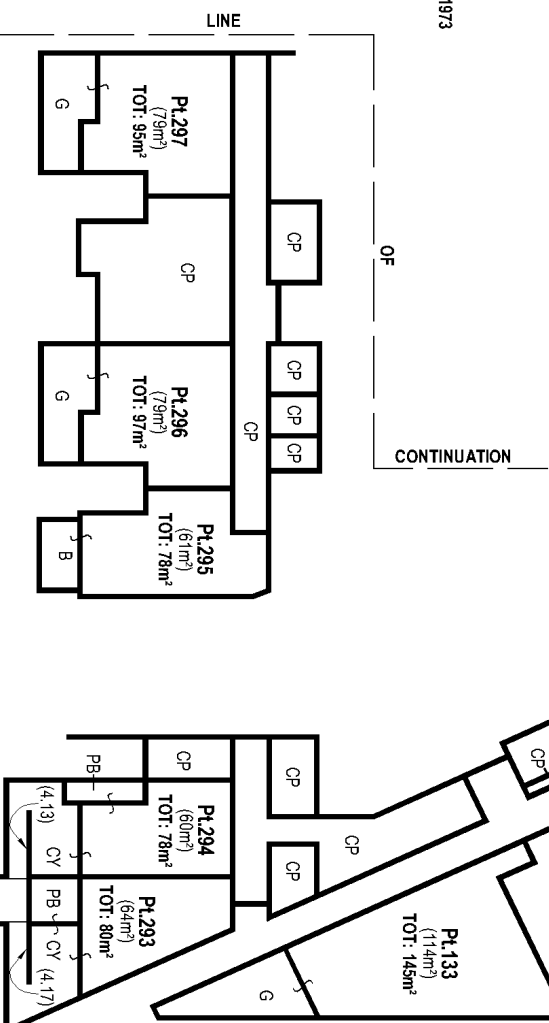


 denotes CENTRELINE OF COLUMN AT FACE
 denotes PROLONGATION OF COLUMN OR WALL FACES
 denotes RIGHT ANGLE
 denotes CENTRE OF ROUND COLUMN



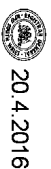
SEE SHEET 10 FOR LEVEL 3

CAR PARK & STORAGE DETAILS

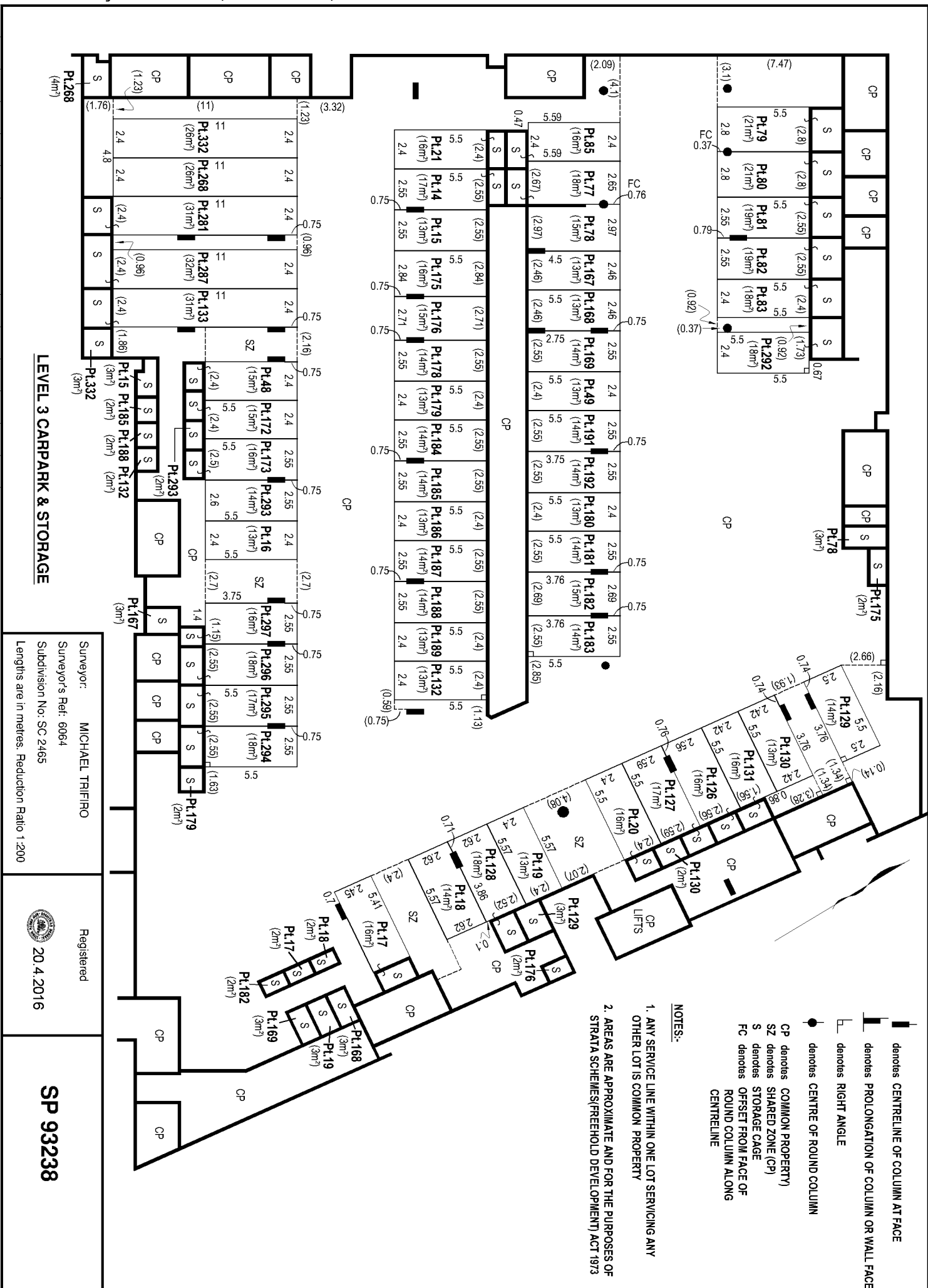


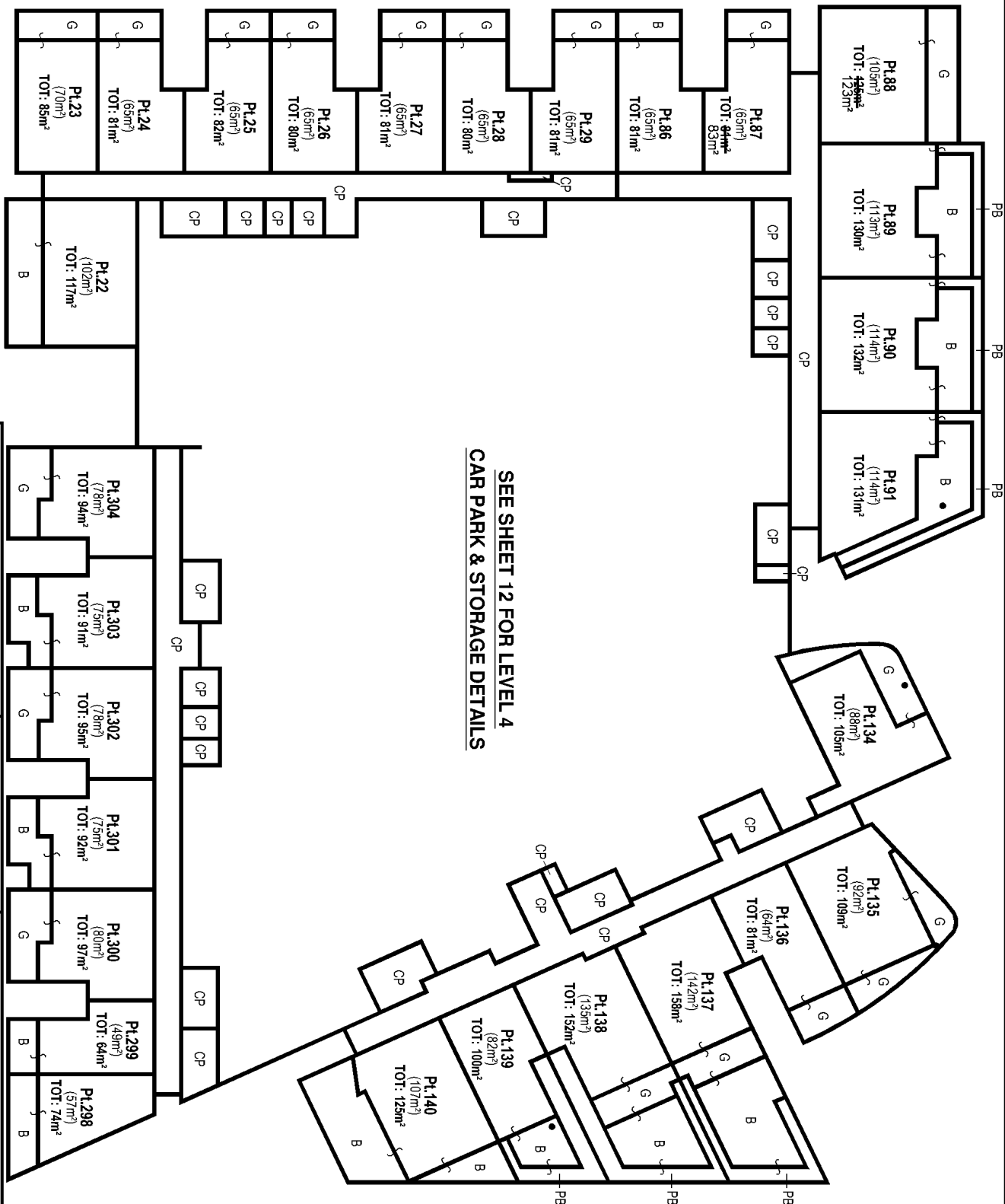
LEVEL 3 - APARTMENTS

Surveyor: MICHAEL TRIFIRO
 Surveyor's Ref: 6064
 Subdivision No: SC 2465
 Lengths are in metres. Reduction Ratio 1:300



SP 93238





CP denotes COMMON PROPERTY
B denotes BALCONY
G denotes WINTER GARDEN
PB denotes PLANTER BOX

NOTES:-

1. WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY, WINTER GARDEN, COURTYARD OR PLANTER BOX IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR

2. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY

3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

10 20 30 40 50 Table of mm 90 100 110 120 130 140

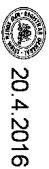
Surveyor: MICHAEL TRIFIRO

Surveyor's Ref: 6064

Subdivision No: SC 2465

Lengths are in metres. Reduction Ratio 1:300

Registered



20.4.2016

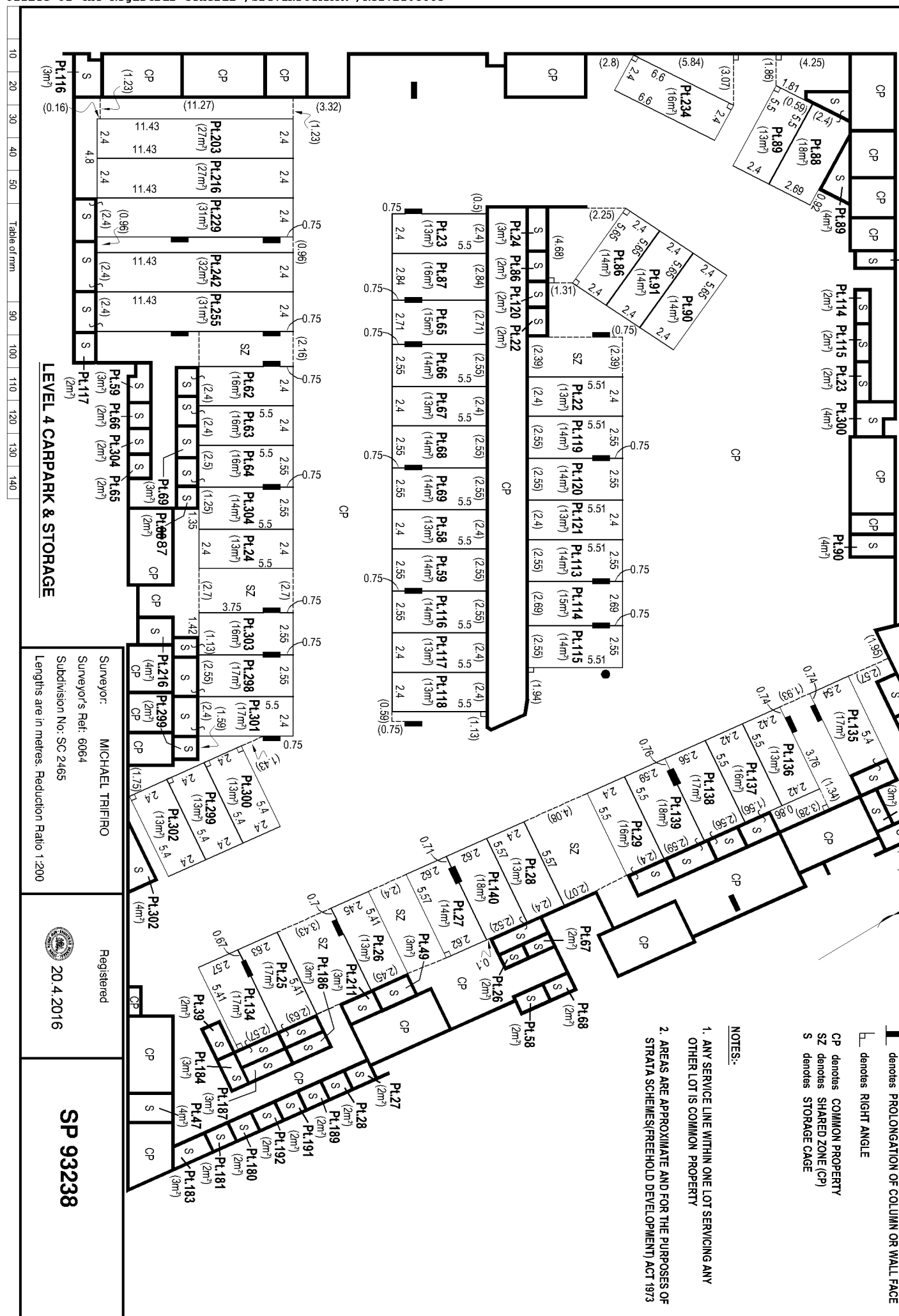
SP 93238

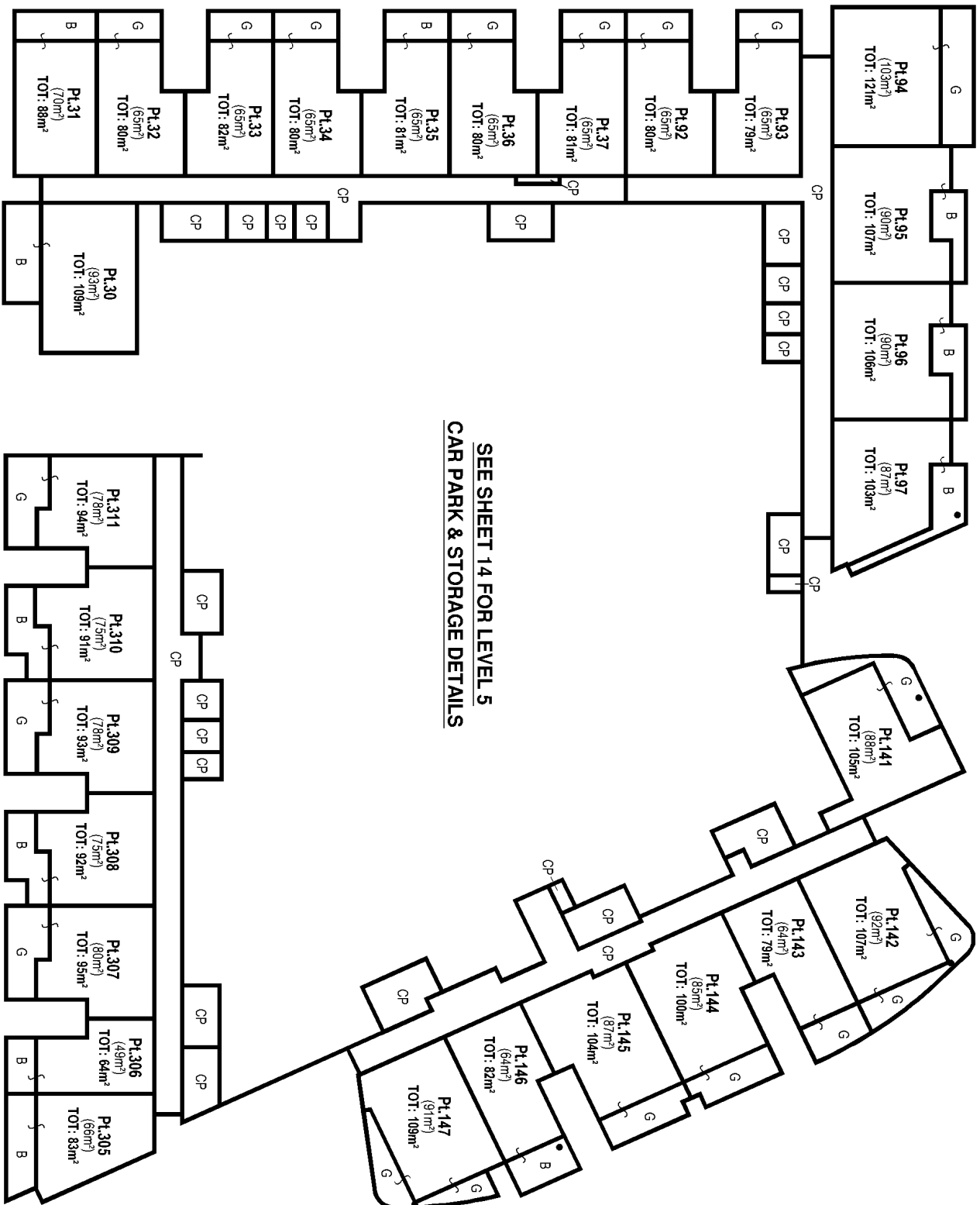


- denotes CENTRELINE OF COLUMN AT FACE
- denotes PROLONGATION OF COLUMN OR WALL FACE
- denotes RIGHT ANGLE
- CP denotes COMMON PROPERTY
- SZ denotes SHARED ZONE (CP)
- S denotes STORAGE CAGE

NOTES:-

1. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
2. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES(FREEHOLD DEVELOPMENT) ACT 1973





CP denotes COMMON PROPERTY
B denotes BALCONY
G denotes WINTER GARDEN

NOTES:-

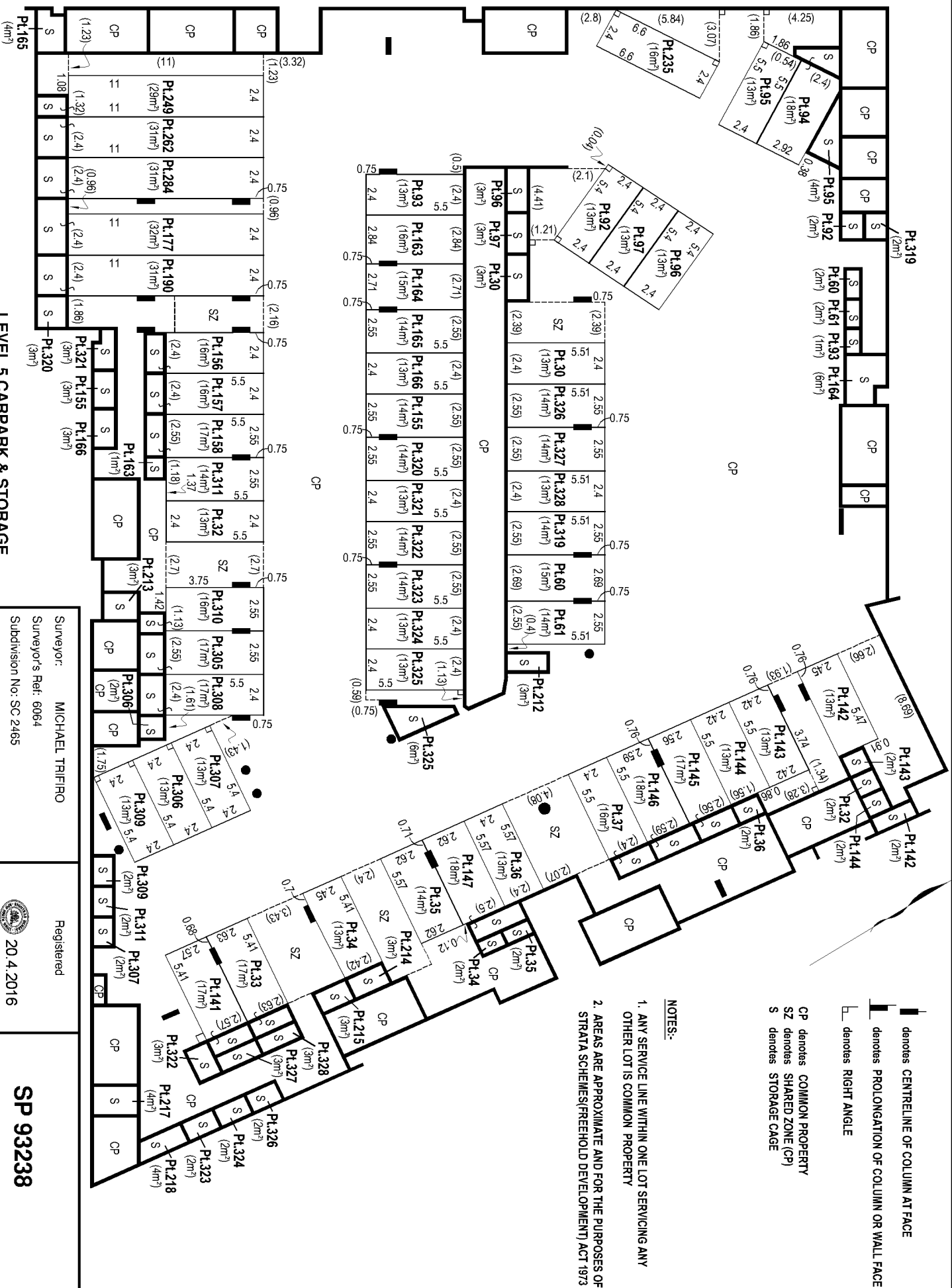
- WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY OR WINTER GARDEN IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR
- ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
- AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

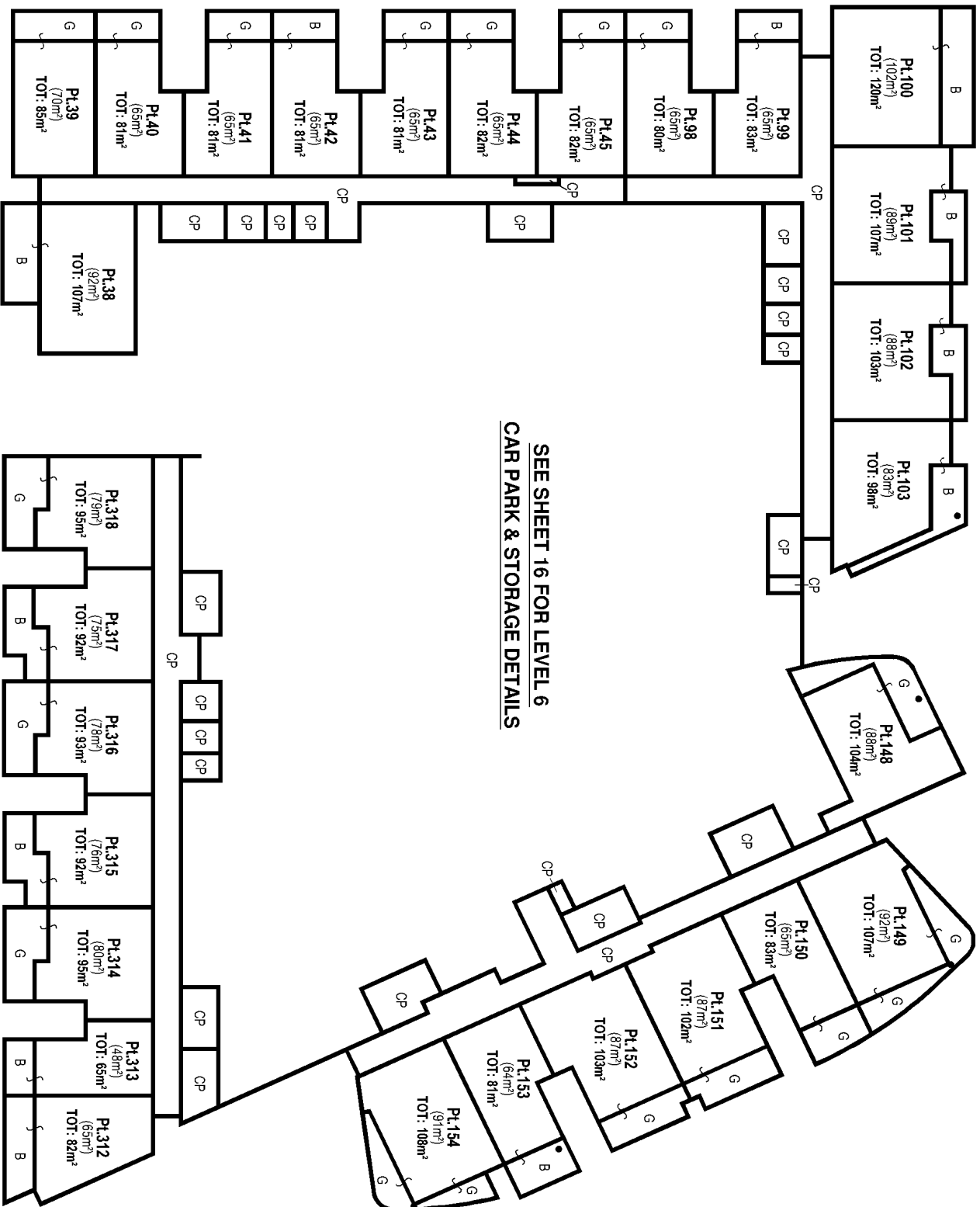
LEVEL 5 - APARTMENTS

Surveyor: MICHAEL TRIFIRO
Surveyor's Ref: 6064
Subdivision No: SC 2465
Lengths are in metres. Reduction Ratio 1:300

Registered
20.4.2016

SP 93238





- WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY OR WINTER GARDEN IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR
- ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
- AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

LEVEL 6 - APARTMENTS

Surveyor: MICHAEL TRIFIRO
 Surveyor's Ref: 6064
 Subdivision No: SC 2465
 Lengths are in metres. Reduction Ratio 1:300

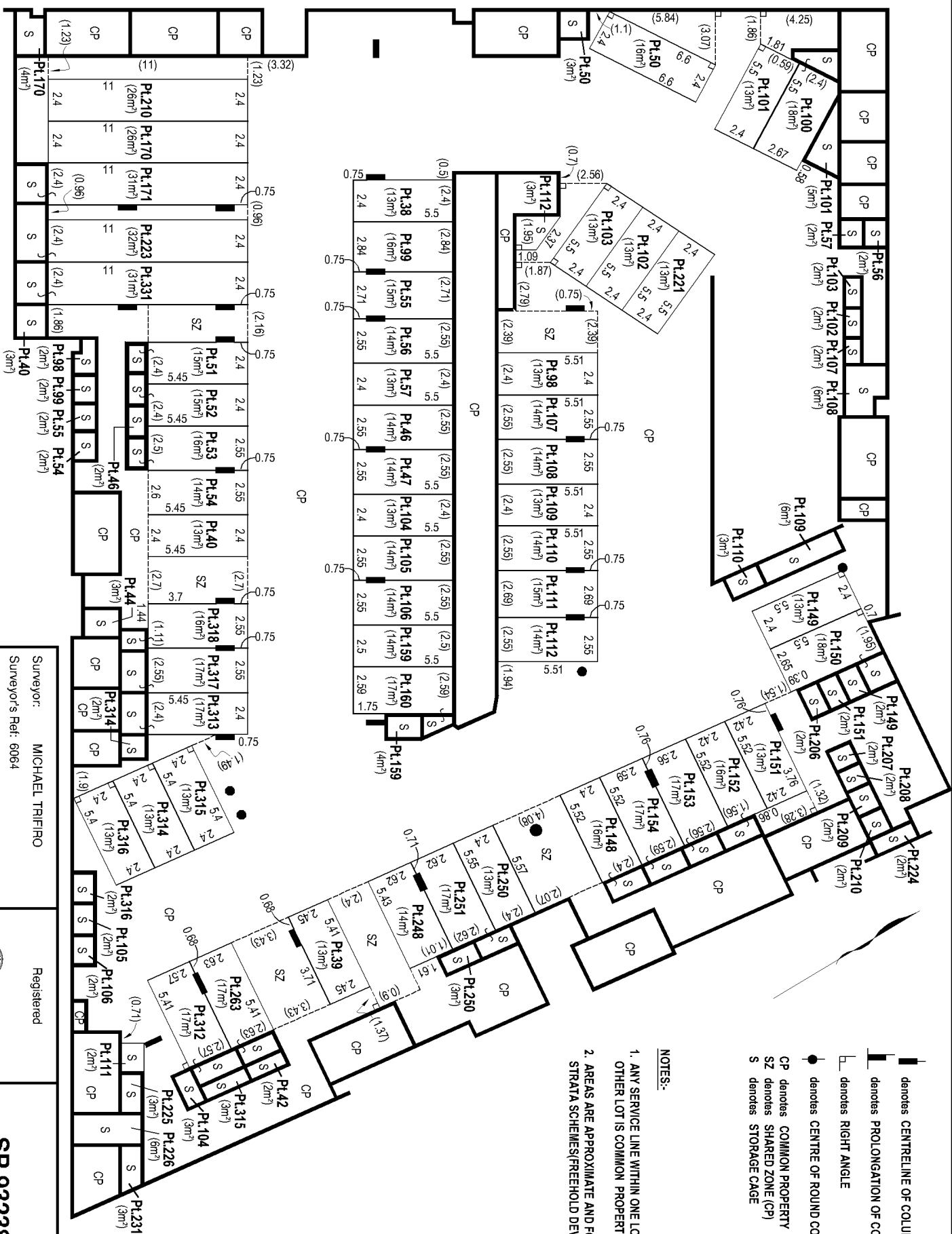
Registered
 20.4.2016

SP 93238

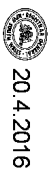
- denotes CENTRELINE OF COLUMN AT FACE
- denotes PROLONGATION OF COLUMN OR WALL FACE
- denotes RIGHT ANGLE
- denotes CENTRE OF ROUND COLUMN
- CP denotes COMMON PROPERTY
- SZ denotes SHARED ZONE (CP)
- S denotes STORAGE CAGE

NOTES:-

1. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
2. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES(FREEHOLD DEVELOPMENT) ACT 1973

**LEVEL 6 CARPARK & STORAGE**

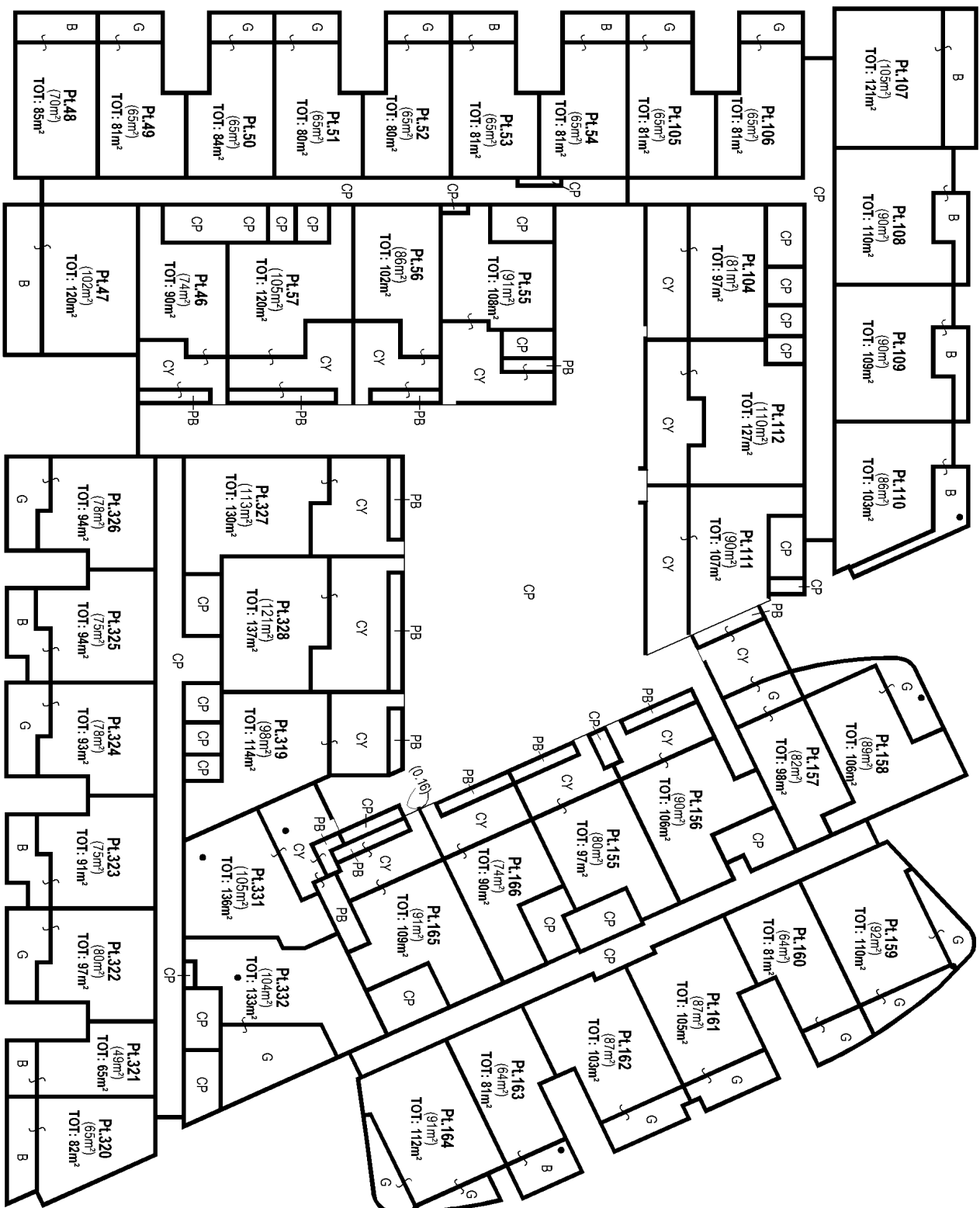
Surveyor: MICHAEL TRIFIRO
 Surveyor's Ref: 6064
 Subdivision No: SC 2465
 Lengths are in metres. Reduction Ratio 1:200



20.4.2016

SP 93238

10 20 30 40 50 Table of mm 90 100 110 120 130 140



Surveyor: MICHAEL TRIFIRO

Surveyor's Ref: 6064

Subdivision No: SC 2465

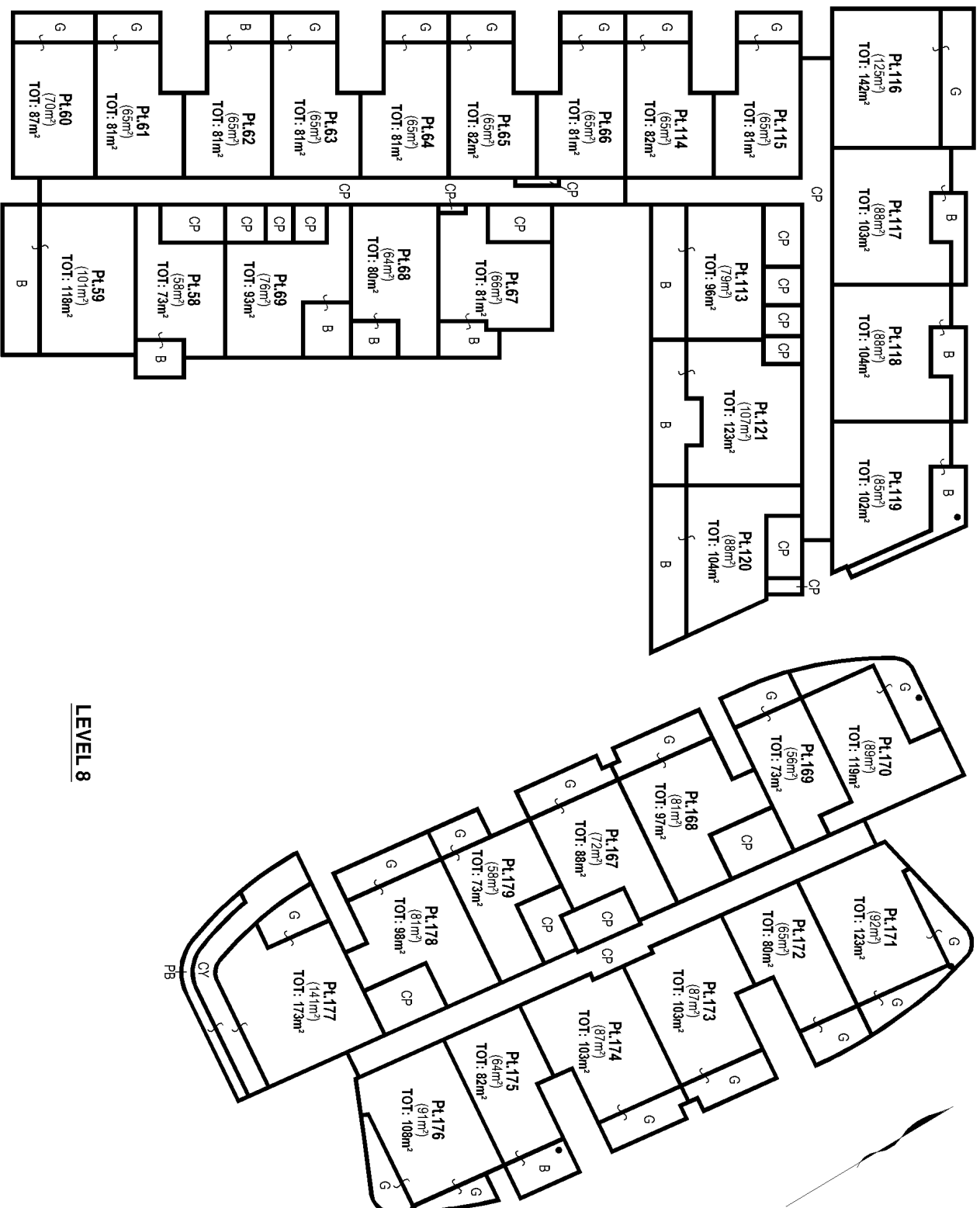
Lengths are in metres. Reduction Ratio 1:300

Registered



20.4.2016

SP 93238



Surveyor: MICHAEL TRIFIRO

Surveyor's Ref: 6064

Subdivision No: SC 2465

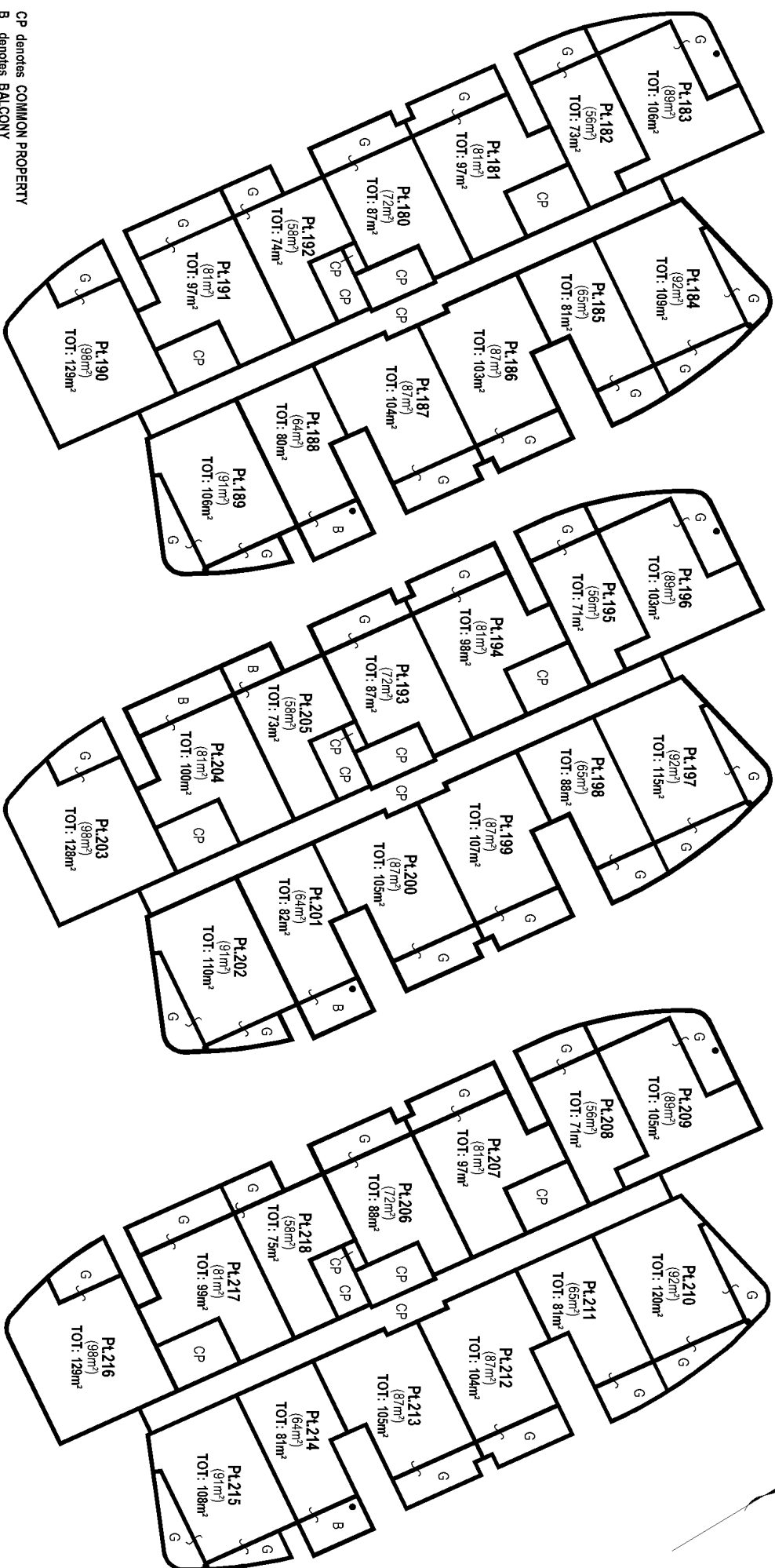
Lengths are in metres. Reduction Ratio 1:300

Registered



20.4.2016

SP 93238



CP denotes COMMON PROPERTY
B denotes BALCONY
G denotes WINTER GARDEN

NOTES:-

1. WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY OR WINTER GARDEN IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR

2. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY

3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

LEVEL 9

LEVEL 10

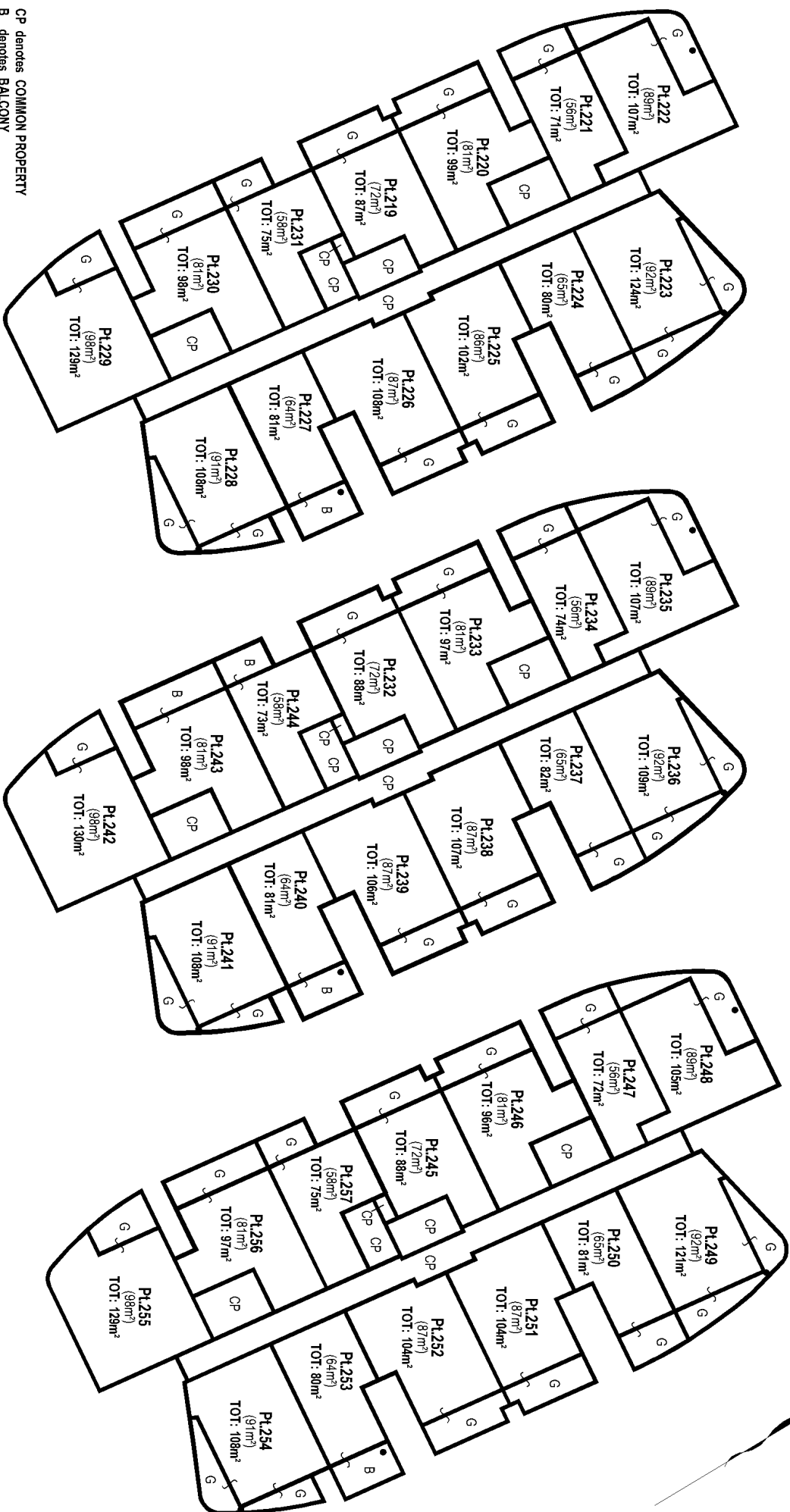
LEVEL 11

Surveyor: MICHAEL TRIFIRO
Surveyor's Ref: 6064
Subdivision No: SC 2465
Lengths are in metres. Reduction Ratio 1:300



20.4.2016

SP 93238



CP denotes COMMON PROPERTY
 B denotes BALCONY
 G denotes WINTER GARDEN

LEVEL 12

LEVEL 13

LEVEL 14

NOTES:-

1. WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY OR WINTER GARDEN IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR
2. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

Surveyor: MICHAEL TRIFIRO

Surveyor's Ref: 6064

Subdivision No: SC 2465

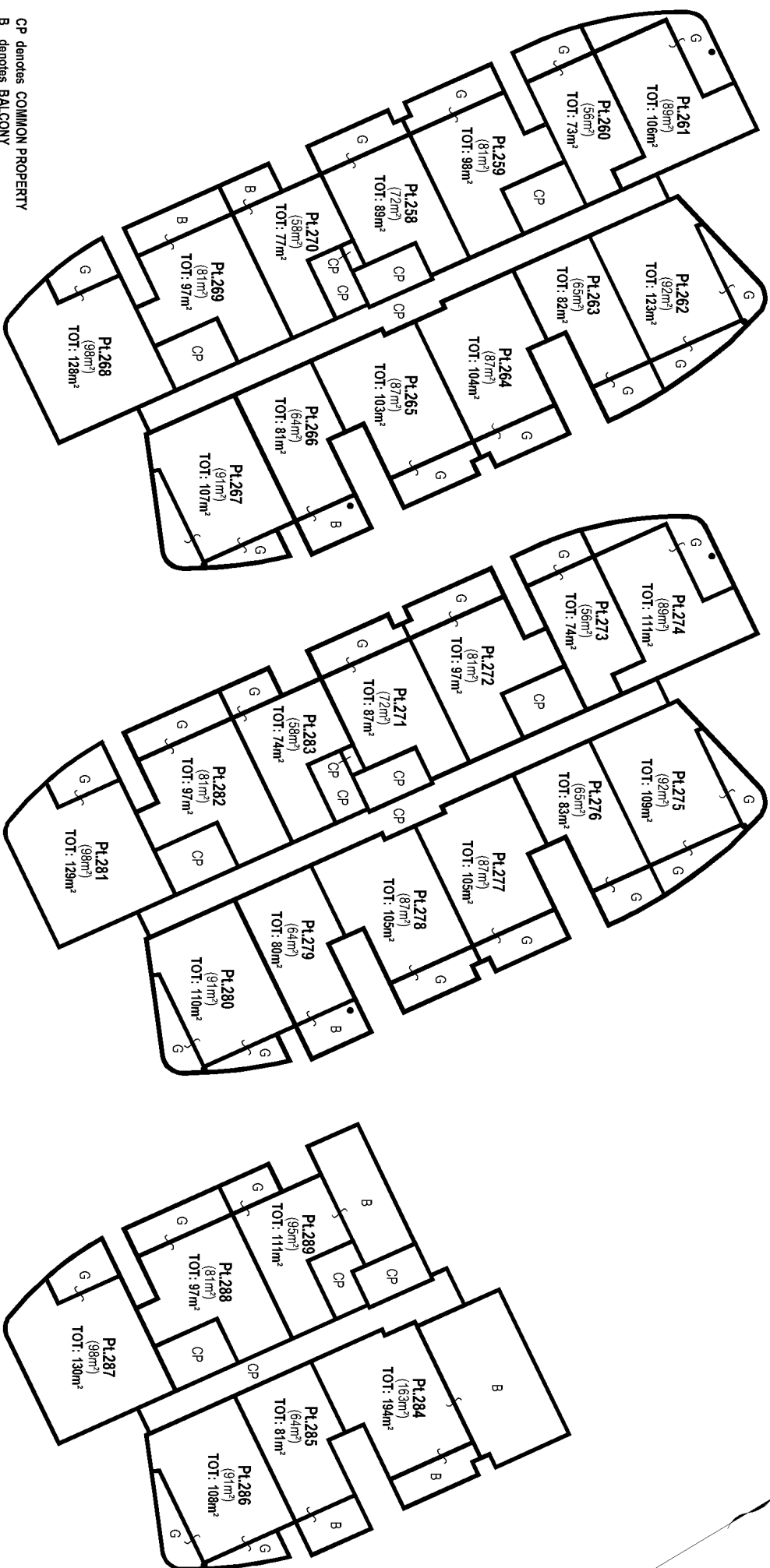
Lengths are in metres. Reduction Ratio 1:300

Registered



20.4.2016

SP 93238



CP denotes COMMON PROPERTY
 B denotes BALCONY
 G denotes WINTER GARDEN

LEVEL 15

LEVEL 16

LEVEL 17

NOTES:-

1. WHERE NOT COVERED THE UPPER LIMIT OF THE STRATUM OF EACH BALCONY OR WINTER GARDEN IS 2.5 ABOVE THE UPPER SURFACE OF ITS CONCRETE FLOOR
2. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANY OTHER LOT IS COMMON PROPERTY
3. AREAS ARE APPROXIMATE AND FOR THE PURPOSES OF STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

Surveyor: MICHAEL TRIFIRO

Surveyor's Ref: 6064

Subdivision No: SC 2465

Lengths are in metres. Reduction Ratio 1:300

Registered



20.4.2016

SP 93238

STRATA PLAN FORM 3 (PART 1) (2012) WARNING: Creasing or folding will lead to rejection

STRATA PLAN ADMINISTRATION SHEET

Sheet 1 of 7 sheets

Office Use Only

Office Use Only

Registered:



20.4.2016

Purpose:

STRATA PLAN

SP93238

PLAN OF SUBDIVISION OF LOT 16 IN
DP270778

LGA: AUBURN

Locality: WENTWORTH POINT

Parish: ST. JOHN

County: CUMBERLAND

Strata Certificate (Approved Form 5)

(1) The Accredited Certifier

GORDON WREN

Accreditation No.

BPB 0447

has made the required inspections and is satisfied that the requirements of;

*(a) Section 37 or 37A *Strata Schemes (Freehold Development) Act 1973* and clause 29A *Strata Schemes (Freehold Development) Regulation 2012*,

~~*(b) Section 66 or 66A *Strata Schemes (Leasehold Development) Act 1986* and clause 30A of the *Strata Schemes (Leasehold Development) Regulation 2012*.~~

have been complied with and approves of the proposed strata plan illustrated in the plan with this certificate.

*(2) The Accredited Certifier is satisfied that the plan is consistent with a relevant development consent in force, and that all conditions of the development consent that by its terms are required to be complied with before a strata certificate may be issued, have been complied with.

~~*(3) The strata plan is part of a development scheme. The council or accredited certifier is satisfied that the plan is consistent with any applicable conditions of the relevant development consent and that the plan gives effect to the stage of the strata development contract to which it relates.~~

*(4) The building encroaches on a public place and;

*(a) The Council does not object to the encroachment of the building beyond the alignment of

*(b) The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the encroachment.

*(5) This approval is given on the condition that lot(s) ^

*(6) .. are created as utility lots in accordance with section 39 of the *Strata Schemes (Freehold Development) Act 1973* or section 68 of the *Strata Schemes (Leasehold Development) Act 1986*.

Date: 14th MARCH 2016

Subdivision number: SC 2465

Relevant Development Consent number: CDC 845

Issued by: GORDON WREN

Signature:

Accredited Certifier

* Strike through if inapplicable.

^ Insert lot numbers of proposed utility lots.

Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only)

The Owners – Strata Plan No. 93238
REGATTA 2 BURROWAY ROAD
WENTWORTH POINT NSW 2127

The adopted by-laws for the scheme are:

* ^ Model By-laws

* together with, Keeping of animals: Option *A/*B/*C

* By-laws in 86 sheets filed with plan.

* Strike through if inapplicable

^ Insert the type to be adopted (Schedules 2 - 7 *Strata Schemes Management Regulation 2010*)

Surveyor's Certificate (Approved Form 3)

I, MICHAEL TRIFIRO

of SDG LAND DEVELOPMENT SOLUTIONS.

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

(1) Each applicable requirement of

* Schedule 1A of the *Strata Schemes (Freehold Development) Act 1973* has been met

* Schedule 1A of the *Strata Schemes (Leasehold Development) Act 1986* has been met;

*(2) *(a) The building encroaches on a public place;

*(b) The building encroaches on land (other than a public place), and an appropriate easement has been created by ^ to permit the encroachment to remain.

*(3) The survey information recorded in the accompanying location plan is accurate.

Signature:

Date: 07-03-2016

* Strike through if inapplicable.

^ Insert the deposited plan number or dealing number of the instrument that created the easement

Signatures, Seals and Section 88B Statements should appear on STRATA PLAN FORM 3A

Surveyor's Reference: 6064

STRATA PLAN ADMINISTRATION SHEET

Sheet 2 of 7 sheets

Registered:



20.4.2016

Office Use Only

Office Use Only

SP93238

**PLAN OF SUBDIVISION OF LOT 16 IN
DP270778**

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

- A Schedule of Unit Entitlements.
- 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: SC 2465

Date of endorsement: 14th MARCH 2016

LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT
1	27	33	26	65	26	97	33
2	27	34	26	66	26	98	26
3	32	35	26	67	26	99	26
4	29	36	26	68	26	100	36
5	29	37	26	69	30	101	35
6	27	38	34	70	33	102	35
7	27	39	27	71	37	103	32
8	25	40	26	72	38	104	27
9	25	41	26	73	38	105	26
10	25	42	26	74	22	106	26
11	25	43	26	75	22	107	37
12	25	44	26	76	33	108	38
13	27	45	27	77	26	109	38
14	35	46	26	78	26	110	35
15	27	47	36	79	33	111	30
16	25	48	27	80	38	112	36
17	26	49	26	81	38	113	28
18	25	50	26	82	38	114	26
19	25	51	26	83	22	115	26
20	25	52	26	84	22	116	43
21	26	53	26	85	33	117	34
22	35	54	26	86	25	118	34
23	27	55	29	87	26	119	34
24	26	56	29	88	35	120	30
25	26	57	34	89	37	121	36
26	26	58	24	90	38	122	39
27	26	59	35	91	35	123	21
28	25	60	27	92	25	124	32
29	26	61	26	93	26	125	44
30	35	62	26	94	37	126	34
31	27	63	26	95	35	127	26
32	26	64	26	96	35	128	38

If space is insufficient use additional annexure sheet.

Surveyor's Reference: 6064

STRATA PLAN FORM 3 (PART 2) (2012) WARNING: Creasing or folding will lead to rejection

STRATA PLAN ADMINISTRATION SHEET

Sheet 3 of 7 sheets

Registered:



20.4.2016

Office Use Only

Office Use Only

SP93238

**PLAN OF SUBDIVISION OF LOT 16 IN
DP270778**

Subdivision Certificate number: SC 2465

Date of endorsement: 14th MARCH 2016

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

- A Schedule of Unit Entitlements.
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*.
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- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.


LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT
129	28	161	34	193	27	225	34
130	27	162	34	194	31	226	34
131	27	163	26	195	23	227	26
132	28	164	35	196	33	228	35
133	42	165	33	197	35	229	40
134	33	166	26	198	26	230	32
135	34	167	27	199	34	231	25
136	26	168	31	200	34	232	28
137	39	169	23	201	26	233	32
138	38	170	35	202	34	234	23
139	27	171	36	203	40	235	34
140	36	172	26	204	32	236	35
141	33	173	34	205	24	237	26
142	34	174	34	206	27	238	34
143	25	175	26	207	31	239	34
144	33	176	34	208	23	240	26
145	34	177	45	209	33	241	35
146	25	178	31	210	35	242	41
147	34	179	24	211	26	243	31
148	33	180	27	212	34	244	24
149	34	181	31	213	34	245	28
150	26	182	23	214	26	246	31
151	33	183	33	215	34	247	23
152	34	184	34	216	40	248	33
153	25	185	26	217	32	249	36
154	34	186	33	218	24	250	26
155	28	187	33	219	27	251	34
156	32	188	26	220	31	252	34
157	25	189	34	221	23	253	26
158	33	190	40	222	33	254	35
159	34	191	31	223	36	255	40
160	26	192	24	224	26	256	32

If space is insufficient use additional annexure sheet.

Surveyor's Reference: 6064

STRATA PLAN ADMINISTRATION SHEET

Sheet 4 of 7 sheets

Registered:  20.4.2016

Office Use Only

SP93238

Office Use Only

PLAN OF SUBDIVISION OF LOT 16 IN
DP270778

Subdivision Certificate number: SC 2465
 Date of endorsement: 14th MARCH 2016

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

- A Schedule of Unit Entitlements.
- 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 No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT	LOT No.	UNIT ENTITLEMENT
257	25	277	34	297	29	317	29
258	28	278	34	298	22	318	30
259	32	279	26	299	20	319	32
260	24	280	35	300	30	320	25
261	34	281	40	301	29	321	21
262	36	282	32	302	30	322	30
263	27	283	25	303	29	323	29
264	34	284	45	304	29	324	30
265	34	285	26	305	24	325	29
266	26	286	35	306	20	326	30
267	35	287	41	307	30	327	35
268	40	288	32	308	29	328	36
269	32	289	29	309	30	329	28
270	25	290	26	310	29	330	29
271	28	291	30	311	30	331	33
272	32	292	31	312	25	332	35
273	24	293	21	313	20	AGG	10000
274	34	294	21	314	30		
275	35	295	25	315	29		
276	31	296	29	316	30		


This plan contains a Strata Management Statement consisting of 83 pages

If space is insufficient use additional annexure sheet.

Surveyor's Reference: 6064

STRATA PLAN ADMINISTRATION SHEET

Sheet 5 of 7 sheets

Registered:  20.4.2016

Office Use Only

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SP93238

**PLAN OF SUBDIVISION OF LOT 16 IN
DP270778**

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

- A Schedule of Unit Entitlements.
- 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: SC 2465

Date of endorsement: 14th MARCH 2016

PUSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED AND SECTION 7(3) OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973,

IT IS INTENDED TO CREATE:

1. RESTRICTION ON THE USE OF LAND

If space is insufficient use additional annexure sheet.

Surveyor's Reference: 6064

STRATA PLAN FORM 3 (PART 2) (2012) WARNING: Creasing or folding will lead to rejection

ePlan

STRATA PLAN ADMINISTRATION SHEET

Sheet 6 of 7 sheets

Registered:



20.4.2016

Office Use Only

SP93238

Office Use Only

PLAN OF SUBDIVISION OF LOT 16 IN
DP270778

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

- A Schedule of Unit Entitlements.
- 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: SC 2465

Date of endorsement: 14th MARCH 2016

EXECUTED by FAIRMEAD BUSINESS PTY
LTD (ACN 069 006 426) in accordance with
section 127 of the Corporations Act:

)
)
)

Signature of Director

William Kinsella

Name of Director (block letters)

Signature of Director/Secretary

John Kinsella

Name of Director/Secretary (block letters)

If space is insufficient use additional annexure sheet.

Surveyor's Reference: 6064

STRATA PLAN FORM 3 (PART 2) (2012) WARNING: Creasing or folding will lead to rejection

ePlan

STRATA PLAN ADMINISTRATION SHEET

Sheet 7 of 7 sheets

Registered:



20.4.2016

Office Use Only

SP93238

Office Use Only

PLAN OF SUBDIVISION OF LOT 16 IN
DP270778

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.

Subdivision Certificate number:

Date of endorsement:

SIGNED SEALED AND DELIVERED by
ROSS CAMERON
as attorney for WESTPAC ADMINISTRATION
PTY LTD (ACN 008 617 203) under registered
power of attorney
Book *4678* No. *176*
dated *16 SEP 2014* in
the presence of:

.....
Signature of witness

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

.....
GREG ANDERSON
Name of witness (block letters)

.....
Level 3, 275 KENT ST, SYDNEY
Address of witness (block letters) *NSW 2000*

If space is insufficient use additional annexure sheet.

Surveyor's Reference: 6064

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.

(Sheet 1 of 4 sheets)

Plan: SP93238

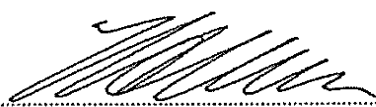
Plan of subdivision of lot 16 in DP270778
covered by Strata Certificate No.

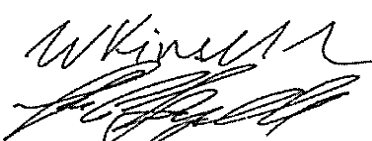
**Full name and
address of the
owner of the
land:**

Fairmead Business Pty Ltd
(ACN 069 006 426)
Suite 101, 25 Angas Street
MEADOWBANK NSW 2114

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	Lots 1 to 332 inclusive	Auburn City Council


.....
Council Authorised Person



(Sheet 2 of 4 sheets)

Plan: **SP93238**

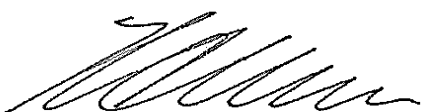
Plan of subdivision of lot 16 in DP270778
covered by Strata Certificate No.

PART 2 (Terms)

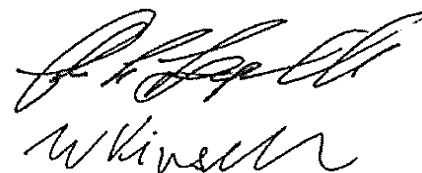
1 Interpretation

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;
- (b) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument;
- (c) a reference to a natural person includes their personal representatives, successors, and permitted assigns;
- (d) a reference to a corporation includes its successors and permitted assigns;
- (e) where this instrument refers to a body or authority which no longer exists, unless otherwise prescribed by law, there is taken to be substituted a body or authority having substantially the same objects as the named body or authority;
- (f) 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;
- (g) a requirement to do any thing includes a requirement to cause that thing to be done;
- (h) a word that is derived from a defined word has a corresponding meaning; and
- (i) the singular includes the plural and vice-versa.



Council Authorised Person



(Sheet 3 of 4 sheets)

Plan: **SP93238**

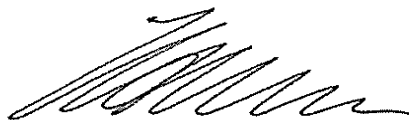
Plan of subdivision of lot 16 in DP270778
covered by Strata Certificate No.

2 Terms of RESTRICTION ON THE USE OF LAND numbered 1 in the Plan

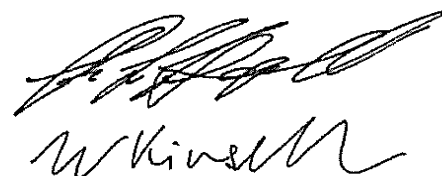
A car parking space within, or forming part of a Burdened lot, must not be used other than by a proprietor or occupier of the Building within which the Burdened lot is located.

**Name of Authority empowered to release, vary or modify the RESTRICTION
ON THE USE OF LAND numbered 1 in the Plan**

Auburn City Council



.....
Council Authorised Person


W Kinsell

(Sheet 4 of 4 sheets)


Plan: **SP93238**

Plan of subdivision of lot 16 in DP270778
covered by Strata Certificate No.

EXECUTED by FAIRMEAD BUSINESS
PTY LTD (ACN 069 006 426) in
accordance with section 127 of the
Corporations Act:



Signature of Director
William Kinsella

Name of Director (block letters)


Signature of Director/Secretary
John Fitzgerald
Secretary

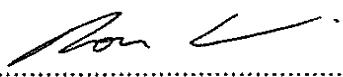
Name of Director/Secretary (block letters)

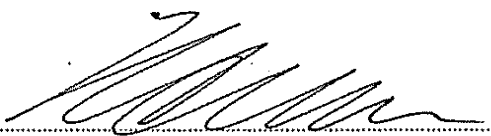
SIGNED SEALED AND DELIVERED by
as attorney for Westpac Administration
Pty Ltd (ACN 008 617 203) under
registered power of attorney
Book 4678 No. 176
dated 15 SEP 2014 in the
presence of:


Signature of witness

Ken Ishiwatari
Name of witness (block letters)

113, 275 Kent Street, Sydney
Address 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


Council Authorised Person

REGISTERED

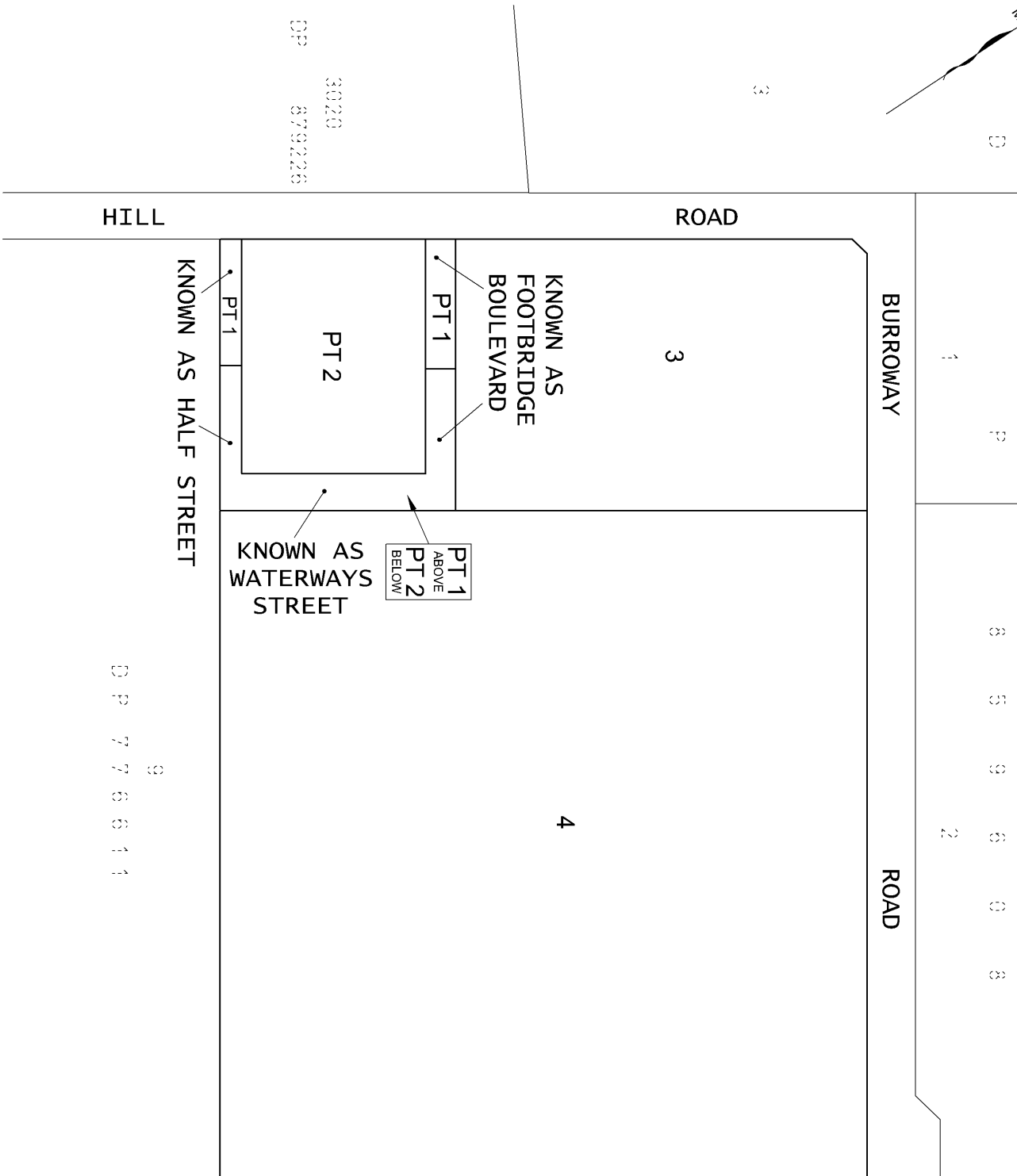


20.4.2016





LOCATION DIAGRAM
REDUCTION RATIO 1:1250



THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE CURRENT SUBDIVISIONAL PATTERN OF THE SCHEME. FOR DETAILS OF SUCH UPDATES AND ADDITIONAL REPLACEMENT SHEETS ADDED SEE SCHEDULE BELOW.

SCHEDULE OF CHANGES TO THE SCHEME

LOT No.	DETAILS	SHEET No.
2	SP97807	-
3	SUBDIVIDED INTO LOTS 5-7	9-16
6	CONVERTED TO ASSOCIATION	8A-8D
4	PROPERTY	17
10	SUBDIVIDED INTO LOTS 8-10	18
8-9	SUBDIVIDED INTO LOTS 11-12	19,20,21
7	SUBDIVIDED INTO LOTS 13-15	22,30
18	SUBDIVIDED INTO LOTS 16-18	8E-8I
16	CONVERTED TO ASSOCIATION	-
17	PROPERTY	-
12-14	SP94094	31-52
21-22	SUBDIVIDED INTO LOTS 19-24	8L-8S
19	CONVERTED TO ASSOCIATION	-
25	PROPERTY	53-60
15,29	SP94476	-
27,28,30	SUBDIVIDED INTO LOTS 25-30	8T-8AF
26	CONVERTED TO ASSOCIATION	-
20	PROPERTY	-
34	SEVERED FROM SCHEME (AK910971)	-
31	SP95128	81-138
32	SUBDIVIDED INTO LOTS 31-34	8AG-8AY
33	CONVERTED TO ASSOCIATION	-
32	PROPERTY	-
39	SP95806	-
36	SUBDIVIDED INTO LOTS 35-39	139,235
37	CONVERTED TO ASSOCIATION	8AZ-8CA
	PROPERTY	-
	SP97390	236-290

HOMEBUSH BAY

DP 3020 879226

HILL ROAD

ROAD

BURROWAY

ROAD

KNOWN AS
FOOTBRIDGE
BOULEVARD

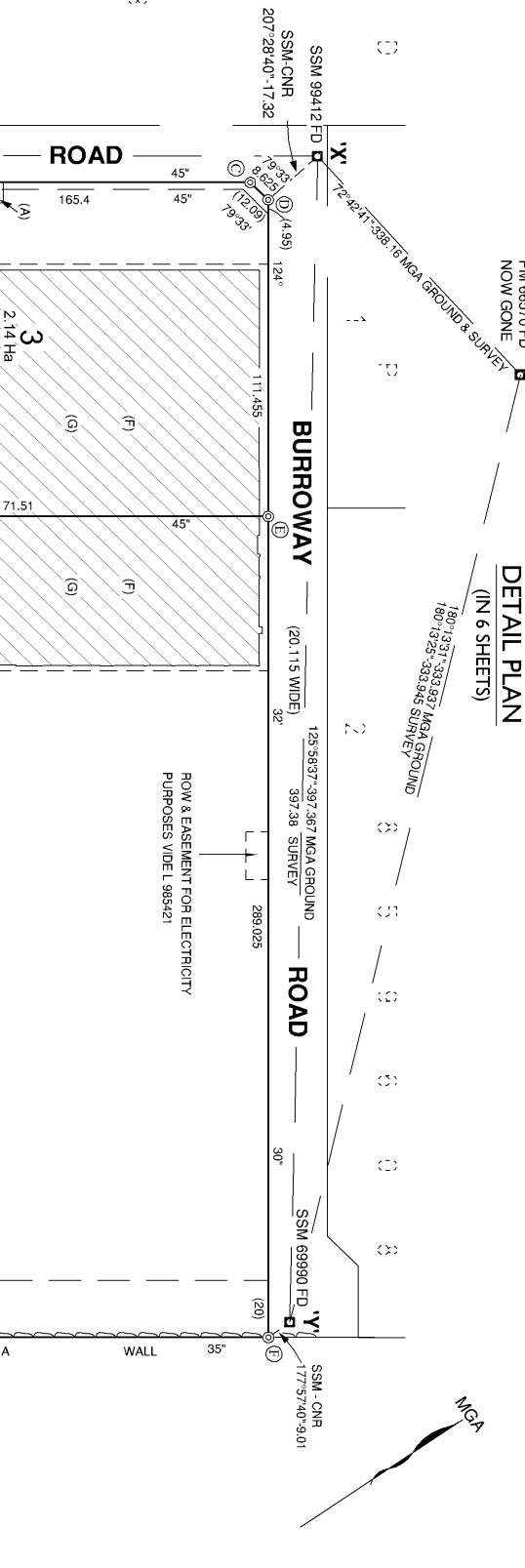
KNOWN AS
WATERWAYS
STREET

KNOWN AS HALF STREET

Subdivision Certificate No: SC39/2012
Date: 29/11/2012
Surveyor: IAN JAMES SOUTER
Surveyors Ref: 5497
Registered 8.1.2013

COMMUNITY / FREIGHT / NEIGHBOURHOOD PLAN

DP270778 (E)

[illegible]

**PT 1 KNOWN AS
HALF STREET**

HILL

E

G

34°

304°

117.55°

34° 32' 50" 9"

49°

35°


15°

107.905°

AREA TABLE	FLOOR LEVEL
LOT NUMBER	

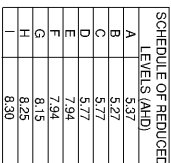
Surveyor: IAN JAMES SOUTER
Date of Survey: 26-09-2012

CLAUSE 36(1)(B), 6(1)(2) AND 8(2) OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2012									
MARK	MGA CO-ORDINATES		HORIZONTAL		AHD HEIGHTS		VERTICAL		CLASS (ORDER/METHOD)
	EASTING	NORTHING	CLASS (ORDER/METHOD)	ORIGIN	FL.	CLASS (ORDER/METHOD)	ORIGIN		
PM 66510	312 458 008	6 255 888 912	2	SCMS	SCMS	1	1	SCMS	SCMS
SSM 68990	312 456 695	6 255 585 083	8	2	SCMS	SCMS	1	7	SCMS
SSM 93729	321 755 313	6 255 322 343	8	2	SCMS	SCMS	2	187	LC
SSM 99412	322 135 130	6 255 188 517	8	2	SCMS	SCMS	1	78	SCMS
BM (D) DM6317 934.9	6 255 554	0	4	4	TRAV	CALC	2	0.9	0
COMBINED SGA LEVEL SCALE FACTOR 0.999988, ZONE 56									
SOURCE: MGA COORDS & AHD HEIGHTS ADOPTED FROM SCMS ON 16-10-2012									

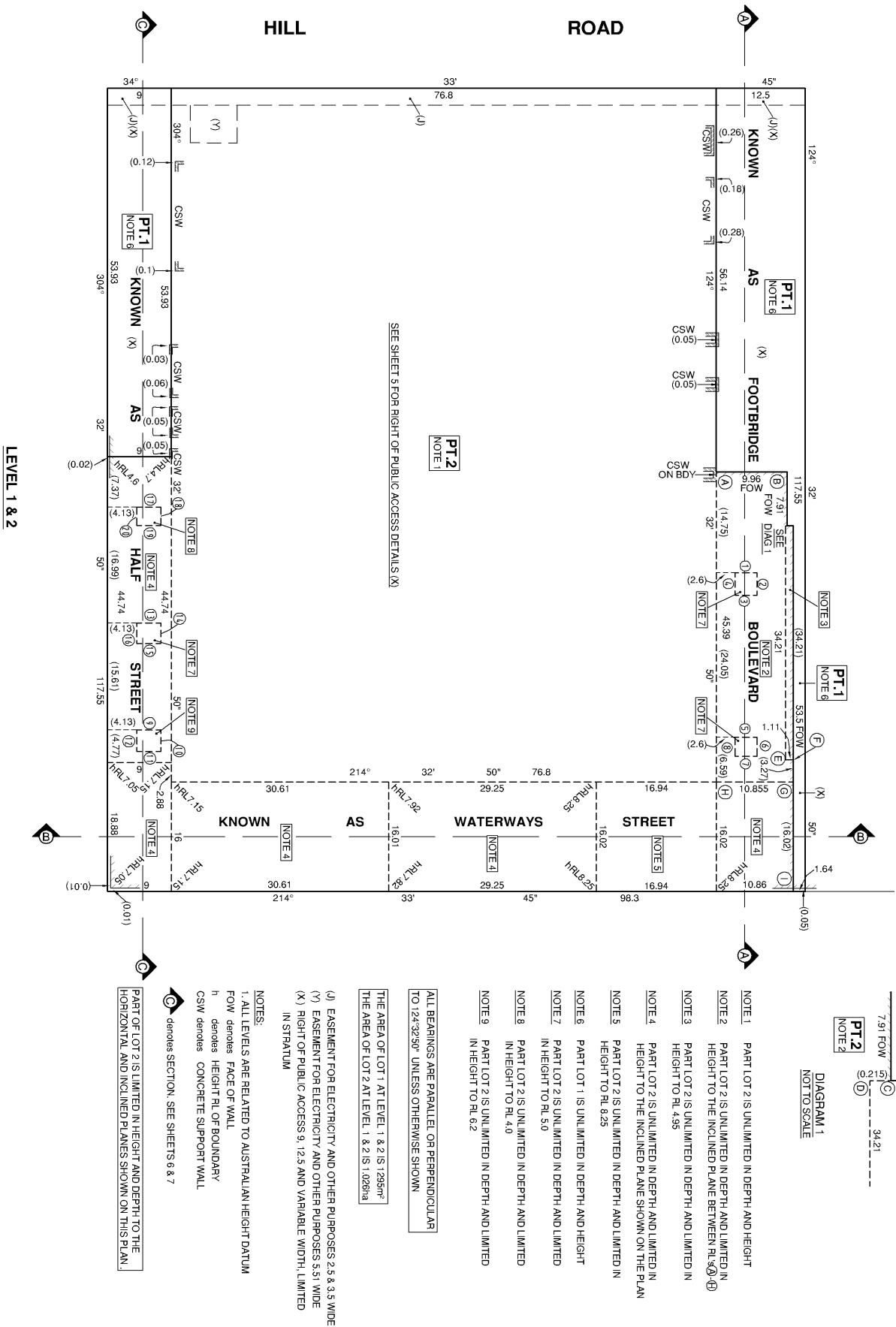


anietarar

DP270778



SCHEDULE SHORT LINES		
Nº.	BEARING	DIST
1	34° 32' 50."	3 1
2	12° 32' 50."	3 3
3	21° 32' 50."	3 1
4	31° 32' 50."	3 1
5	34° 32' 50."	3 1
6	12° 32' 50."	2 8
7	21° 32' 50."	3 1
8	30° 32' 50."	2 8
9	34° 32' 50."	3 4
10	12° 32' 50."	3 15
11	21° 32' 50."	3 4
12	30° 32' 50."	3 15
13	34° 32' 50."	3 4
14	12° 32' 50."	3 4
15	21° 32' 50."	3 4
16	30° 32' 50."	3 4
17	34° 32' 50."	3 4
18	12° 32' 50."	2 7
19	21° 32' 50."	3 4
20	30° 32' 50."	2 7





SCHEDULE OF REDUCED LEVELS (AHD)	
A	5.37
B	5.27
C	5.77
D	5.77
E	7.94
F	7.94
G	8.15
H	8.25
I	8.30



SEE SHEET 5 FOR RIGHT OF PUBLIC ACCESS DETAILS (X)

HILL

ROAD

LEVEL 3 & ABOVE

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

d denotes DEPTH RL OF BOUNDARY

CSW denotes CONCRETE SUPPORT WALL

(i) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE

(ii) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.51 WIDE

(x) RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH, LIMITED IN STRATUM

NOTE 1	PART LOT 2 IS UNLIMITED IN DEPTH AND HEIGHT
NOTE 2	PART LOT 1 IS LIMITED IN DEPTH TO THE INCIDENT PLANE BETWEEN RL 5.0 (G) AND UNLIMITED IN HEIGHT
NOTE 3	PART LOT 1 IS LIMITED IN DEPTH TO RL 4.95 AND UNLIMITED IN HEIGHT
NOTE 4	PART LOT 1 IS LIMITED IN DEPTH TO THE INCIDENT PLANE SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 5	PART LOT 1 IS LIMITED IN DEPTH TO RL 8.25 AND UNLIMITED IN HEIGHT
NOTE 6	PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
NOTE 7	PART LOT 1 IS LIMITED IN DEPTH TO RL 6.0 AND UNLIMITED IN HEIGHT
NOTE 8	PART LOT 1 IS LIMITED IN DEPTH TO RL 4.0 AND UNLIMITED IN HEIGHT
NOTE 9	PART LOT 1 IS LIMITED IN DEPTH TO RL 6.2 AND UNLIMITED IN HEIGHT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
d denotes DEPTH RL OF BOUNDARY
CSW denotes CONCRETE SUPPORT WALL

 denotes SECTION. SEE SHEETS 6 & 7.

DIAGRAM 3
NOT TO SCALE

Surveyor: IAN JAMES SOUTER
Date of Survey: 26-09-2012
Surveyor's Ref: 5497

PLAN OF SUBDIVISION OF LOTS 121 & 122 IN DP 1156412

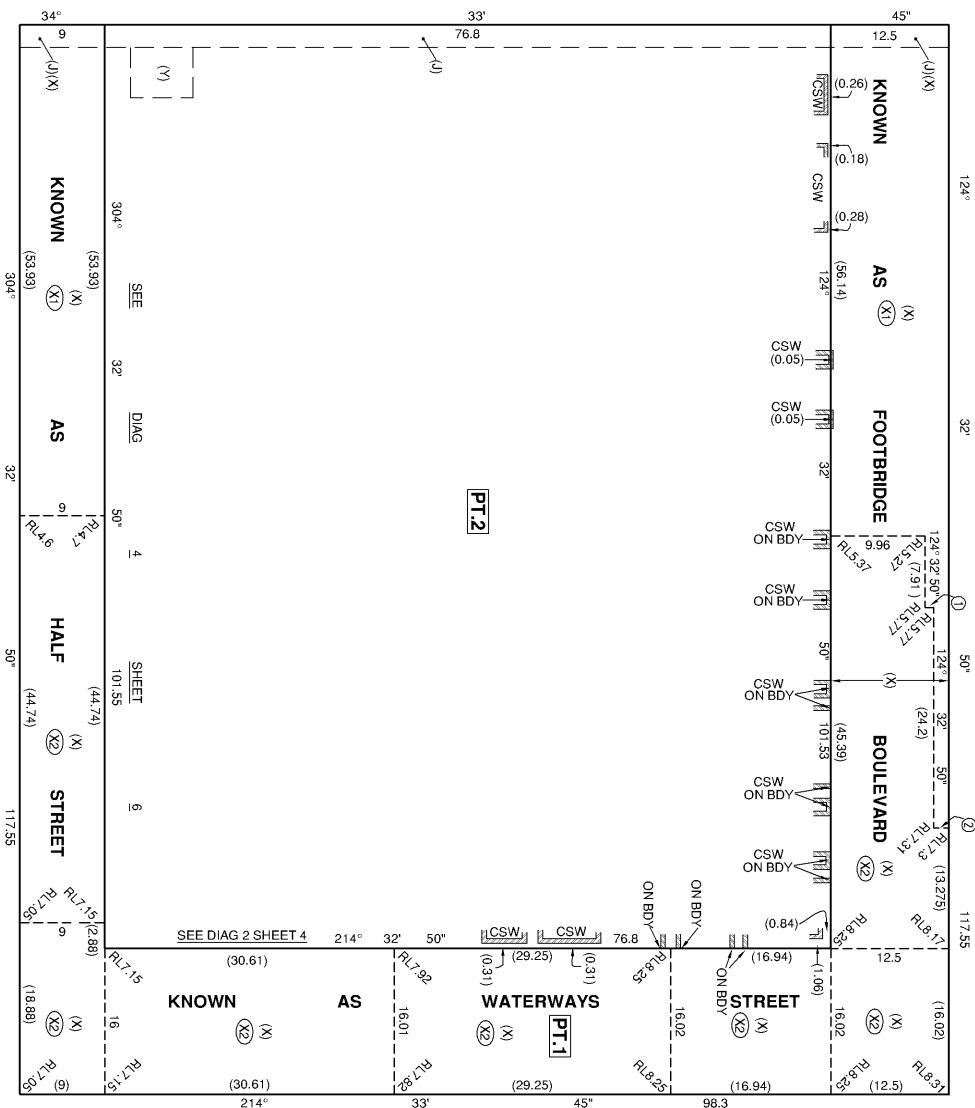
L G A: AUBURN
Locality: WENTWORTH POINT
Subdivision No: SC39/2012
Lengths are in metres. Reduction:

Registered
8.1.2013

DP270778



DETAIL PLAN (IN 6 SHEETS)



SCHEDULE SHORT LINES		
No.	BEARING	DIST.
1	34° 32' 50"	0.825
2	34° 32' 50"	1.845

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124° 32' 50" UNLESS OTHERWISE SHOWN

- (X) INDICATES EASEMENT UNLIMITED IN DEPTH AND HEIGHT
(X2) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLS SHOWN AND UNLIMITED IN HEIGHT
(X) RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH, LIMITED IN STRATUM
(J) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE
(Y) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.51 WIDE
- NOTES:
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
CSW denotes CONCRETE SUPPORT WALL

RIGHT OF PUBLIC ACCESS DETAILS

Surveyor: IAN JAMES SOUTER
Date of Survey: 26-09-2012
Surveyor's Ref: 5497

PLAN OF SUBDIVISION OF LOTS 121 & 122 IN DP 1156412

L.G.A.: ALBURN
Locality: WENTWORTH POINT
Subdivision No: SC39/2012
Lengths are in metres. Reduction Ratio 1:400

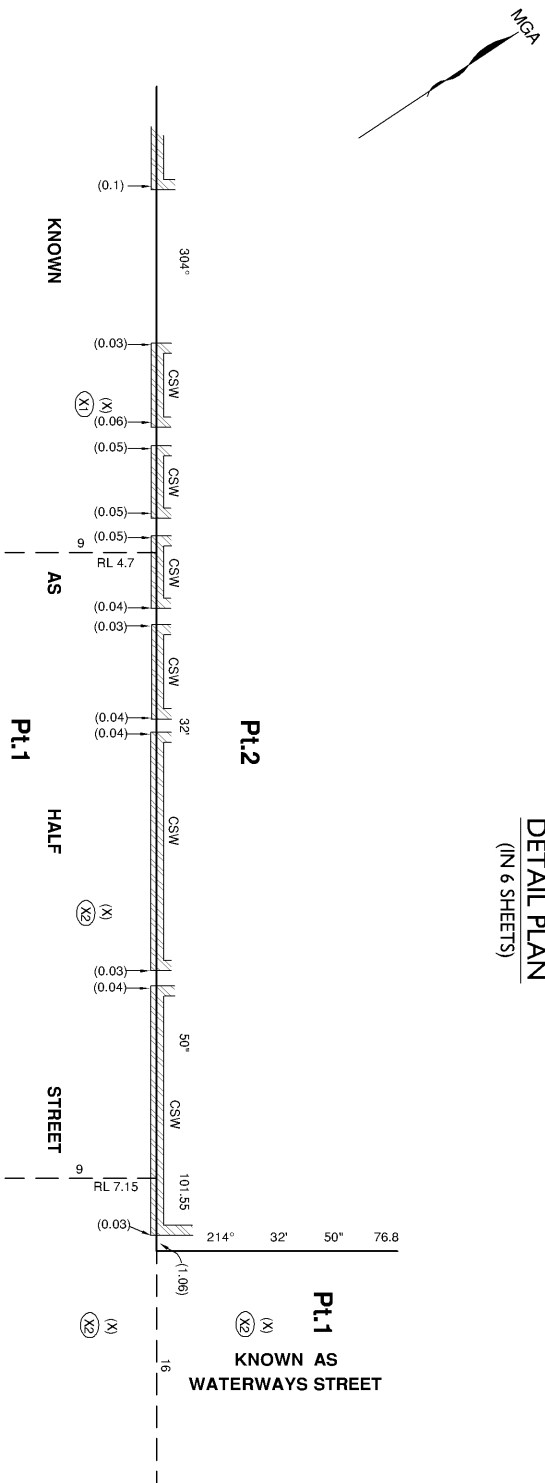


Registered
8.1.2013

DP270778

DETAIL PLAN

(IN 6 SHEETS)



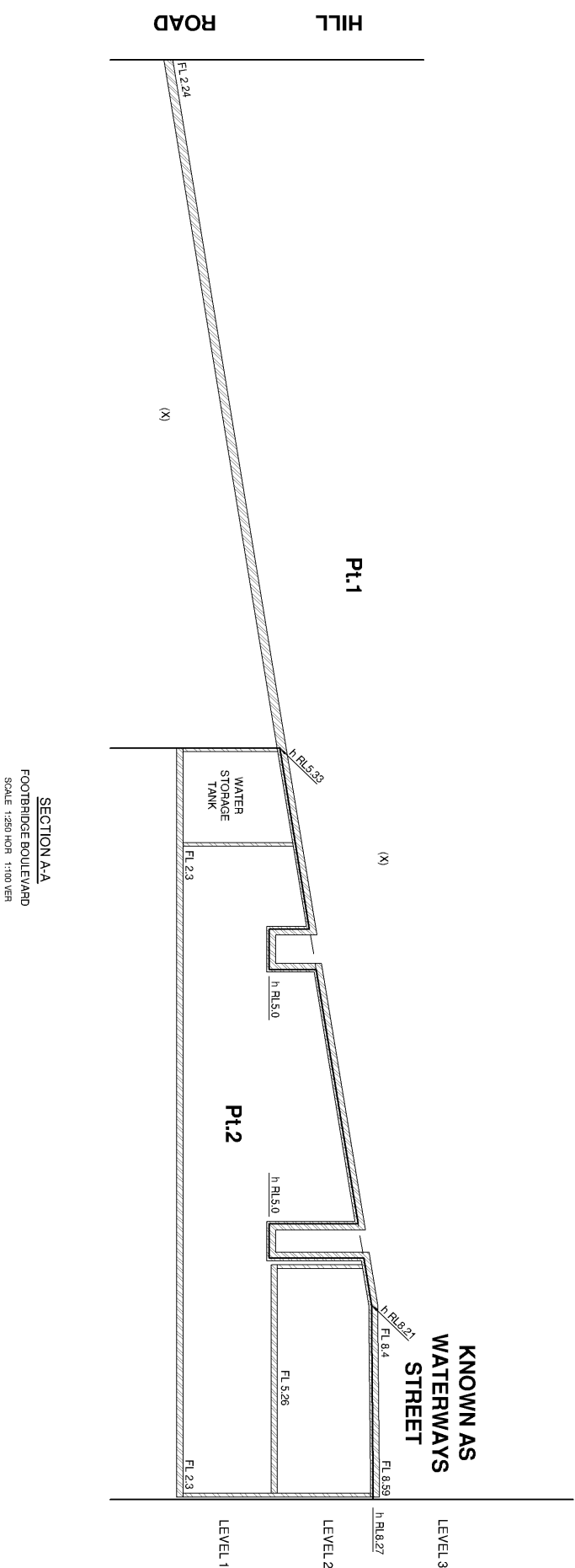
- (X) RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH, LIMITED IN STRATUM
- (X1) INDICATES EASEMENT UNLIMITED IN DEPTH AND HEIGHT
- (X2) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S SHOWN BELOW & UNLIMITED IN HEIGHT (SEE SHEET 5)
- ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
- h denotes HEIGHT RL OF BOUNDARY AND EASEMENT
- FL denotes FINISHED CONCRETE LEVEL
- CSW denotes CONCRETE SUPPORT WALL
- SEE SHEET 5 FOR RIGHT OF PUBLIC ACCESS DETAILS (X)

DIAGRAM 4

NOT TO SCALE



KNOWN AS WATERWAYS STREET

LEVEL 3
LEVEL 2
LEVEL 1

Surveyor: IAN JAMES SOUTER
Date of Survey: 26-09-2012
Surveyor's Ref: 5497

PLAN OF SUBDIVISION OF LOTS 121 & 122 IN DP 1156412

L.G.A.: ALBURN
Locality: WENTWORTH POINT
Subdivision No.: SC39/2012
Lengths are in metres. Reduction Ratio AS SHOWN

Registered

8.1.2013

DP270778

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table from

80

100

110

120

130

140

150

160

170

180

190

200

210

220

230

240

250

260

270

280

290

300

310

320

330

340

350

360

370

380

390

400

410

420

430

440

450

460

470

480

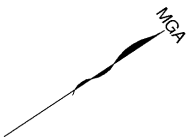
490

500

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

FOR SURVEY MARKINGS SEE DETAIL PLAN SHEET 2



SCHEDULE OF REDUCED LEVELS (AHD)	
A	8.37
B	8.27
C	8.77
D	8.77
E	7.84
F	7.84
G	8.25
H	8.25
I	8.30

SCHEDULE SHORT LINES	
No	BEARING DIST
1	34°32'50" 3.1
2	124°32'50" 3.3
3	214°32'50" 3.3
4	304°32'50" 3.3
5	34°32'50" 3.1
6	124°32'50" 3.3
7	214°32'50" 3.3
8	304°32'50" 3.3
9	34°32'50" 3.1
10	124°32'50" 3.3
11	214°32'50" 3.3
12	304°32'50" 3.3
13	34°32'50" 3.4
14	124°32'50" 3.4
15	214°32'50" 3.4
16	304°32'50" 3.4
17	34°32'50" 2.7
18	124°32'50" 2.7
19	214°32'50" 3.4
20	304°32'50" 2.7

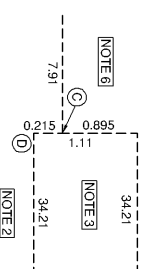
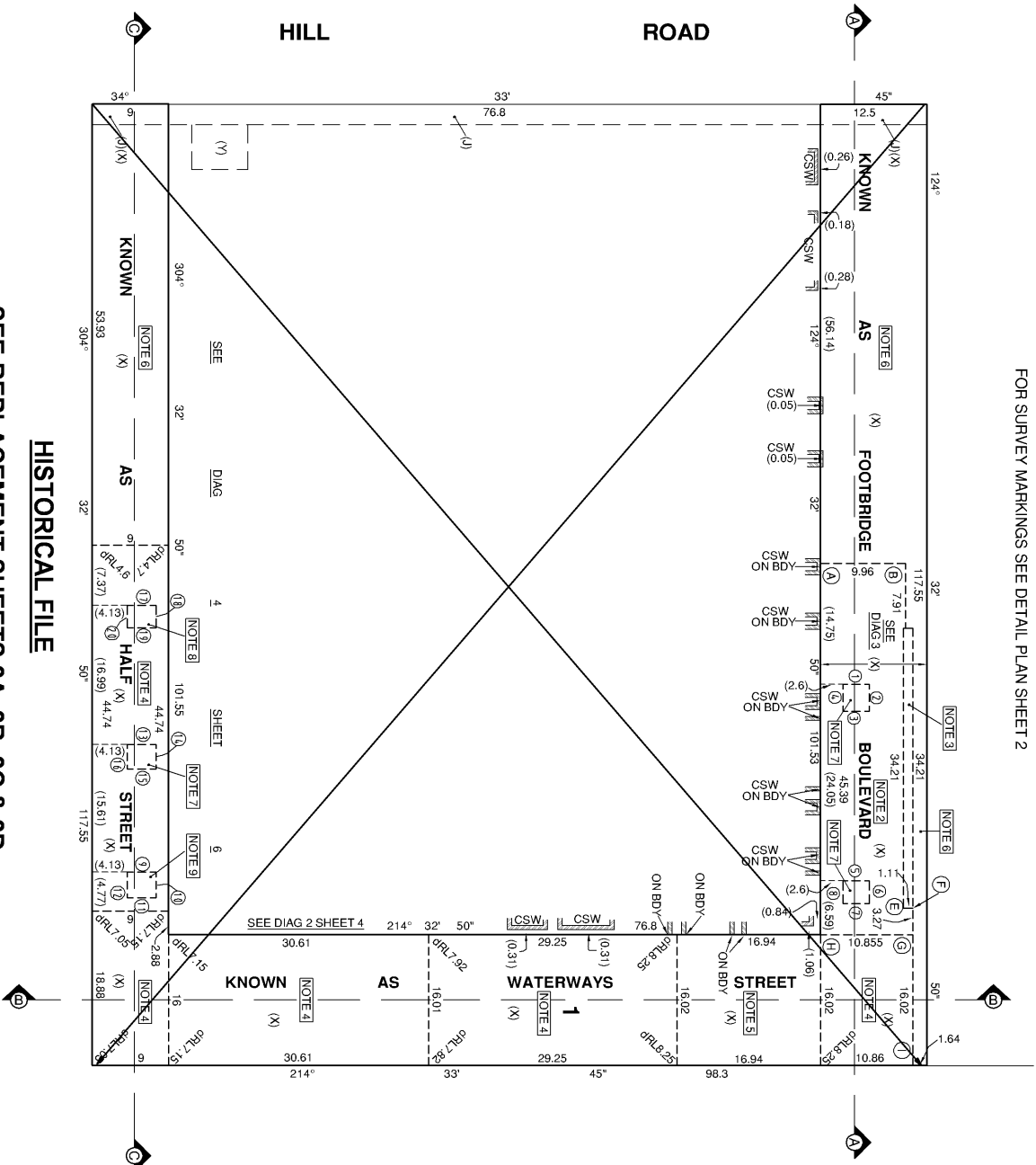


DIAGRAM 3
NOT TO SCALE

- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL 82.9 (A) AND UNLIMITED IN HEIGHT
- NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO RL 4.55 AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE INCINED PLANE SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO RL 8.25 AND UNLIMITED IN HEIGHT
- NOTE 6 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 7 PART LOT 1 IS LIMITED IN DEPTH TO RL 5.0 AND UNLIMITED IN HEIGHT
- NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO RL 4.0 AND UNLIMITED IN HEIGHT
- NOTE 9 PART LOT 1 IS LIMITED IN DEPTH TO RL 6.2 AND UNLIMITED IN HEIGHT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

- (J) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE
- (Y) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.51 WIDE
- (X) RIGHT OF PUBLIC ACCESS 9.125 AND VARIABLE WIDTH LIMITED IN STRATUM

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
- d denotes DEPTH RL OF BOUNDARY
- CSW denotes CONCRETE SUPPORT WALL

SEE SHEET 5 FOR RIGHT OF ACCESS DETAILS (X)

AREA TABLE	
LOT NUMBER	FLOOR LEVEL
1	LEVEL 1 & 2
	LEVEL 3 & ABOVE
	1295m ²
	3757m ²

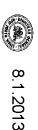
SEE REPLACEMENT SHEETS 8A, 8B, 8C & 8D

HISTORICAL FILE

Surveyor: IAN JAMES SOUTER
Date of Survey: 26-09-2012
Surveyor's Ref: 5497

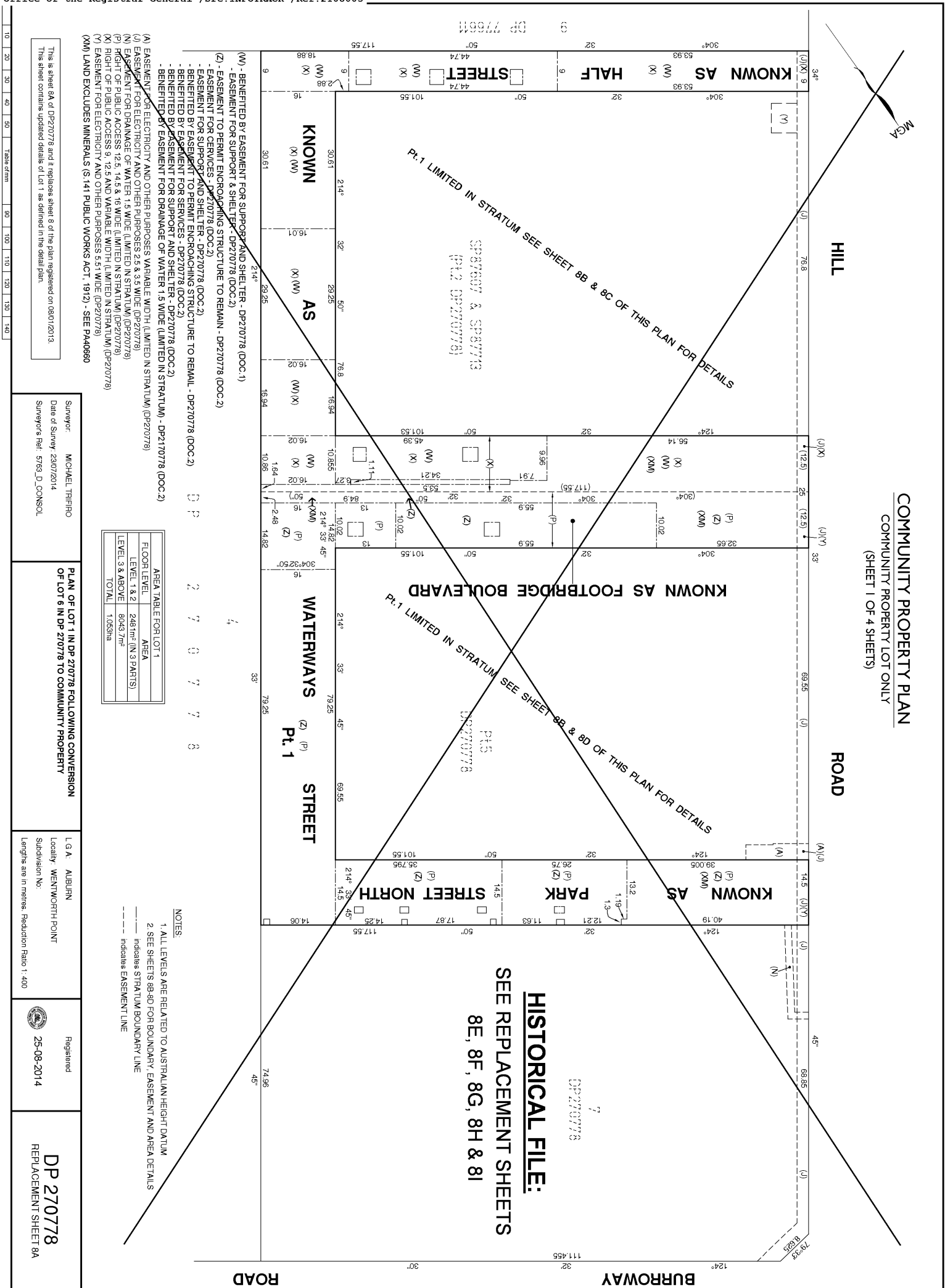
PLAN OF SUBDIVISION OF LOTS 121 & 122 IN DP 1156412

L.G.A.: ALBURN
Locality: WENTWORTH POINT
Subdivision No: SC392012
Lengths are in metres. Reduction Ratio 1:400



8.1.2013

DP270778



COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 2 OF 4 SHEETS)

HILL

ROAD

MGA

HISTORICAL FILE:
SEE REPLACEMENT SHEETS
8E, 8F, 8G, 8H & 8I

DP 270778

SP87607 & SP87713
(PT.2 DP270778)PT.5
DP2707787
DP270778

KNOWN AS HALF STREET

PT.1
(486.4m²)
NOTE 1FOOTBRIDGE
KNOWN AS
BOULEVARDPT.1
(1428.5m²)
NOTE 1PARK STREET NORTH
KNOWN ASPT.1
(567.4m²)
NOTE 1

LEVEL 1 & 2

PART LOT 1 IS A STRATUM LOT

NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 125° 32' 50" UNLESS OTHERWISE SHOWNTHE TOTAL STRATUM FOOTPRINT AREA OF PART LOT 1 AT LEVEL 1 & 2
AS DEFINED ON THIS SHEET IS 2481m² (IN 3 PARTS)

- (A) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778)
(J) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (LIMITED IN STRATUM) (DP270778)
(P) RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778)
(Q) RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STRATUM) (DP270778)
(X) RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778)
(Y) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.51 WIDE (DP270778)

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

--- indicates EASEMENT LINE

This is sheet 8B of DP270778 and it replaces sheet 8 of the plan registered on 08/01/2013.
This sheet contains updated details of Lot 1 as defined in the detail plan.

Surveyor MICHAEL TRIFIRO
Date of Survey 23/07/2014
Surveyor's Ref: 5763_D_CONSOL

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 6 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. ALBURN
Locality WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:500

Registered
25-08-2014

DP 270778
REPLACEMENT SHEET 8B

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table 6mm

LEVEL 3 & ABOVE

PART LOT 1 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH AS SHOWN ON THIS PLAN.

NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.2 AND UNLIMITED IN HEIGHT

NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO RL 4.96 AND UNLIMITED IN HEIGHT

NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO RL 8.25 AND UNLIMITED IN HEIGHT

NOTE 6 PART LOT 1 IS LIMITED IN DEPTH TO RL 5.0 AND UNLIMITED IN HEIGHT

NOTE 7 PART LOT 1 IS LIMITED IN DEPTH TO RL 4.0 AND UNLIMITED IN HEIGHT

NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO RL 6.2 AND UNLIMITED IN HEIGHT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

- (U) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778)
 (P) RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778)
 (Q) RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STRATUM) (DP270778)
 (X) RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778)
 (Y) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.51 WIDE (DP270778)

NOTES:

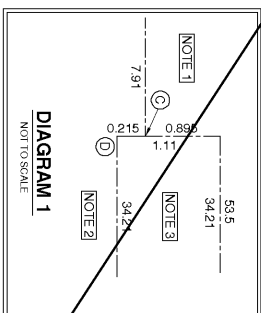
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

d denotes DEPTH RL OF BOUNDARY

--- indicates STRATUM BOUNDARY LINE

- - - indicates EASEMENT LINE

C denotes SECTION (SEE SHEETS 6 & 7 FOR DETAILS)



COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

(SHEET 3 OF 4 SHEETS)

KNOWN AS FOOTBRIDGE

BOULEVARD

STREET

Pt 1

WATERWAYS

HISTORICAL FILE:

SEE REPLACEMENT SHEETS

8E, 8F, 8G, 8H & 8I

SCHEDULE OF REDUCED LEVELS (AND)		
LETTERS	LEVELS	AND
A	5.37	
B	5.27	
C	5.77	
D	5.77	
E	7.94	
F	7.94	
G	8.15	
H	8.25	
I	8.30	

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
1	34°32'50"	3.1
2	124°32'50"	3.3
3	214°32'50"	3.1
4	304°32'50"	3.3
5	34°32'50"	3.1
6	124°32'50"	2.8
7	214°32'50"	3.1
8	304°32'50"	2.8
9	34°32'50"	3.4
10	124°32'50"	3.15
11	214°32'50"	3.4
12	304°32'50"	3.15
13	34°32'50"	3.4
14	124°32'50"	3
15	214°32'50"	3.4
16	304°32'50"	3
17	34°32'50"	3.4
18	124°32'50"	2.7
19	214°32'50"	3.4
20	304°32'50"	2.7

This is sheet 8C of DP270778 and it replaces sheet 8 of the plan registered on 08/01/2013.
 This sheet contains updated details of Lot 1 as defined in the detail plan.

Surveyor: MICHAEL TRIFIRO
 Date of Survey: 23/07/2014
 Surveyor's Ref: 5763_D_CONSOL

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 6 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. ALBURN
 Locality: WENTWORTH POINT
 Subdivision No:
 Lengths are in metres. Reduction Ratio 1:400



Registered
 25-06-2014

DP 270778
 REPLACEMENT SHEET 8C

LEVEL 3 & ABOVE

NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

NOTE 2
PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

NOTE 3
PART LOT 1 IS LIMITED IN DEPTH TO RL3.05 AND UNLIMITED IN HEIGHT

NOTE 5 ~~PART LOT 1 IS LIMITED IN DEPTH TO RL5.0 AND UNLIMITED IN HEIGHT~~

NOTE 6 PART LOT 1 IS LIMITED IN DEPTH TO RLS.2 AND UNLIMITED IN HEIGHT

NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO RL5.9 AND UNLIMITED IN HEIGHT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

SEE REPLACEMENT SHEETS

8E, 8F, 8G, 8H & 8I

PT5
DP270778

 denotes SECTION (SEE ADDITIONAL SHEETS 15 & 16 FOR DETAILS)

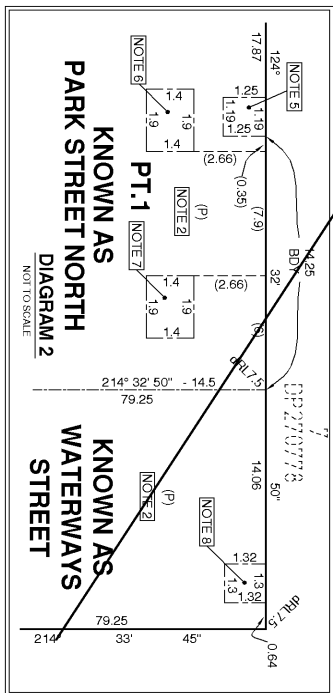
NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

d denotes DEPTH OF BOUNDARY

--- indicates S I H A I U M B O U N D A R Y L I N E

— — indicates EASEMENT LINE



- (A) EXEMPT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE, 2.5 AND 3.5 WIDE (DP220778)
- (B) EXEMPT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP220778)
- (C) RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRUTUM) (DP220778)
- (D) RIGHT OF CARRIAGEWAY 6, 12.5 AND VARIABLE WIDTH (LIMITED IN STRUTUM) (DP220778)
- (E) RIGHT OF PUBLIC ACCESS, 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRUTUM) (DP220778)
- (F) EXEMPT FOR ELECTRICITY AND OTHER PURPOSES 2.5, 5 WIDE (DP220778)

This is sheet 8D of DP270778 and it replaces sheet 8 of the plan registered on 08/01/2013. This sheet contains updated details of Lot 1 as defined in the detail plan.

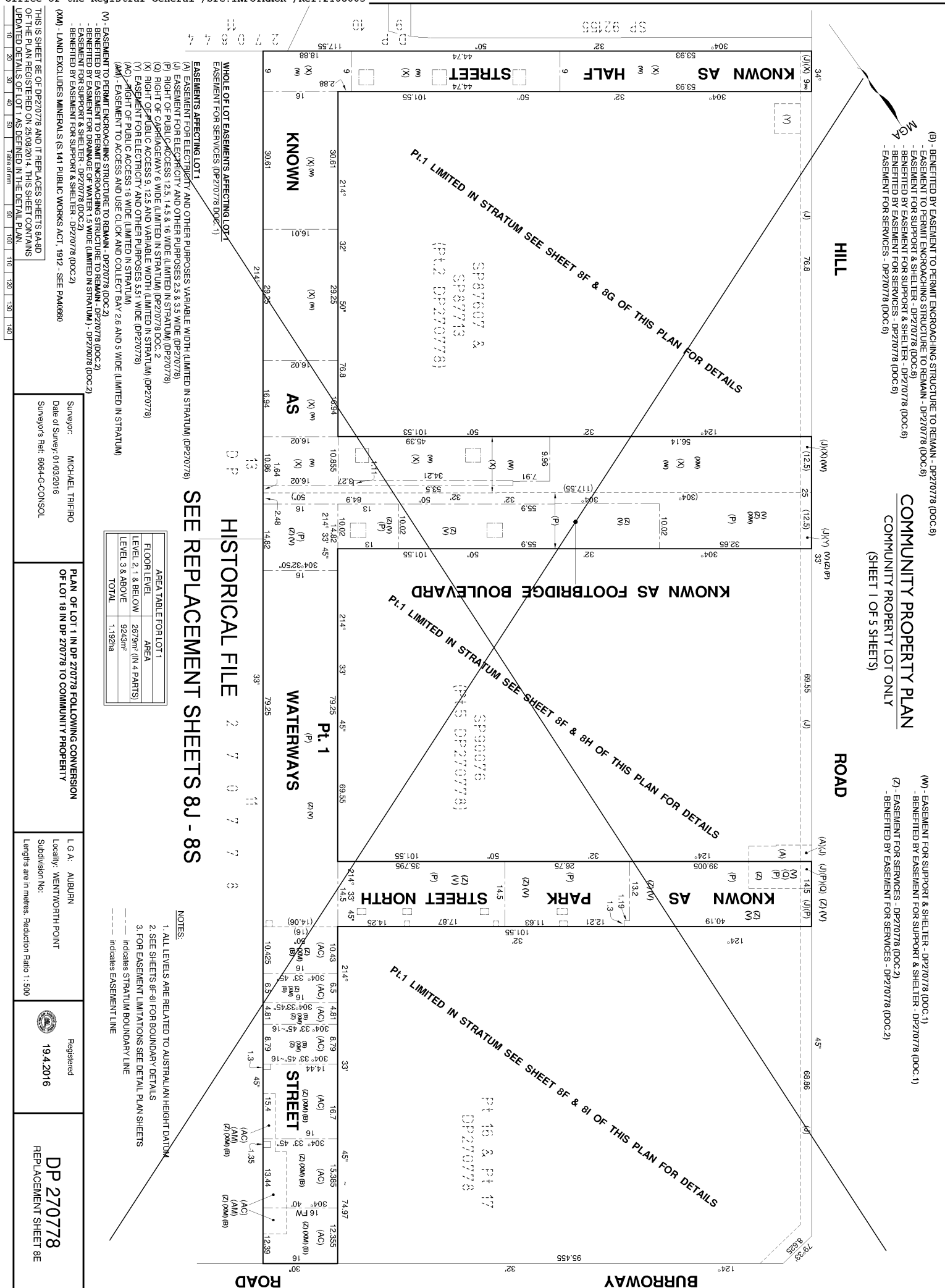
Surveyor: MICHAEL TRIFIRO
Date of Survey: 23/07/2014
Surveyor's Ref: 5763_D_CONSOL

**PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 6 IN DP 270778 TO COMMUNITY PROPERTY**

L.G.A.: AUBURN
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:400

Registered
25-08-2014

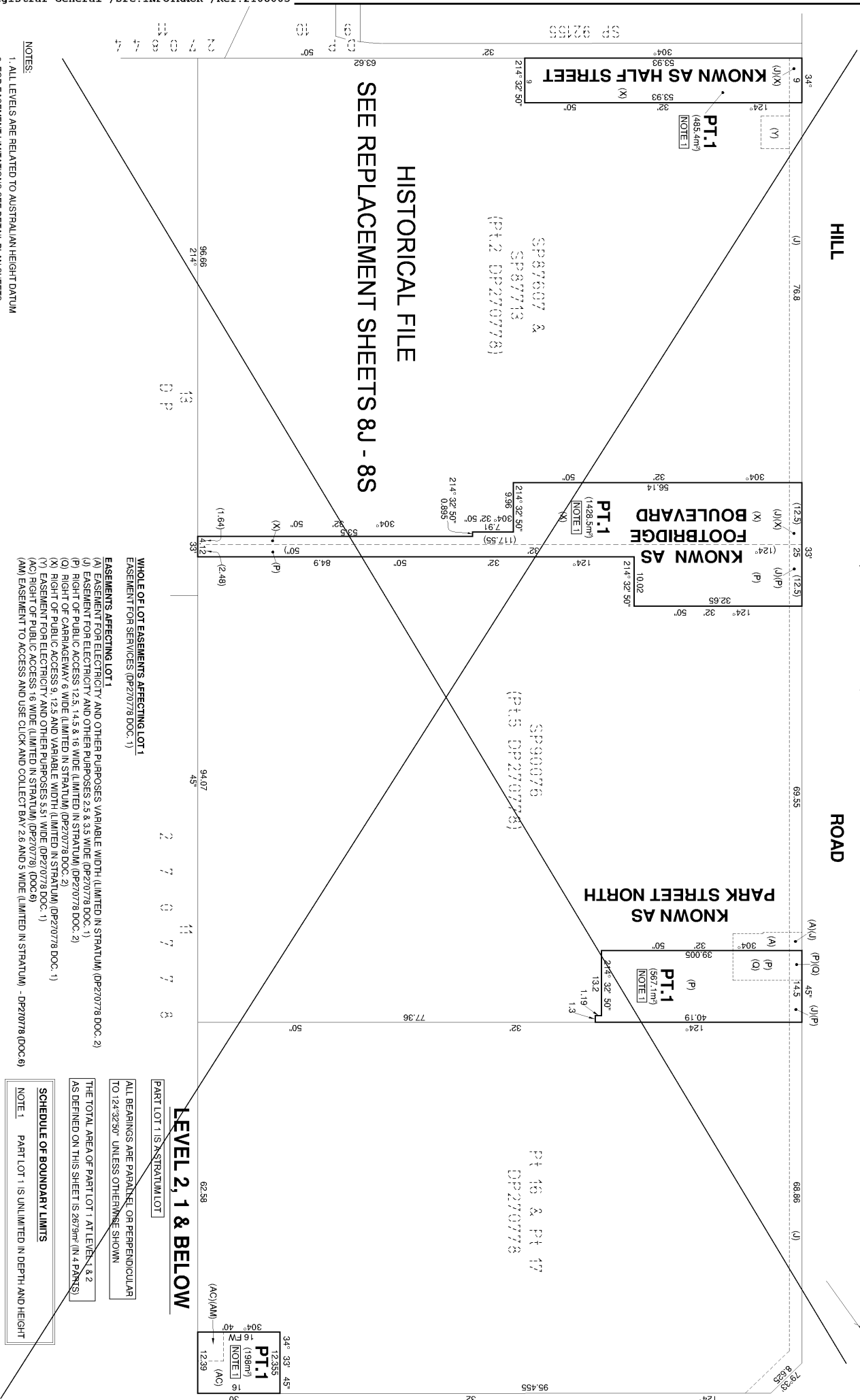
DP 270778
REPLACEMENT SHEET 8D



COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

(SHEET 2 OF 5 SHEETS)



NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS

----- indicates EASEMENT LINE

THIS IS SHEET 8F OF DP270778 AND IT REPLACES SHEETS 8A-AD OF THE PLAN REGISTERED ON 23/08/2014. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 01/03/2016
Surveyor's Ref: 6064-G-CONSOL

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 18 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A.: AUBURN
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1 : 500

Registered
19.4.2016

DP 270778
REPLACEMENT SHEET 8F

WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC. 1)

- EASEMENTS AFFECTING LOT 1
- (A) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 2)
 - (P) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC. 1)
 - (J) RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
 - (C) RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
 - (X) RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 1)
 - (Y) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.51 WIDE (DP270778 DOC. 1)
 - (AC) RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (DP270778) (DOC 6)
 - (AM) EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) - (DP270778) (DOC 6)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE TOTAL AREA OF PART LOT 1 AT LEVEL 1 & 2 AS DEFINED ON THIS SHEET IS 2679m² (IN 4 PARTS)

PART LOT 1 IS ASTRATUM LOT

LEVEL 2, 1 & BELOW

PT.1
12.385
16 (198m²)
NOTE 1
(AO)
12.39

COMMUNITY PROPERTY PLAN COMMUNITY PROPERTY LOT ONLY (SHEET 3 OF 5 SHEETS)

LEVEL 3 & ABOVE

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH AS SHOWN ON THIS PLAN.

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.4 (B) AND UNLIMITED IN HEIGHT
- NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO RL 4.95 AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO RL 8.25 AND UNLIMITED IN HEIGHT
- NOTE 6 PART LOT 1 IS LIMITED IN DEPTH TO RL 5.0 AND UNLIMITED IN HEIGHT
- NOTE 7 PART LOT 1 IS LIMITED IN DEPTH TO RL 4.0 AND UNLIMITED IN HEIGHT
- NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO RL 6.2 AND UNLIMITED IN HEIGHT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

NOTES:

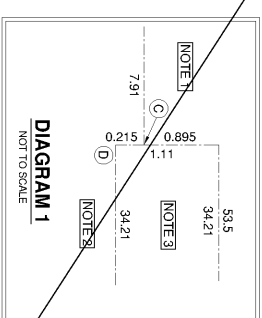
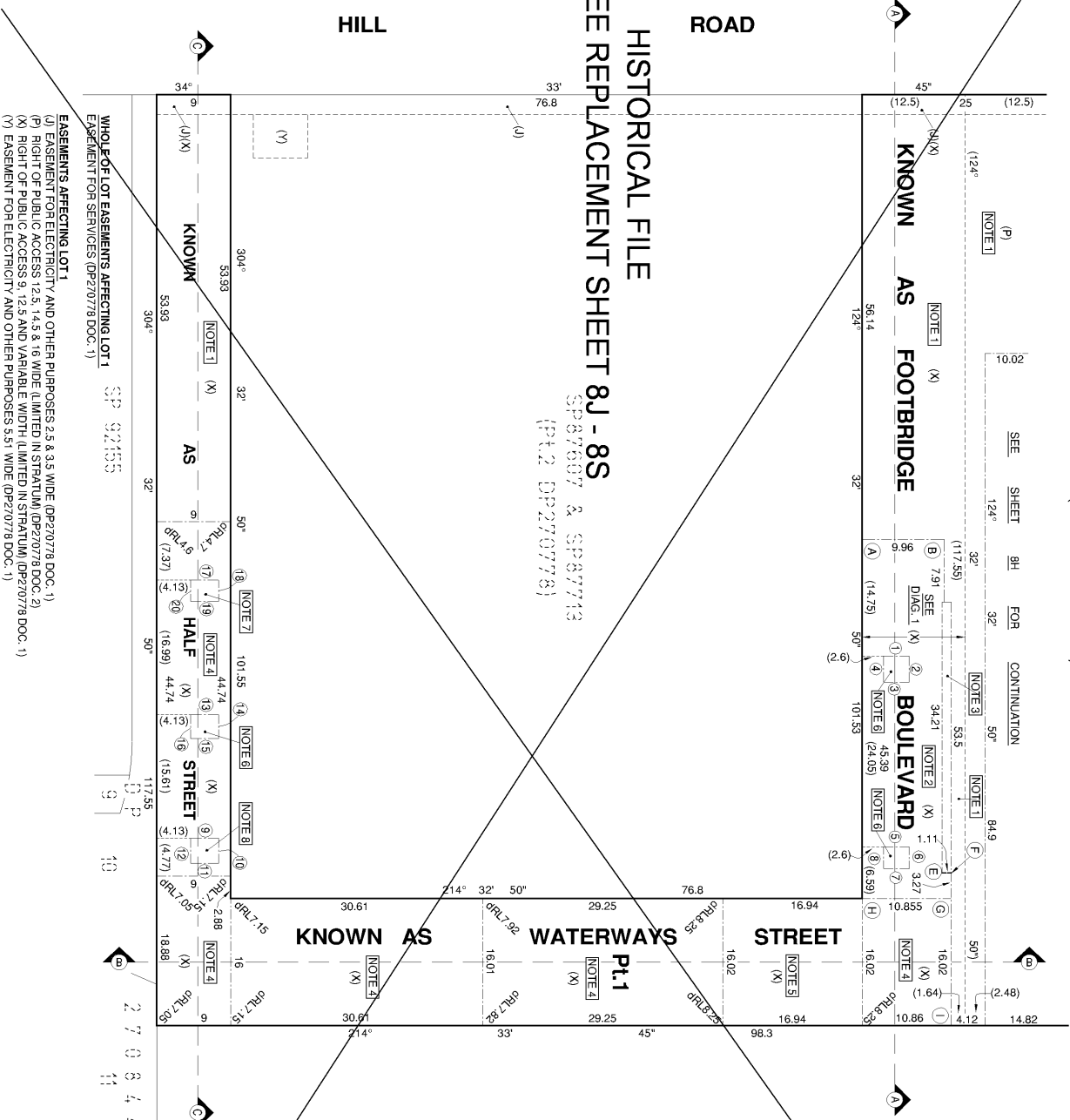
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS

- d denotes DEPTH RL OF BOUNDARY
- indicates STRATUM BOUNDARY LINE
- indicates EASEMENT LINE

denotes SECTION (SEE SHEETS 6 & 7 FOR DETAILS)

SCHEDULE OF SHORT LINES		
NO.	BEARING	DIST
1	34°32'50"	3.1
2	124°32'50"	3.3
3	214°32'50"	3.1
4	304°32'50"	3.3
5	34°32'50"	3.1
6	124°32'50"	2.8
7	214°32'50"	3.1
8	304°32'50"	2.8
9	34°32'50"	3.4
10	124°32'50"	3.15
11	214°32'50"	3.4
12	304°32'50"	3.15
13	34°32'50"	3.4
14	124°32'50"	3
15	214°32'50"	3.4
16	304°32'50"	3
17	34°32'50"	3.4
18	124°32'50"	2.7
19	214°32'50"	3.4
20	304°32'50"	2.7

SCHEDULE OF REDUCED LEVELS (AMD)	
A	5.37
B	5.27
C	5.77
D	5.77
E	7.94
F	7.94
G	8.15
H	8.25
I	8.30



- EASEMENTS AFFECTING LOT 1
- (U) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC. 1)
- (V) RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
- (X) RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 1)
- (Y) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.51 WIDE (DP270778 DOC. 1)

WHOLE LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC. 1)

SP 92155

HISTORICAL FILE
SEE REPLACEMENT SHEET 8J - 8S
SP87607 & SP87713
(Pt 2 DP270778)

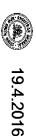
THIS IS SHEET 8G OF DP270778 AND IT REPLACES SHEETS 8A-D
OF THE PLAN REGISTERED ON 23/08/2014. THIS SHEET CONTAINS
UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: MICHAEL TRIFIRO
Date of Survey: 01/03/2016
Surveyor's Ref: 6064-G-CONSOL

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 18 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A.: AUBURN
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:400



19.4.2016

DP 270778
REPLACEMENT SHEET 8G

COMMUNITY PROPERTY PLAN
COMMUNITY PROPERTY LOT ONLY
(SHEET 4 OF 5 SHEETS)

LEVEL 3 & ABOVE

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH AS SHOWN ON THIS PLAN.

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO RL3.05 AND UNLIMITED IN HEIGHT
NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO RL4.2 AND UNLIMITED IN HEIGHT
NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO RL5.0 AND UNLIMITED IN HEIGHT
NOTE 6 PART LOT 1 IS LIMITED IN DEPTH TO RL5.2 AND UNLIMITED IN HEIGHT
NOTE 7 PART LOT 1 IS LIMITED IN DEPTH TO RL6.1 AND UNLIMITED IN HEIGHT
NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO RL5.9 AND UNLIMITED IN HEIGHT

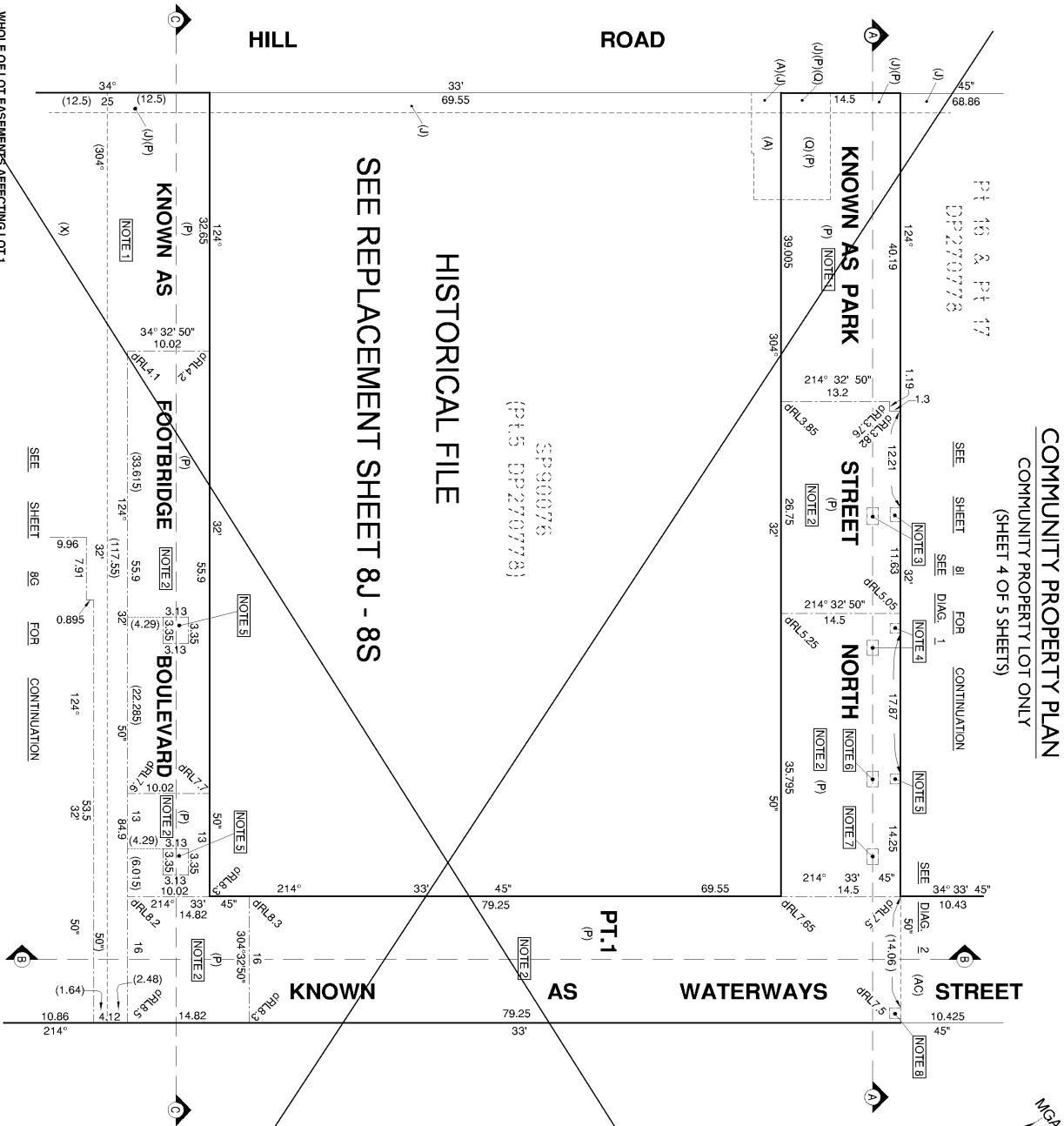
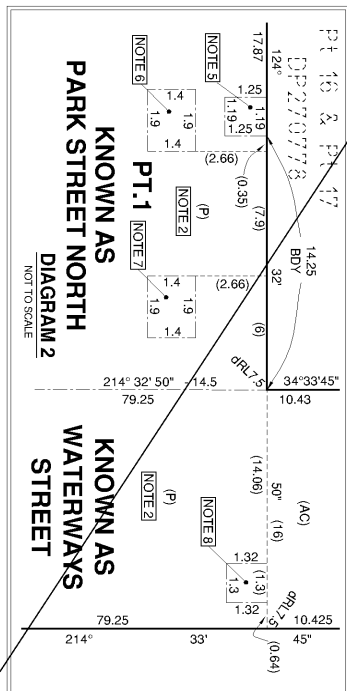
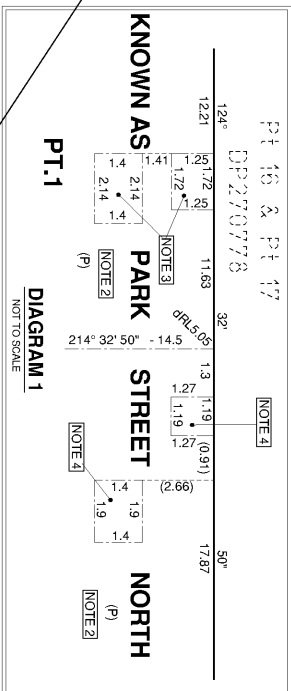
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS

- d denotes DEPTH OF BOUNDARY
--- indicates STRATUM BOUNDARY LINE
--- indicates EASEMENT LINE

▲ denotes SECTION (SEE ADDITIONAL SHEETS 15 & 16 FOR DETAILS)



WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC. 1)

- EASEMENTS AFFECTING LOT 1**
(A) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 2)
(U) RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 1)
(P) RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
(X) RIGHT OF PUBLIC ACCESS 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 1)
(AC) RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 6)

THIS IS SHEET 8H OF DP270778 AND IT REPLACES SHEETS 8A-8D OF THE PLAN REGISTERED ON 23/08/2014. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 01/03/2016
Surveyor's Ref: 6064-G-CONSOL

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 18 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A.: AUBURN
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:400



Registered
19.4.2016

DP 270778
REPLACEMENT SHEET 8H

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

(SHEET 5 OF 5 SHEETS)

- (B) - BENEFITED BY EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN - DP270778 (DOC.6)
- EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN - DP270778 (DOC.6)
- EASEMENT FOR SUPPORT & SHELTER - DP270778 (DOC.6)
- BENEFITED BY EASEMENT FOR SUPPORT & SHELTER - DP270778 (DOC.6)
- EASEMENT FOR SERVICES - DP270778 (DOC.6)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.2.9 AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.4.4 AND UNLIMITED IN HEIGHT

LEVEL 3 & ABOVE

[PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH AS SHOWN ON THIS PLAN.]

NOTES:

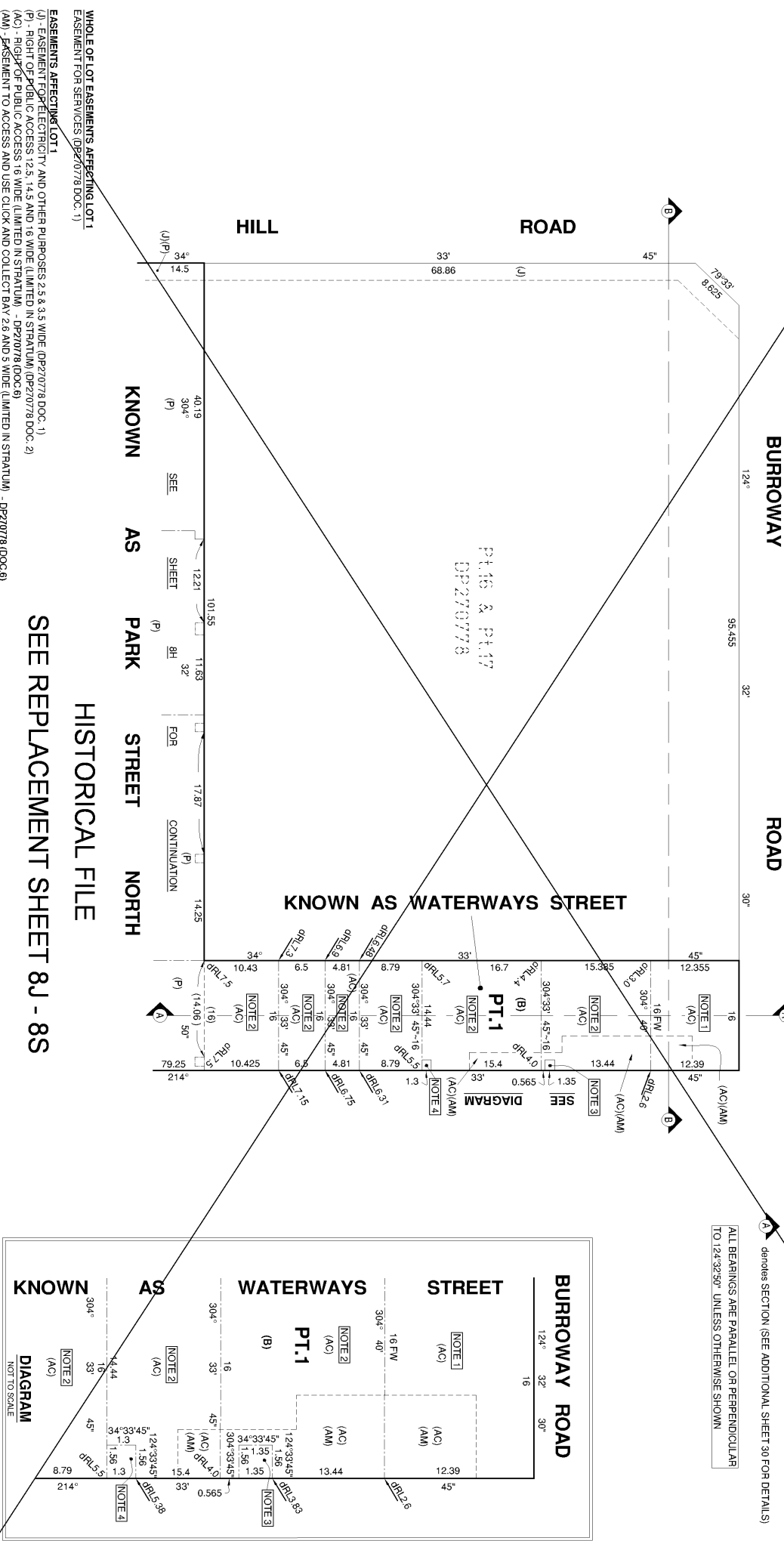
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
- d denotes DEPTH RL OF BOUNDARY
- FW denotes FACE OF WALL

--- indicates STRATUM BOUNDARY LINE

--- indicates EASEMENT LINE

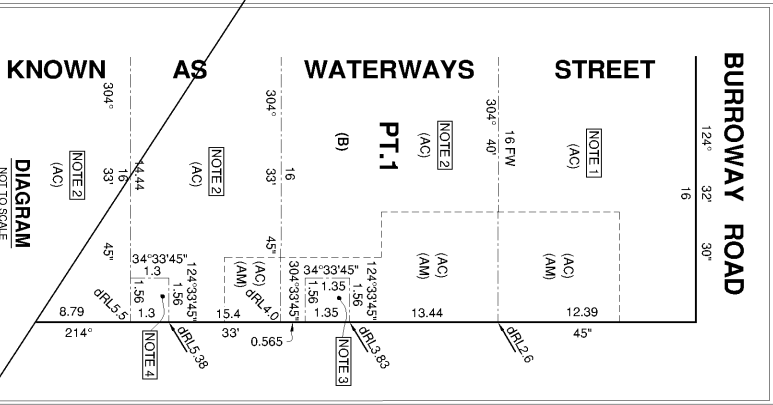
▲ denotes SECTION (SEE ADDITIONAL SHEET 30 FOR DETAILS)

[ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN]



WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC. 1)
EASEMENTS AFFECTING LOT 1
(D) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC. 1)
(P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
(AC) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) - DP270778 (DOC.6)
(AM) - EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) - DP270778 (DOC.6)

SEE REPLACEMENT SHEET 8J - 8S



THIS IS SHEET 8 OF DP270778 AND IT REPLACES SHEETS 8A-8D
OF THE PLAN REGISTERED ON 23/08/2014. THIS SHEET CONTAINS
UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 01/03/2016
Surveyor's Ref: 6064-G-CONSOL

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 18 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. AUBURN
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:400

Registered
19.4.2016

DP 270778
REPLACEMENT SHEET 8I

BURROWAY

ROAD

COMMUNITY PROPERTY PLAN

(SHEET 1 OF 10 SHEETS)

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SHEETS 8K-8S FOR BOUNDARY DETAILS
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS

--- Indicates STRATUM BOUNDARY LINE

--- Indicates EASEMENT LINE

AREA TABLE FOR LOT 1	AREA
FLOOR LEVEL	2885m ² (IN 24 PARTS)
LEVEL 2, 1 & BELOW	1.442ha
LEVEL 3 & ABOVE	1.712ha
TOTAL	1.712ha

ROAD

PT.1 LIMITED IN STRATUM SEE SHEETS
8K & 8O OF THIS PLAN FOR DETAILS
SP93238 & SP94094
(PT.16 & PT.17
DP270778)

KNOWN AS PARK STREET NORTH

PT.1 LIMITED IN STRATUM SEE SHEETS
8K & 8N OF THIS PLAN FOR DETAILS
SP90076
(PT.5 DP270778)

KNOWN AS

HILL

PT.1 LIMITED IN STRATUM SEE SHEETS
8K & 8M OF THIS PLAN FOR DETAILS
SP87607 & SP87773
(PT.2 DP270778)

KNOWN AS HALF STREET

ROAD

STREET

WATERWAYS

ACCESSWAY

FOOTBRIDGE

BOULEVARD

HISTORICAL FILE

SEE REPLACEMENT SHEETS 8T - 8AF

PT.13

PT.19

PT.20

PT.23

PT.24

PT.25

PT.26

PT.27

PT.28

PT.29

PT.30

PT.31

PT.32

PT.33

PT.34

PT.35

PT.36

PT.37

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PT.292

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PT.295

PT.296

PT.297

PT.298

PT.299

PT.300

PT.301

PT.302

PT.303

PT.304

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

(SHEET 2 OF 10 SHEETS)

HILL

ROAD

**FOOTBRIDGE
KNOWN AS
BOULEVARD**

**PARK STREET NORTH
KNOWN AS**

KNOWN AS HALF STREET

PT.1

(485.4m²)

[NOTE 1]

PT.1

(1428.5m²)

[NOTE 1]

PT.1

(567.4m²)

[NOTE 1]

**KNOWN AS
WATERWAYS
STREET**

PT.1

(198m²)

[NOTE 1]

HISTORICAL FILE

SEE REPLACEMENT SHEETS 8T - 8AF

LEVEL 2, 1 & BELOW

SEE SHEET 8L
FOR CONTINUATION

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124° 32' 50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

NOTE: PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
3. FOR AREA OF PART LOT 1 AT LEVEL 2.1 & BELOW
SEE AREA TABLE ON SHEET 8J

----- Indicates EASEMENT LINE

WHOLE OF LOT EASEMENTS AFFECTING LOT 1 EASEMENT FOR SERVICES (DP270778 DOC. 1)

EASEMENTS AFFECTING LOT 1

- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 2)
- (U) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC. 1)
- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
- (O) - RIGHT OF CARPARKWAY 6 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
- (X) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 1)
- (AO) - EASEMENT TO ACCESS 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 6)
- (AM) - EASEMENT TO ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 6)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AV) - POSITIVE COVENANT (DP270778 DOC. 7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)

THIS IS SHEET 8K OF DP270778 AND IT REPLACES SHEETS 8E-I
OF THE PLAN REGISTERED ON 19/04/2016. THIS SHEET CONTAINS
UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 31/05/2016
Surveyor's Ref: 6439CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOTS 21 & 22 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:500

Registered
3.11.2016

DP 270778
REPLACEMENT SHEET 8K

10 20 30 40 50 100 110 120 130 140

Table (7/10)

10 20 30 40 50 100 110 120 130 140

10 20 30 40 50 100 110 120 130 140

10 20 30 40 50 100 110 120 130 140

10 20 30 40 50 100 110 120 130 140

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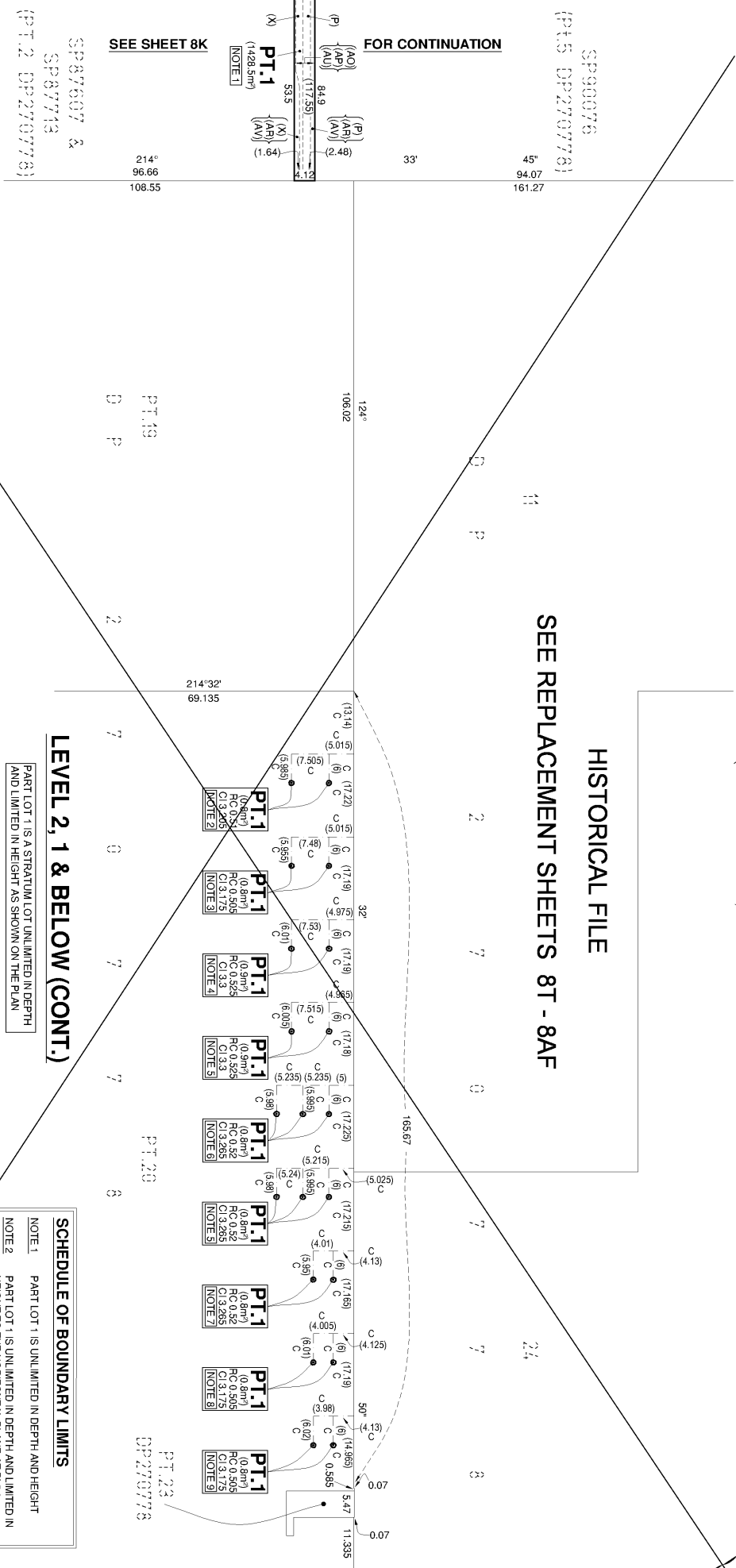
COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

(SHEET 3 OF 10 SHEETS)

HISTORICAL FILE

SEE REPLACEMENT SHEETS 8T - 8AF



SP87607 & SP87713

(PT.2 DP270778)

SEE SHEET 8K

FOR CONTINUATION

SP87607 & SP87713 (PT.2 DP270778)

45° 94.07 161.27

33°

124° 106.02

214° 96.66 108.55

214° 32' 69.135

32°

165.67

2.4

50°

5.47 11.335

PT.23 DP270778

Homebush

Bay

MGA

WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC. 1)

EASEMENTS AFFECTING LOT 1

(P) - RIGHT OF PUBLIC ACCESS 12.5 & 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)

(X) - RIGHT OF PUBLIC ACCESS 8, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 1)

(AP) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)

(AR) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)

(AV) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)

(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
3. FOR AREA OF PART LOT 1 AT LEVEL 2, 1 & BELOW SEE AREA TABLE ON SHEET 8J

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

PART LOT 1 IS A STRATUM LOT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT AS SHOWN ON THE PLAN

LEVEL 2, 1 & BELOW (CONT.)

RC denotes RADIUS OF ROUND CONCRETE COLUMN
C denotes CIRCUMFERENCE OF CONCRETE COLUMN
--- indicates EASEMENT LINE
--- indicates CONNECTION LINES (PARALLEL OR PERPENDICULAR TO 124°32'50")

THIS IS SHEET 8L OF DP270778 AND IT REPLACES SHEETS 8E-8I OF THE PLAN REGISTERED ON 19/04/2016. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 31/05/2016
Surveyor's Ref: 6438CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 21 & 22 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:600

Registered
3.11.2016

DP 270778
REPLACEMENT SHEET 8L

LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

NOTE 2
PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED
PLANE BETWEEN BLS A-H AND UNLIMITED IN HEIGHT

PLANE BETWEEN α AND β AND UNLIMITED IN THE

NOTE 3
PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL
PLANE AT RL 4.95 AND UNLIMITED IN HEIGHT

PLANE AT HL 4.95 AND UNLIMITED IN HEIGHT

NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

AND UNLIMITED IN HEIGHT

NOTE 5
PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.25 AND UNLIMITED IN HEIGHT

PLANE A1 HL8.25 AND UNLIMITED IN HEIGHT

NOTE 6
PARCEL 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.0 AND UNLIMITED IN HEIGHT

PLANE AT 15,000 AND UNLIMITED IN HEIGHT

NOTE 8
PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL
PLANE AT RL6.2 AND UNLIMITED IN HEIGHT

PLANE A1 HL6.2 AND UNLIMITED IN HEIGHT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SEE REPLACEMENT SHEETS 8T -8AF

SP87607 & SP87713
(PT.2 DP270778)

RW
PT.1

HILL

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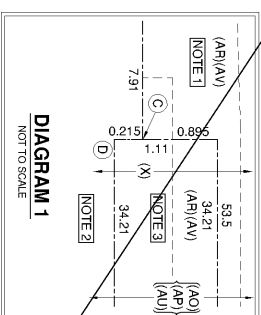


DIAGRAM 1
NOT TO SCALE

SCALE

WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC. 1)

EASEMENTS AFFECTING LOT 1

- (J) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC. 1)
- (J) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
- (K) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 1)
- (M) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AH) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - POSITIVE COVENANT (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR EASEMENT LIMITATIONS SEE DETAIL, PLAN SHEETS
3. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE
SEE AREA TABLE ON SHEET 6J

d denotes DEPTH, RL OF BOUNDARY
— indicates STRATUM/BOUNDARY LINE
— indicates EASEMENT LINE

A denotes SECTION (SEE DETAIL, PLAN SHEETS 6 & 7 FOR DETAILS)

THIS IS SHEET 8M OF DP270778 AND IT REPLACES SHEETS 8E-8I OF THE PLAN REGISTERED ON 19/04/2016. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 31/05/2016
Surveyor's Ref: 6439CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 21 & 22 IN DP 270778 TO COMMUNITY PROPERTY

L G A: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction:

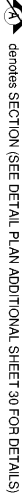
Registered
3.11.2016

DP 270778
REPLACEMENT SHEET

LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

--- indicates STRATUM BOUNDARY LINE
--- indicates EASEMENT LINE



WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC. 1)

EASEMENTS AFFECTING LOT 1

- (J) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC. 1)
- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
- (AC) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)
- (AM) - EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)

HISTORICAL FILE

SEE REPLACEMENT SHEET 8T - 8AF

THIS IS SHEET 80 OF DP270778 AND IT REPLACES SHEETS 8E-8I OF THE PLAN REGISTERED ON 19/04/2016. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 31/05/2016
Surveyor's Ref: 6439CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 21 & 22 IN DP 270778 TO COMMUNITY PROPERTY

L G A: PARRAMATTA

NT

 3.11.2016

DP 270778
REPLACEMENT SHEET 80

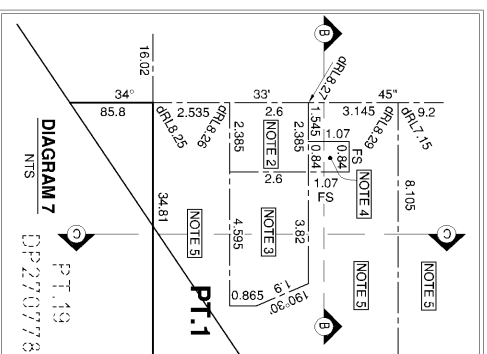
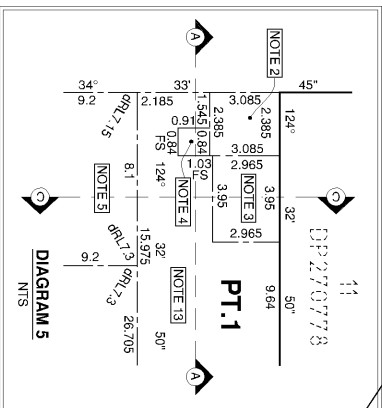
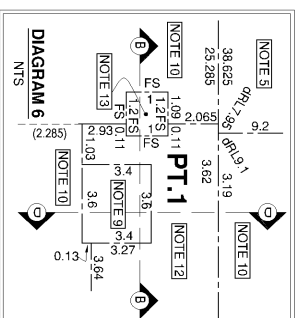
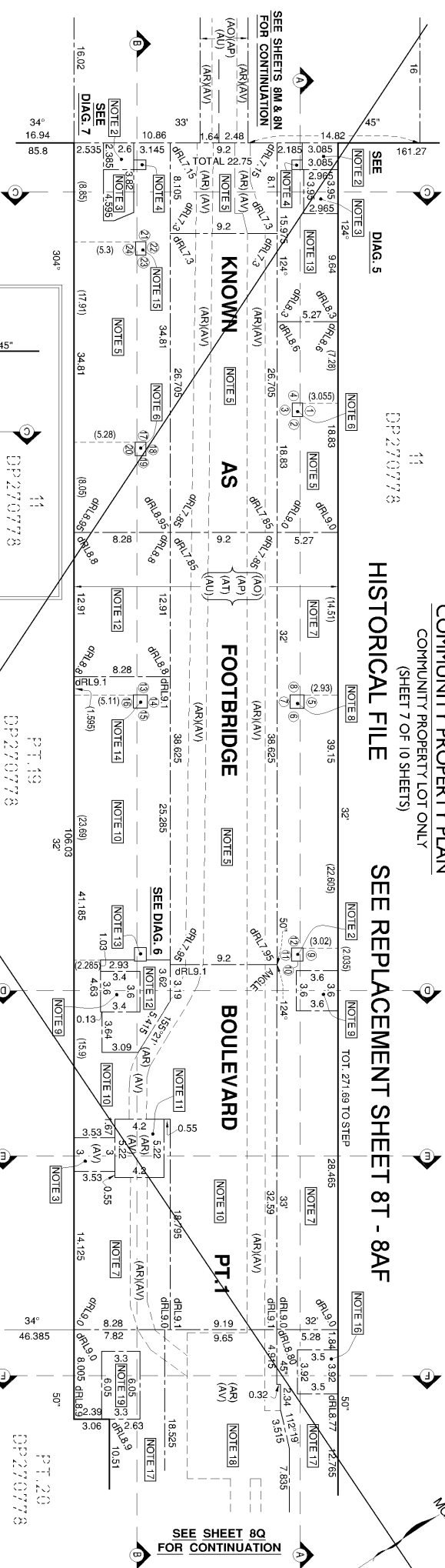
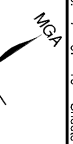
COMMUNITY PROPERTY LOT ONLY

COMMUNITY PROPERTY LOT ONLY
(SHEET 7 OF 10 SHEETS)

HISTORICAL FILE

SEE REPLACEMENT SHEET 8T - 8AF

DP 270778



LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-7 SEE REPLACEMENT SHEET 8U
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8U
5. SUMP DENOTES STORM WATER PIT
6. FS DENOTES FACE OF CONCRETE SWP
7. FW DENOTES FACE OF WALL
8. Indicates STRATUM BOUNDARY LINE
9. Indicates EASEMENT LINE

denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 47-52 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - POSITIVE COVENANT (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

SCHEDULE OF SHORT LINES									
NO.	BEARING	DIST	DESCRIPTION	NO.	BEARING	DIST	DESCRIPTION	NO.	BEARING
1	124.32.50"	1.2	FACE OF CONC SWP	9	124.32.50"	1.2	FACE OF CONC SWP	17	34.32.50"
2	214.32.50"	0.9	FACE OF CONC SWP	10	214.32.50"	1.0	FACE OF CONC SWP	18	124.32.50"
3	304.32.50"	1.2	FACE OF CONC SWP	11	304.32.50"	1.2	FACE OF CONC SWP	19	214.32.50"
4	34.32.50"	0.9	FACE OF CONC SWP	12	34.32.50"	1.0	FACE OF CONC SWP	20	304.32.50"
5	124.32.50"	1.2	FACE OF CONC SWP	13	34.32.50"	1.2	FACE OF CONC SWP	21	34.32.50"
6	214.32.50"	1.2	FACE OF CONC SWP	14	124.32.50"	1.2	FACE OF CONC SWP	22	124.32.50"
7	304.32.50"	1.2	FACE OF CONC SWP	15	214.32.50"	1.2	FACE OF CONC SWP	23	214.32.50"
8	34.32.50"	1.2	FACE OF CONC SWP	16	304.32.50"	1.2	FACE OF CONC SWP	24	304.32.50"

SCHEDULE OF BOUNDARY LIMITS

NOTE	DESCRIPTION	NOTE	DESCRIPTION
NOTE 1	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.2 AND UNLIMITED IN HEIGHT	NOTE 11	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.75 AND UNLIMITED IN HEIGHT
NOTE 2	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.5 AND UNLIMITED IN HEIGHT	NOTE 12	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.8 AND UNLIMITED IN HEIGHT
NOTE 3	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.5 AND UNLIMITED IN HEIGHT	NOTE 13	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.3 AND UNLIMITED IN HEIGHT
NOTE 4	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.5 AND UNLIMITED IN HEIGHT	NOTE 14	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.0 AND UNLIMITED IN HEIGHT
NOTE 5	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.5 AND UNLIMITED IN HEIGHT	NOTE 15	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.55 AND UNLIMITED IN HEIGHT
NOTE 6	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.8 AND UNLIMITED IN HEIGHT	NOTE 16	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.08 AND UNLIMITED IN HEIGHT
NOTE 7	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.0 AND UNLIMITED IN HEIGHT	NOTE 17	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 8	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.5 AND UNLIMITED IN HEIGHT	NOTE 18	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.5 AND UNLIMITED IN HEIGHT
NOTE 9	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.1 AND UNLIMITED IN HEIGHT	NOTE 19	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.2 AND UNLIMITED IN HEIGHT
NOTE 10	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.1 AND UNLIMITED IN HEIGHT		

THIS IS SHEET 8P OF DP 270778 AND IT REPLACES SHEETS 8E-8I OF THE PLAN REGISTERED ON 19/04/2016. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFINO
Date of Survey: 31/05/2016
Surveyor's Ref: 6438CONV

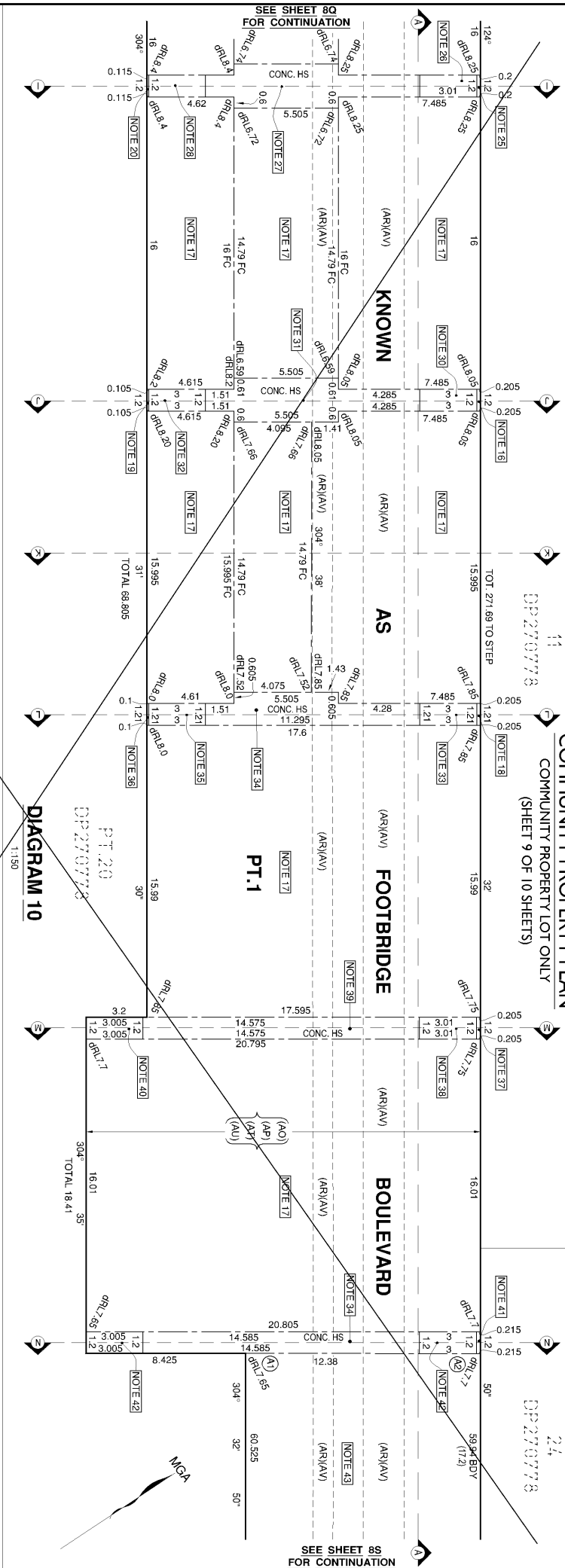
PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 21 & 22 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio: 1:250

Registered
3.11.2016

DP 270778
REPLACEMENT SHEET 8P

COMMUNITY PROPERTY LOT ONLY (SHEET 9 OF 10 SHEETS)

 DP 270778
24
DP 270778


LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-7 SEE REPLACEMENT SHEET 8I
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
5. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8I

d denotes DEPTH RL OF BOUNDARY
HS denotes CONCRETE HEADSTOCK
FC denotes FACE OF CONCRETE

--- indicates STRATUM BOUNDARY LINE
- - - indicates EASEMENT LINE

▲ denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 47-52 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AU) - POSITIVE COVENANT (DP270778 DOC.7)
(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

SCHEDULE OF BOUNDARY LIMITS

NOTE 16	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.85 AND UNLIMITED IN HEIGHT	NOTE 30	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.42 & 6.91 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 17	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 31	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.58 AND UNLIMITED IN HEIGHT
NOTE 18	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.85 AND UNLIMITED IN HEIGHT	NOTE 32	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.5 & 7.0 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 19	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.2 AND UNLIMITED IN HEIGHT	NOTE 33	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.23 & 6.73 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 20	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.4 AND UNLIMITED IN HEIGHT	NOTE 34	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.41 AND UNLIMITED IN HEIGHT
NOTE 25	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.25 AND UNLIMITED IN HEIGHT	NOTE 35	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.35 & 6.84 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 28	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.58 & 7.07 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT	NOTE 36	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.0 AND UNLIMITED IN HEIGHT
NOTE 27	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.75 AND UNLIMITED IN HEIGHT		
NOTE 28	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.67 & 7.17 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT		

HISTORICAL FILE

SEE REPLACEMENT SHEETS 8T - 8AF

THIS IS SHEET 8R OF DP270778 AND IT REPLACES SHEETS 8E-8I OF THE PLAN REGISTERED ON 19/04/2016. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10	20	30	40	50	100	150	200	250	300	350	400	450
0	10	20	30	40	50	100	150	200	250	300	350	400

Surveyor: MICHAEL TRIFINO
Date of Survey: 31/05/2016
Surveyor's Ref: 6438CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 21 & 22 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:150

Registered
3.11.2016


DP 270778
REPLACEMENT SHEET 8R

24
DP270778

COMMUNITY PROPERTY LOT
(SHEET 10 OF 10 SHEETS)



~~PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN~~

- NOTES:**
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
 2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-7 SEE REPLACEMENT SHEET B4
 3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
 4. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
 5. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET B4
- d** denotes DEPTH RL OF BOUNDARY
HS denotes CONCRETE HEADSTOCK
FC denotes FACE OF CONCRETE
- indicates STATUTIM BOUNDARY LINE
-  indicates EASEMENT LINE
- denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 47-52 FOR DETAILS)
- ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124.32.50° UNLESS OTHERWISE SHOWN**

SCHEDULE OF BOUNDARY LIMITS	
NOTE 17	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN R.L.s 6.43 AND 6.86 SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 34	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R.L.5.41 AND UNLIMITED IN HEIGHT
NOTE 41	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R.L.7.6 AND UNLIMITED IN HEIGHT
NOTE 42	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN R.L.s 6.23 AND 6.73 (SEE SECTION (N) - (N) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 43	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN R.L.s (A) - (A) BEING R.L.s 7.65, 7.7, 7.9, 8.19 & 8.2 RESPECTIVELY AND UNLIMITED IN HEIGHT
NOTE 44	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN R.L.s 6.43 & 6.87 (SEE SECTION (O) - (O) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 45	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R.L.5.54 AND UNLIMITED IN HEIGHT
NOTE 46	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN R.L.s 6.26 & 6.76 (SEE SECTION (O) - (O) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 47	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN R.L.s 6.43 & 6.86 (SEE SECTION (P) - (P) ON ADDITIONAL SHEET 52) AND UNLIMITED IN HEIGHT
NOTE 48	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R.L.5.39 AND UNLIMITED IN HEIGHT
NOTE 49	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN R.L.s 6.43 & 6.35 (SEE SECTION (P) - (P) ON ADDITIONAL SHEET 52) AND UNLIMITED IN HEIGHT
NOTE 50	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN R.L.s 6.48 & 6.91 (SEE SECTION (Q) - (Q) ON ADDITIONAL SHEET 52) AND UNLIMITED IN HEIGHT
NOTE 51	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R.L.5.7 AND UNLIMITED IN HEIGHT
NOTE 52	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN R.L.s 6.66 & 7.15 (SEE SECTION (Q) - (Q) ON ADDITIONAL SHEET 52) AND UNLIMITED IN HEIGHT
NOTE 53	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R.L.8.7 AND UNLIMITED IN HEIGHT
NOTE 54	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R.L.8.2 AND UNLIMITED IN HEIGHT

DP 270778

BURROWWAY

ROAD

COMMUNITY PROPERTY LOT ONLY

(SHEET 1 OF 12 SHEETS)

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SHEETS 8U-8AE FOR BOUNDARY DETAILS
3. SEE SHEET 8AF FOR EASEMENT DESCRIPTIONS
4. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS

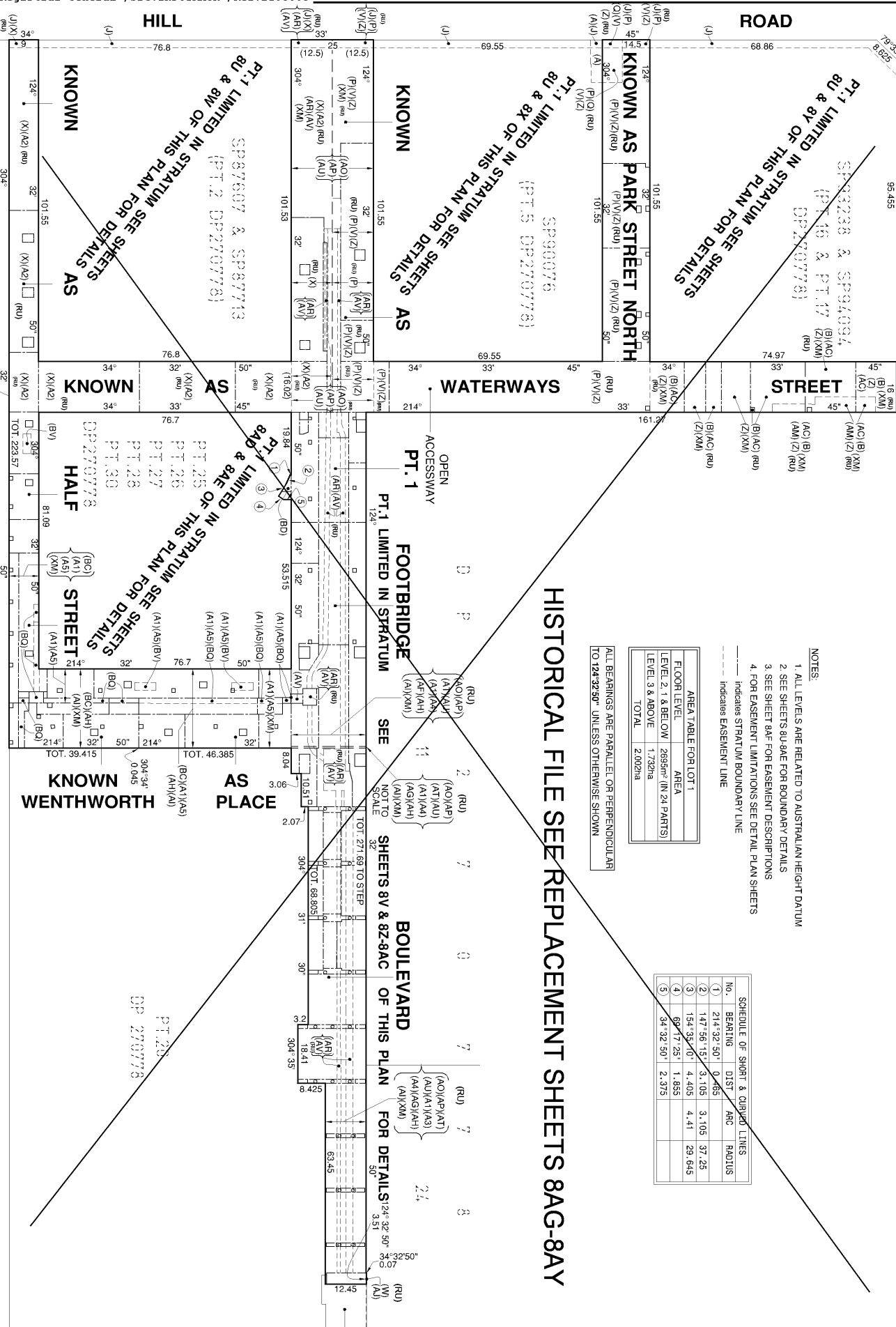
--- Indicates STRATUM BOUNDARY LINE
--- Indicates EASEMENT LINE

AREA TABLE FOR LOT 1	
FLOOR LEVEL	AREA
LEVEL 2, 1 & BELOW	2659m ² (IN 24 PARTS)
LEVEL 3 & ABOVE	1,732m ²
TOTAL	2,002m ²

SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS
1	214° 32' 50"	0.465		
2	147° 56' 13"	3.105	3.105	37.25
3	154° 35' 10"	4.405	4.41	29.645
4	69° 17' 25"	1.855		
5	34° 32' 50"	2.375		

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124° 32' 50" UNLESS OTHERWISE SHOWN

HISTORICAL FILE SEE REPLACEMENT SHEETS 8AG-8AY



Homebush

Bay



THIS IS SHEET 8T OF DP270778 AND IT REPLACES SHEETS 8U-8S OF THE PLAN REGISTERED ON THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

SP 92155

DP 270844

Surveyor: MICHAEL TRIFINO
Date of Survey: 12/07/2016
Surveyor's Ref: 6182CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No:

Registered
21.11.2016

DP 270778
REPLACEMENT SHEET 8T

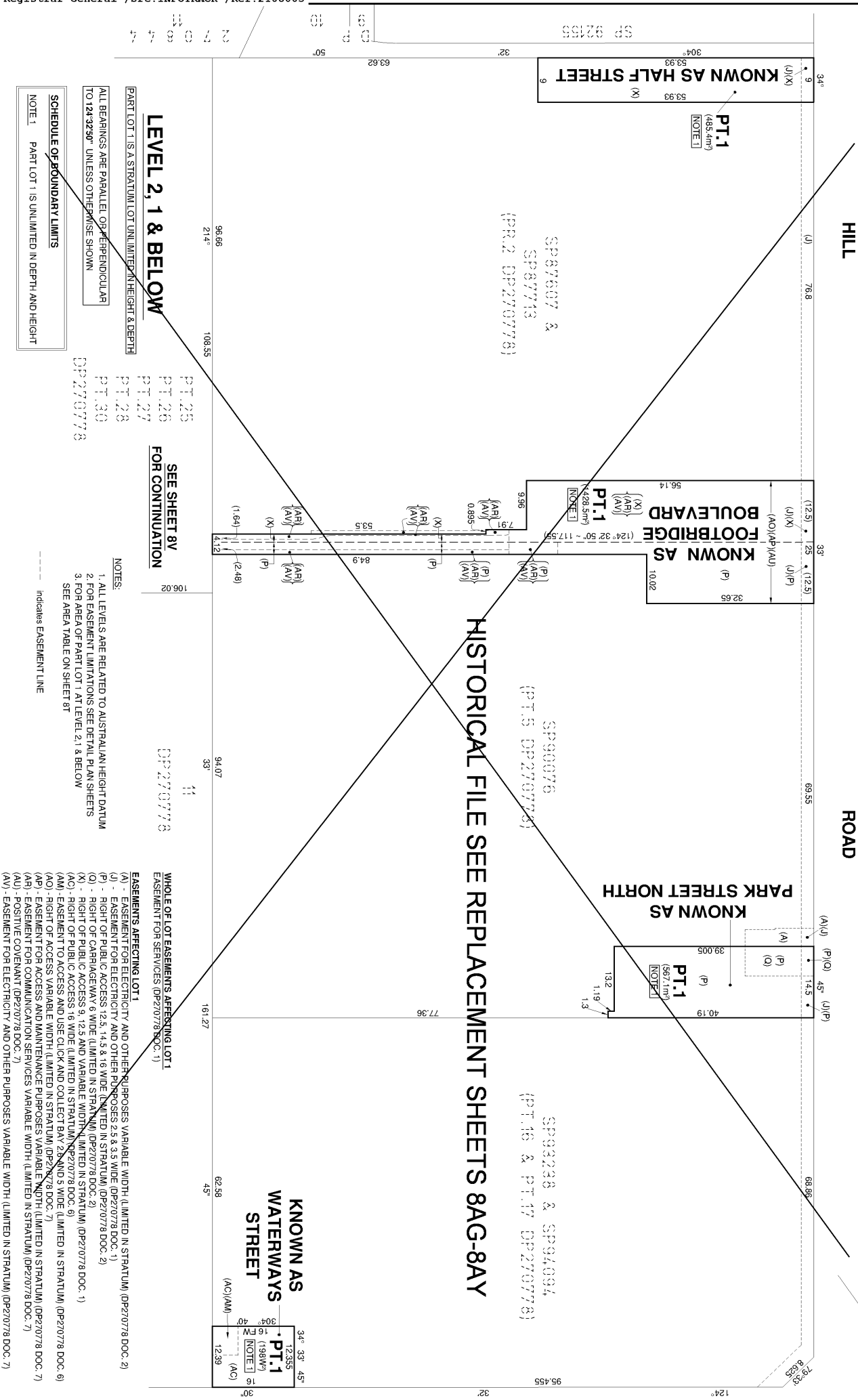
COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 2 OF 12 SHEETS)

HILL

ROAD

MCA



COMMUNITY PROPERTY LOT ONLY
(SHEET 3 OF 12 SHEETS)

HISTORICAL FILE SEE REPLACEMENT SHEETS 8AG-8AY

SEE SHEET 8U

(E-12)
DB-270778)

DE 270778

--	--

$\begin{pmatrix} 1 & 0 \\ 0 & 1 \end{pmatrix}$	$\begin{pmatrix} 1 & 0 \\ 0 & 1 \end{pmatrix}$
$\begin{pmatrix} 1 & 0 \\ 0 & 1 \end{pmatrix}$	$\begin{pmatrix} 1 & 0 \\ 0 & 1 \end{pmatrix}$
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$\begin{pmatrix} 1 & 0 \\ 0 & 1 \end{pmatrix}$	$\begin{pmatrix} 1 & 0 \\ 0 & 1 \end{pmatrix}$

$$\frac{214^{\circ}32'}{69.135}$$

A line graph on a coordinate plane. The x-axis and y-axis are shown. A straight line with a negative slope is plotted, intersecting the y-axis at a positive value and the x-axis at a positive value.

3420

DP 270778

1000

DP 270778

01-08-07 2

0-2877-10

(E-12)
DB-270778)

**WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC. 1)**

EASEMENTS AFFECTING LOT 1

- (p) - RIGHT-OF PUBLIC ACCESS 12.5, 14.5 & 16.000E (LIMITED IN STRATUM) (DP2/0778 DOC. 2)
- (q) - RIGHT-OF PUBLIC ACCESS 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP2/0778 DOC. 1)
- (AO) - RIGHT-OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP2/0778 DOC. 7)
- (AV) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP2/0778 DOC. 7)
- (AU) - POSITIVE COVENANT (DP2/0778 DOC. 7)
- (AV) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP2/0778 DOC. 7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP2/0778 DOC. 7)

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
3. FOR AREA OF PART LOT 1 AT LEVEL 2, 1 & BELOW
SEE AREA TABLE ON SHEET 8J

RC	denotes	RADIUS OF ROUND CONCRETE COLUMN
CI	denotes	CIRCUMFERENCE OF CONCRETE COLUMN
C	denotes	CONNECTION

--- indicates EASEMENT LINE

— indicates CONNECTION LINES (PARALLEL OR PERPENDICULAR TO 124°32'50")

LEVEL 2, 1 & BELOW (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT AS SHOWN ON THE PLAN

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

NOTE 2
PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.9

NOTE 3
PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.75

NOTE 4
PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.58

NOTE 5
PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.41

~~NOTE 6~~
PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.31

NOTE 7
~~PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.54~~

NOTE 8
~~PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.59~~

NOTE 9
PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.7

THIS IS SHEET 8V OF DP270778 AND IT REPLACES SHEETS 8J-8S OF THE PLAN REGISTERED ON THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 12/07/2016
Surveyor's Ref: 6182CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A.: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction:

Registered
21.11.2016

DP 270778
REPLACEMENT SHEET 8V

COMMUNITY PROPERTY LOT ONLY
(SHEET 4 OF 12 SHEETS)

LEVEL 3 & ABOVE

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLACES SHOWN ON THIS PLAN

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 3.4 (A) AND UNLIMITED IN HEIGHT
- NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.35 AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL 3.5 SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.25 AND UNLIMITED IN HEIGHT
- NOTE 6 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.0 AND UNLIMITED IN HEIGHT
- NOTE 7 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.0 AND UNLIMITED IN HEIGHT
- NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.2 AND UNLIMITED IN HEIGHT

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
3. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8T

d denotes DEPTH RL OF BOUNDARY

--- indicates STRATUM BOUNDARY LINE

--- indicates EASEMENT LINE

denotes SECTION (SEE DETAIL PLAN SHEETS 6 & 7 FOR DETAILS)

WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC. 1)
TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1

(P) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC. 1)

(X) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)

(AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 1)

(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)

(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)

(AU) - POSITIVE COVENANT (DP270778 DOC. 7)

(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)

DIAGRAM 1
NOT TO SCALE

HISTORICAL FILE SEE REPLACEMENT SHEETS 8AG-8AY

SP87607 & SP87713
(PT.2 DP270778)

DP270778

PT.25
PT.26
PT.27
PT.28
PT.29
PT.30

SCHEDULE OF REDUCED LEVELS (AMD)	
(A)	5.37
(B)	5.27
(C)	5.77
(D)	5.77
(E)	7.94
(F)	7.94
(G)	8.15
(H)	8.25
(I)	8.30

SCHEDULE OF SHORT LINES	
No.	BEARING DIST
1	34°32'50" 3.1
2	124°32'50" 3.3
3	214°32'50" 3.1
4	304°32'50" 3.3
5	34°32'50" 3.1
6	124°32'50" 2.8
7	214°32'50" 3.1
8	304°32'50" 2.8
9	34°32'50" 3.4
10	124°32'50" 3.15
11	214°32'50" 3.4
12	304°32'50" 3.15
13	34°32'50" 3.4
14	124°32'50" 3
15	214°32'50" 3.4
16	304°32'50" 3
17	34°32'50" 3.4
18	124°32'50" 2.7
19	214°32'50" 3.4
20	304°32'50" 2.7

HILL

ROAD

KNOWN AS FOOTBRIDGE

KNOWN AS

KNOWN AS

WATERWAYS

STREET

STREET

THIS IS SHEET 8W OF DP270778 AND IT REPLACES SHEETS 8AS OF THE PLAN REGISTERED ON THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 12/07/2016
Surveyor's Ref: 6182CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A.: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:400

Registered
21.11.2016

DP 270778
REPLACEMENT SHEET 8W

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

(SHEET 6 OF 12 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1** PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2** PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 3** PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 2.9 AND UNLIMITED IN HEIGHT
- NOTE 4** PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.4 AND UNLIMITED IN HEIGHT

LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

NOTES:

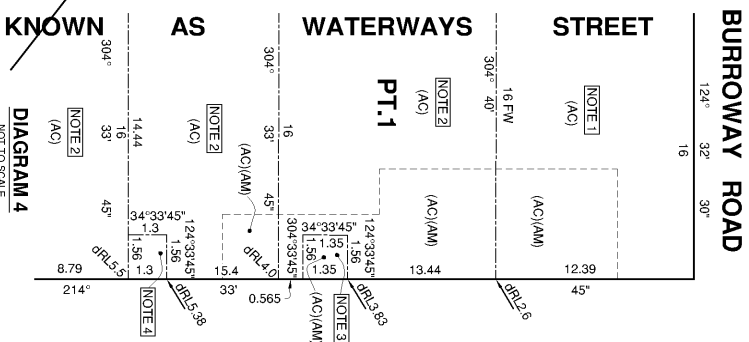
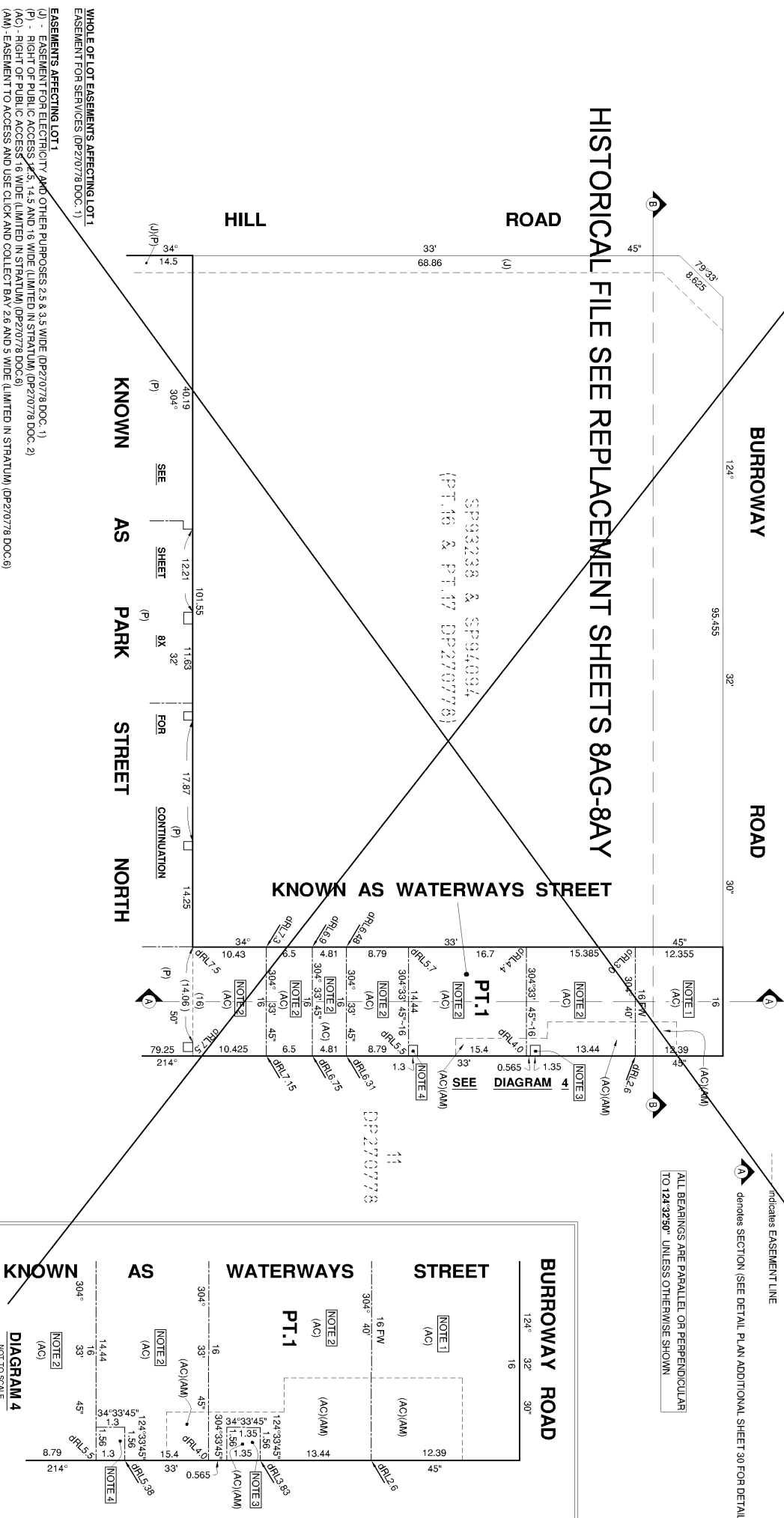
- ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
- FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
- FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8T
- d denotes DEPTH PL OF BOUNDARY
FW denotes FACE OF WALL

--- indicates STRATUM BOUNDARY LINE
- - - indicates EASEMENT LINE

denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEET 30 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124° 32' 30" UNLESS OTHERWISE SHOWN

HISTORICAL FILE SEE REPLACEMENT SHEETS 8AG-8AY



WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC. 1)

EASEMENTS AFFECTING LOT 1

- (U) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC. 1)
- (P) - RIGHT OF PUBLIC ACCESS 4.5, 11.5 AND 1.6 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
- (AC) - RIGHT OF PUBLIC ACCESS 1.6 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 6)
- (AM) - EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 3 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 6)

THIS IS SHEET 8Y OF DP270778 AND IT REPLACES SHEETS 8L48S
OF THE PLAN REGISTERED ON THIS SHEET CONTAINS
UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 12/07/2016
Surveyor's Ref: 6182CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOTS 15 & 29 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:400

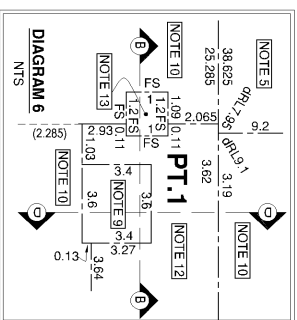
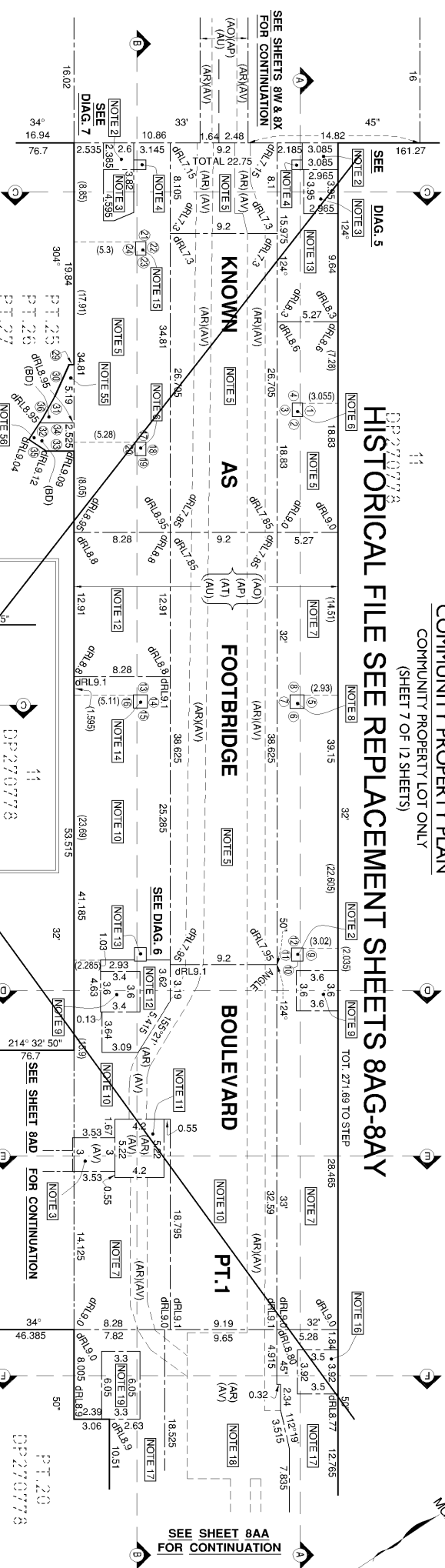
Registered
21.11.2016

DP 270778
REPLACEMENT SHEET 8Y

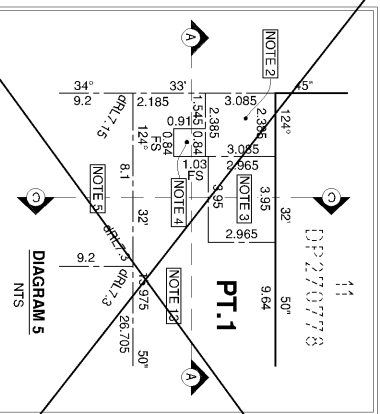
COMMUNITY PROPERTY LOT ONLY

(SHEET 7 OF 12 SHEETS)

HISTORICAL FILE SEE REPLACEMENT SHEETS 8AG-8AY



No.	BEARING	DIST	ARC	RADIUS
29	34.32.50°	0.465	3.105	37.25
30	147.56.15°	3.105	2.665	29.645
31	152.54°	2.66	1.745	29.645
32	157.09.35°	1.745	2.375	34.32.50°
33	34.32.50°	2.375	2.96	69.17.25°
34	34.32.50°	2.96	1.555	154.35.10°
35	69.17.25°	1.555	4.41	29.645
36	154.35.10°	4.405	4.41	29.645



LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-8 SEE REPLACEMENT SHEET 8T
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8T
5. S denotes DEPTH PL. OF BOUNDARY
6. S denotes STORM WATER PIT
7. S denotes FACE OF CONCRETE SWP
8. S denotes FACED CONCRETE SWP
9. S denotes FACED CONCRETE SWP
10. S denotes FACED CONCRETE SWP
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96. S denotes FACED CONCRETE SWP
97. S denotes FACED CONCRETE SWP
98. S denotes FACED CONCRETE SWP
99. S denotes FACED CONCRETE SWP
100. S denotes FACED CONCRETE SWP

indicates EASEMENT LINE

denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 47-52 FOR DETAILS)

EASEMENTS AFFECTING LOT 1

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AR) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AU) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AV) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AV) - POSITIVE COVENANT (DP270778 DOC. 7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (BD) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)

No.	BEARING	DIST	DESCRIPTION	No.	BEARING	DIST	DESCRIPTION
1	124.32.50°	1.2	FACE OF CONC SWP	9	124.32.50°	1.2	FACE OF CONC SWP
2	214.32.50°	0.9	FACE OF CONC SWP	10	214.32.50°	1.0	FACE OF CONC SWP
3	304.32.50°	1.2	FACE OF CONC SWP	11	304.32.50°	1.2	FACE OF CONC SWP
4	34.32.50°	0.9	FACE OF CONC SWP	12	34.32.50°	1.0	FACE OF CONC SWP
5	124.32.50°	1.2	FACE OF CONC SWP	13	34.32.50°	1.2	FACE OF CONC SWP
6	214.32.50°	1.2	FACE OF CONC SWP	14	124.32.50°	1.2	FACE OF CONC SWP
7	304.32.50°	1.2	FACE OF CONC SWP	15	214.32.50°	1.2	FACE OF CONC SWP
8	34.32.50°	1.2	FACE OF CONC SWP	16	304.32.50°	1.2	FACE OF CONC SWP
9	124.32.50°	1.2	FACE OF CONC SWP	17	34.32.50°	0.9	FACE OF CONC SWP
10	214.32.50°	0.9	FACE OF CONC SWP	18	124.32.50°	1.2	FACE OF CONC SWP
11	304.32.50°	1.2	FACE OF CONC SWP	19	214.32.50°	0.9	FACE OF CONC SWP
12	34.32.50°	1.0	FACE OF CONC SWP	20	304.32.50°	1.2	FACE OF CONC SWP
13	34.32.50°	1.2	FACE OF CONC SWP	21	34.32.50°	0.9	FACE OF CONC SWP
14	124.32.50°	1.2	FACE OF CONC SWP	22	124.32.50°	1.2	FACE OF CONC SWP
15	214.32.50°	1.2	FACE OF CONC SWP	23	214.32.50°	0.9	FACE OF CONC SWP
16	304.32.50°	1.2	FACE OF CONC SWP	24	304.32.50°	1.2	FACE OF CONC SWP

THIS IS SHEET 6Z OF DP270778 AND IT REPLACES SHEETS 6L-6S OF THE PLAN REGISTERED ON THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFINO
Date of Survey: 12/07/2016
Surveyor's Ref: 6182CONV

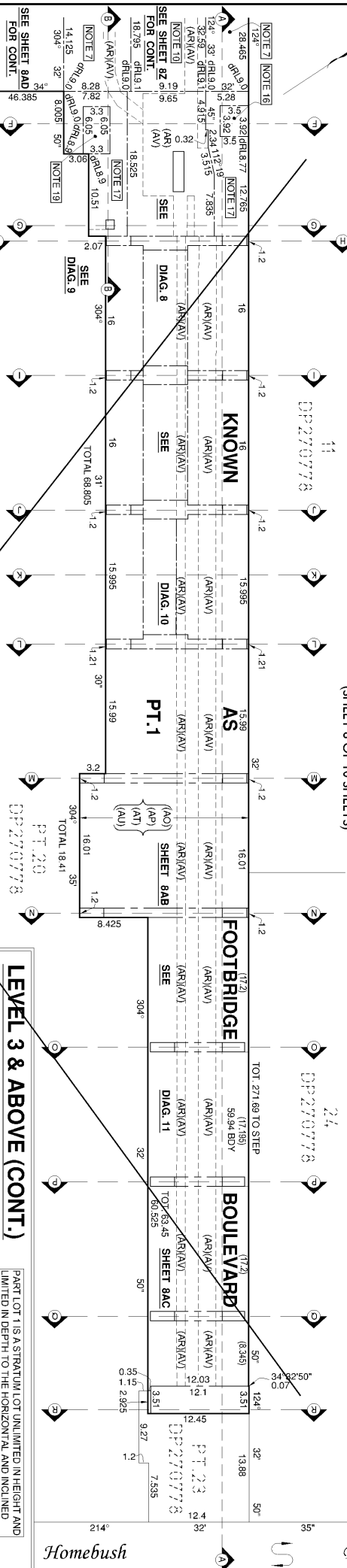
PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:

Registered
21.11.2016

DP 270778
REPLACEMENT SHEET 8Z

COMMUNITY PROPERTY LOT ONLY (SHEET 8 OF 10 SHEETS)



HISTORICAL FILE SEE REPLACEMENT SHEETS 8AG-8AY

LEVEL 3 & ABOVE (CONT.)

NOTES

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-8 SEE REPLACEMENT SHEET 8T
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
5. FOR AREA OF PART 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8T

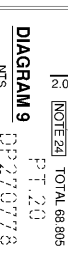
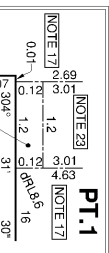
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES
 (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
 (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
 (AU) - POSITIVE COVENANT (DP270778 DOC. 7)
 (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- indicates STRATUM BOUNDARY LINE
 — indicates EASEMENT LINE
 — denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 47-52 FOR DETAILS)

SCHEDULE OF BOUNDARY LIMITS

NOTE 7	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.0 AND UNLIMITED IN HEIGHT	NOTE 23	PART LOT 1 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RLs 6.6 & 7.35 (SEE SECTION (H) - (H) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 10	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.1 AND UNLIMITED IN HEIGHT	NOTE 24	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.6 AND UNLIMITED IN HEIGHT
NOTE 16	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.05 AND UNLIMITED IN HEIGHT	NOTE 25	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.25 AND UNLIMITED IN HEIGHT
NOTE 17	PART LOT 1 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 26	PART LOT 1 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RLs 6.6 & 7.17 (SEE SECTION (I) - (I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 18	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.85 AND UNLIMITED IN HEIGHT	NOTE 27	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.5 AND UNLIMITED IN HEIGHT
NOTE 19	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.2 AND UNLIMITED IN HEIGHT	NOTE 28	PART LOT 1 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RLs 6.6 & 7.17 (SEE SECTION (I) - (I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 20	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.4 AND UNLIMITED IN HEIGHT	NOTE 29	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.05 AND UNLIMITED IN HEIGHT
NOTE 21	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.9 AND UNLIMITED IN HEIGHT		
NOTE 22	PART LOT 1 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RLs 6.75 & 7.24 (SEE SECTION (H) - (H) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT		

SEE SHEET 8AD FOR CONTINUATION

DIAGRAM 8



SCHEDULE OF SHORT LINES			
NO.	BEARING	DIST	DESCRIPTION
25	34° 42'	1.03	FACE OF CONC SHIP
26	124° 42'	1.22	FACE OF CONC SHIP
27	214° 42'	1.03	FACE OF CONC SHIP
28	304° 42'	1.22	FACE OF CONC SHIP

THIS IS SHEET 8AA OF DP270778 AND IT REPLACES SHEETS 8A8S OF THE PLAN REGISTERED ON THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
 Date of Survey: 12/07/2016
 Surveyor's Ref: 6182CONV

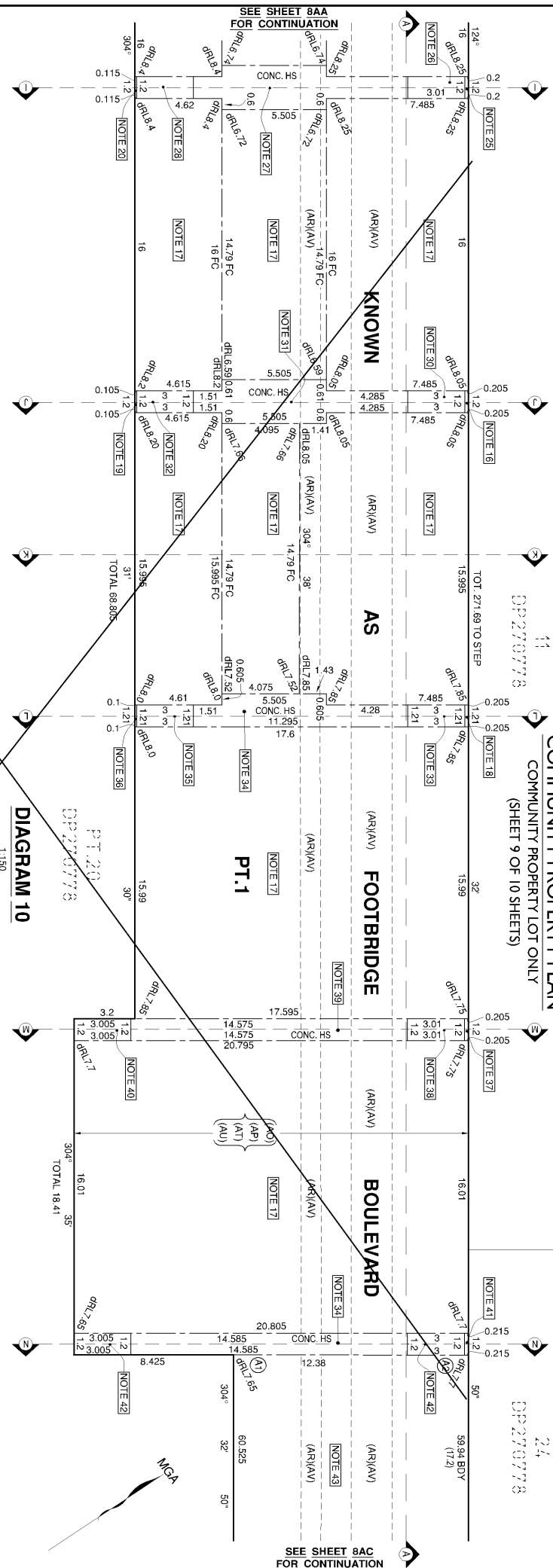
PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. PARAMATTA
 Locality: WENTWORTH POINT
 Subdivision No:
 Lengths are in metres. Reduction Ratio 1 : 350

Registered
 21.11.2016

DP 270778
 REPLACEMENT SHEET 8AA

COMMUNITY PROPERTY LOT ONLY (SHEET 9 OF 10 SHEETS)

 2.4
DP 270778
(17.2)


LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-8 SEE REPLACEMENT SHEET 8T
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
5. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8T

- d denotes DEPTH RL OF BOUNDARY
HS denotes CONCRETE HEADSTOCK
FC denotes FACE OF CONCRETE

--- indicates STRATUM BOUNDARY LINE

--- indicates EASEMENT LINE

--- denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 47-52 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AU) - POSITIVE COVENANT (DP270778 DOC.7)
(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

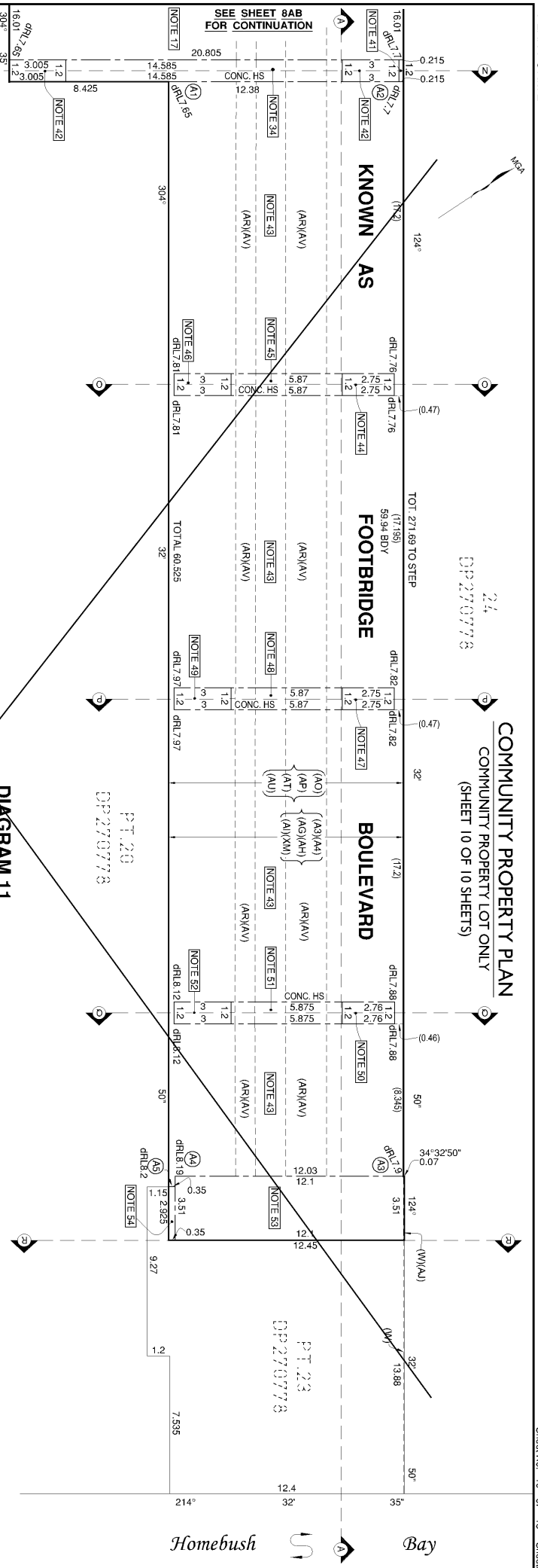
SCHEDULE OF BOUNDARY LIMITS

NOTE 16	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.05 AND UNLIMITED IN HEIGHT	NOTE 30	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.42 & 6.91 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 17	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 31	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.58 AND UNLIMITED IN HEIGHT
NOTE 18	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.85 AND UNLIMITED IN HEIGHT	NOTE 32	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.5 & 7.0 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 19	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.2 AND UNLIMITED IN HEIGHT	NOTE 33	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.2 & 6.73 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 20	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.4 AND UNLIMITED IN HEIGHT	NOTE 34	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.41 AND UNLIMITED IN HEIGHT
NOTE 25	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.25 AND UNLIMITED IN HEIGHT	NOTE 35	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.23 & 6.84 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 26	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.58 & 7.07 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT	NOTE 36	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.0 AND UNLIMITED IN HEIGHT
NOTE 27	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.75 AND UNLIMITED IN HEIGHT	NOTE 43	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs (A)-(A8) BEING RLs 7.65, 7.7, 7.9, 8.19 & 8.2 RESPECTIVELY AND UNLIMITED IN HEIGHT
NOTE 28	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.67 & 7.17 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT		

HISTORICAL FILE SEE REPLACEMENT SHEETS 8AG-8AY

Surveyor:	MICHAEL TRIFIRO	PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP 270778 TO COMMUNITY PROPERTY	L.G.A. PARAMATTA	Registered	DP 270778 REPLACEMENT SHEET 8AB
Date of Survey:	12/07/2016		Locality: WENTWORTH POINT	21.11.2016	
Surveyor's Ref:	6182CONV		Subdivision No:		
			Lengths are in metres. Reduction Ratio 1:150		

24
DP270778
COMMUNITY PROPERTY LOT ONLY
(SHEET 10 OF 10 SHEETS)



LEVEL 3 & ABOVE (CONT.)

HISTORICAL FILE SEE REPLACEMENT SHEETS 8AG-8AY

- EASEMENTS AFFECTING LOT 1**
- (W) - RIGHT OF ACCESS 20 WIDE (DP270778 DOC. 4)
 - (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
 - (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES
 - VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
 - (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE
 - WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
 - (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE
 - WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
 - (AU) - POSITIVE COVENANT (DP270778 DOC. 7)
 - (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
 - VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
 - (A3) - BENEFITED BY AN EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN (LIMITED IN STRATUM) (DP270778 DOC. 7)
 - (A4) - BENEFITED BY AN EASEMENT FOR OVERHANG 2 WIDE (DP270778 DOC. 7)
 - (A5) - BENEFITED BY AN EASEMENT TO DRAIN WATER (668835)
 - (A6) - BENEFITED BY A RIGHT OF ACCESS 20 WIDE (DP270778 DOC. 4)
 - (A7) - BENEFITED BY AN EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN (LIMITED IN STRATUM) (DP270778 DOC. 5)
 - (A8) - BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC. 5)
 - (A9) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 5)
 - (A10) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN (LIMITED IN STRATUM) (DP270778 DOC. 5)
 - (A11) - EASEMENT FOR SERVICES (DP270778 DOC. 5)
 - (A12) - EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 5)
 - (A13) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER
 - (A14) - BENEFITED BY AN EASEMENT TO PERMIT ENCRANCHING STRUCTURE & SERVICES TO REMAIN VARIABLE WIDTH (DP270778 DOC. 4)
 - (A15) - LAND EXCLUDES MINERALS (1912) - SEE PA40860

- NOTES:**
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
 2. FOR A COMPLETE LIST OF EASEMENTS AFFECTING LOT 1, CREATED BY DOCUMENTS 1-8 SEE REPLACEMENT SHEET 8T
 3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
 4. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
 5. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8T
- LEGEND:**
- d denotes DEPTH PL. OF BOUNDARY
 - HS denotes CONCRETE HEADSTOCK
 - FC denotes FACE OF CONCRETE
 - indicates STRATUM BOUNDARY LINE
 - - - indicates EASEMENT LINE
 - ▲ denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 47-52 FOR DETAILS)
- ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

- | | | | |
|---------|---|---------|---|
| NOTE 32 | PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT | NOTE 47 | PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.43 & 6.88 (SEE SECTION (P) - (P) ON ADDITIONAL SHEET 52) AND UNLIMITED IN HEIGHT |
| NOTE 34 | PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLs 4.1 AND UNLIMITED IN HEIGHT | NOTE 48 | PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLs 5.59 AND UNLIMITED IN HEIGHT |
| NOTE 41 | PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.6 AND UNLIMITED IN HEIGHT | NOTE 50 | PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.43 & 6.91 (SEE SECTION (Q) - (Q) ON ADDITIONAL SHEET 52) AND UNLIMITED IN HEIGHT |
| NOTE 42 | PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.23 & 6.73 (SEE SECTION (N) - (N) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT | NOTE 51 | PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLs 5.7 AND UNLIMITED IN HEIGHT |
| NOTE 43 | PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs (A) - (A5) BEING RLs 7.65, 7.7, 7.8, 8.19 & 8.2 RESPECTIVELY AND UNLIMITED IN HEIGHT | NOTE 52 | PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.68 & 7.15 (SEE SECTION (Q) - (Q) ON ADDITIONAL SHEET 52) AND UNLIMITED IN HEIGHT |
| NOTE 44 | PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.43 & 6.87 (SEE SECTION (O) - (O) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT | NOTE 53 | PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLs 6.7 AND UNLIMITED IN HEIGHT |
| NOTE 45 | PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLs 5.4 AND UNLIMITED IN HEIGHT | NOTE 54 | PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLs 2 AND UNLIMITED IN HEIGHT |
| NOTE 46 | PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.26 & 6.76 (SEE SECTION (O) - (O) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT | | |

THIS IS SHEET 8AC OF DP270778 AND IT REPLACES SHEETS 8J-8S OF THE PLAN REGISTERED ON THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 12/07/2016
Surveyor's Ref: 6182CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No:

Registered
21.11.2016

DP 270778
REPLACEMENT SHEET 8AC

COMMUNITY PROPERTY PLAN
(SHEET 11 OF 12 SHEETS)**SCHEDULE OF BOUNDARY LIMITS**

NOTE 9	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.75 AND UNLIMITED IN HEIGHT
NOTE 10	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.80 AND UNLIMITED IN HEIGHT
NOTE 11	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.86 AND UNLIMITED IN HEIGHT
NOTE 12	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.95 AND UNLIMITED IN HEIGHT
NOTE 13	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE BETWEEN RL6.50 AND RL7.25 AND UNLIMITED IN HEIGHT
NOTE 23	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.25 AND UNLIMITED IN HEIGHT
NOTE 31	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.30 AND UNLIMITED IN HEIGHT
NOTE 32	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.70 AND UNLIMITED IN HEIGHT
NOTE 33	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.55 ON THE PLAN AND UNLIMITED IN HEIGHT

LEVEL 3 & ABOVE (CONT.)**NOTES:**

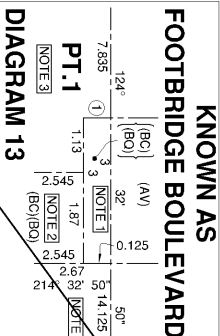
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1+8 SEE REPLACEMENT SHEET 8T
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8T

EASEMENTS CREATED BY THIS PLAN

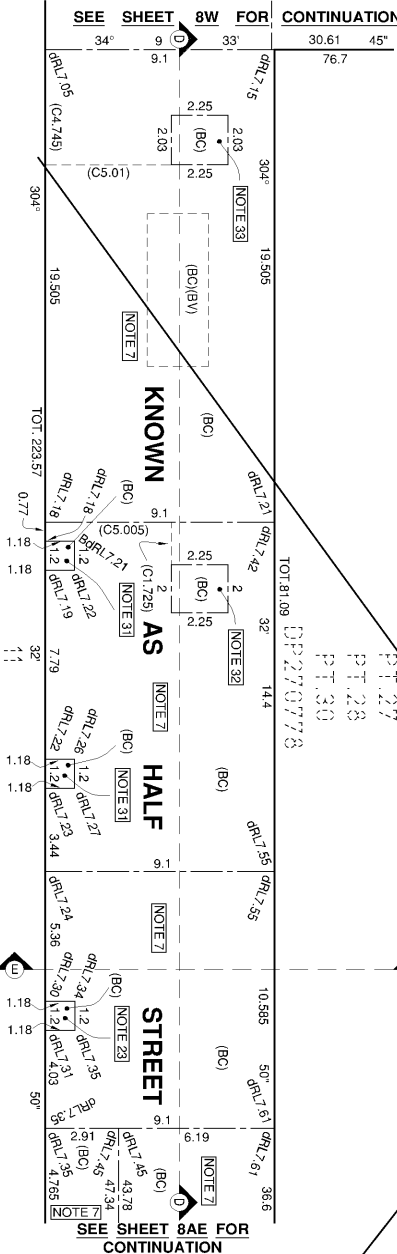
- (A/V) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
(B/C) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)
(B/V) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)
(B/V) - EASEMENT FOR ACCESS AND USE OF CAR SHAPE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°33'45" UNLESS OTHERWISE SHOWN

**HISTORICAL FILE SEE REPLACEMENT SHEETS 8AG-8AY****KNOWN AS**
WATERWAYS STREET

SEE SHEET 8W FOR CONTINUATION

**DIAGRAM 12**

1:150

THIS IS SHEET 8AD OF DP270778 AND IT REPLACES SHEETS 8AJS
OF THE PLAN REGISTERED ON THIS SHEET CONTAINS
UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

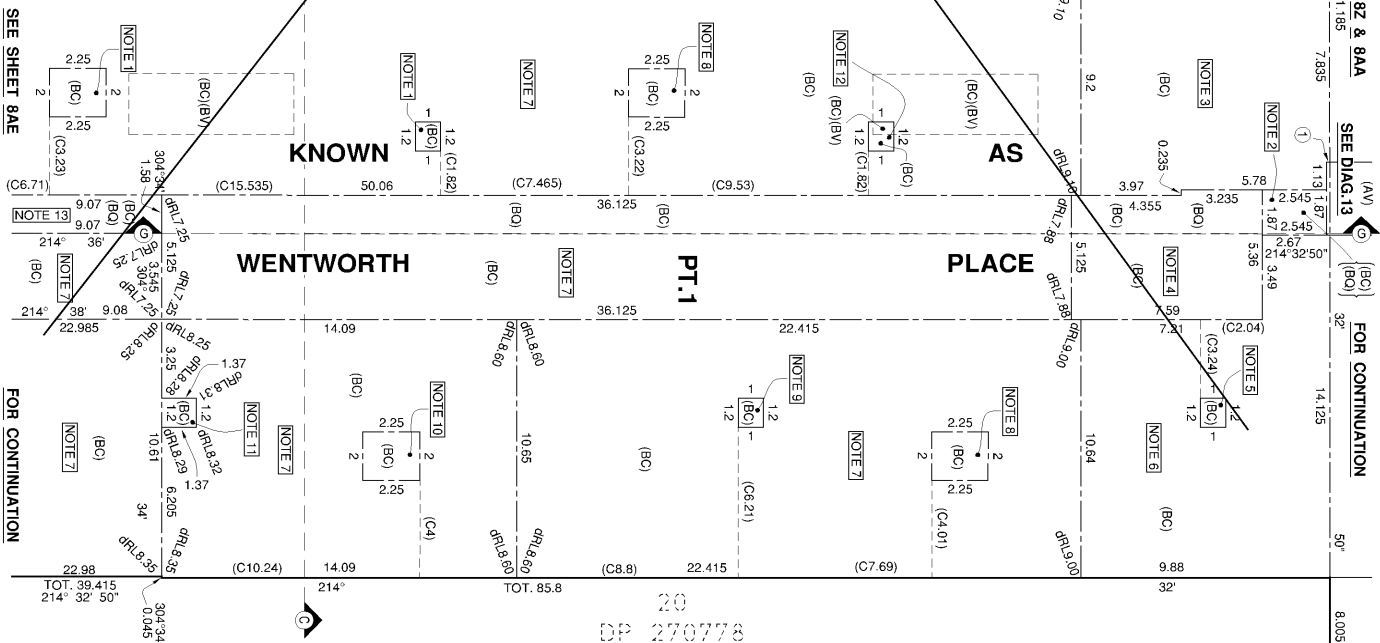
Surveyor: MICHAEL TRIFIRO
Date of Survey: 12/07/2016
Surveyor's Ref: 6182CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOTS 15 & 29 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:

Registered
21.11.2016

DP 270778
REPLACEMENT SHEET 8AD

SEE SHEET 8Z & 8AA**SEE DIAG 13****FOR CONTINUATION**

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 12 OF 12 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

NOTE	BOUNDARY LIMITS	NOTE	BOUNDARY LIMITS
NOTE 1	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.50 AND UNLIMITED IN HEIGHT	NOTE 20	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.15 AND UNLIMITED IN HEIGHT
NOTE 7	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 21	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.20 AND UNLIMITED IN HEIGHT
NOTE 10	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.80 AND UNLIMITED IN HEIGHT	NOTE 22	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.75 AND UNLIMITED IN HEIGHT
NOTE 11	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.25 AND UNLIMITED IN HEIGHT	NOTE 23	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.25 AND UNLIMITED IN HEIGHT
NOTE 13	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.90 AND RL7.25 AND UNLIMITED IN HEIGHT	NOTE 24	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.00 AND UNLIMITED IN HEIGHT
NOTE 14	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.85 AND UNLIMITED IN HEIGHT	NOTE 25	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.35 AND UNLIMITED IN HEIGHT
NOTE 15	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.20 AND UNLIMITED IN HEIGHT	NOTE 26	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.45 AND UNLIMITED IN HEIGHT
NOTE 16	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.81 AND RL6.90 AND UNLIMITED IN HEIGHT	NOTE 27	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.60 AND UNLIMITED IN HEIGHT
NOTE 17	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.67 AND UNLIMITED IN HEIGHT	NOTE 28	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL7.45 AND RL7.55 AND UNLIMITED IN HEIGHT
NOTE 18	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.65 AND UNLIMITED IN HEIGHT	NOTE 29	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.60 AND UNLIMITED IN HEIGHT
		NOTE 30	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.70 AND UNLIMITED IN HEIGHT

SCHEDULE OF SHORT LINES	No.	BEARING	DIST
(1)	124.32.50'	1.1	
(2)	124.32.50'	1.1	
(3)	34.32.50'	1.1	
(4)	124.32.50'	1.1	
(5)	34.32.50'	1.1	
(6)	124.32.50'	1.97	
(7)	34.32.50'	2.2	
(8)	124.32.50'	1.97	
(9)	34.32.50'	2.2	
(10)	295.50'	1.09	
(11)	25.50'	1.1	
(12)	115.50'	1.09	
(13)	205.50'	1.1	
(14)	124.32.50'	1.09	
(15)	34.32.50'	1.1	
(16)	124.32.50'	1.09	
(17)	34.32.50'	1.1	
(18)	33.46'	1.2	
(19)	126.17'	2.5	
(20)	34.32.50'	1.12	
(21)	124.32.50'	1.12	
(22)	34.32.50'	1.12	
(23)	34.32.50'	1.2	
(24)	124.32.50'	1.5	
(25)	124.32.50'	1.25	
(26)	34.32.50'	1.4	
(27)	124.32.50'	1.35	

LEVEL 3 & ABOVE (CONT.)

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-8 SEE REPLACEMENT SHEET 8T
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8T

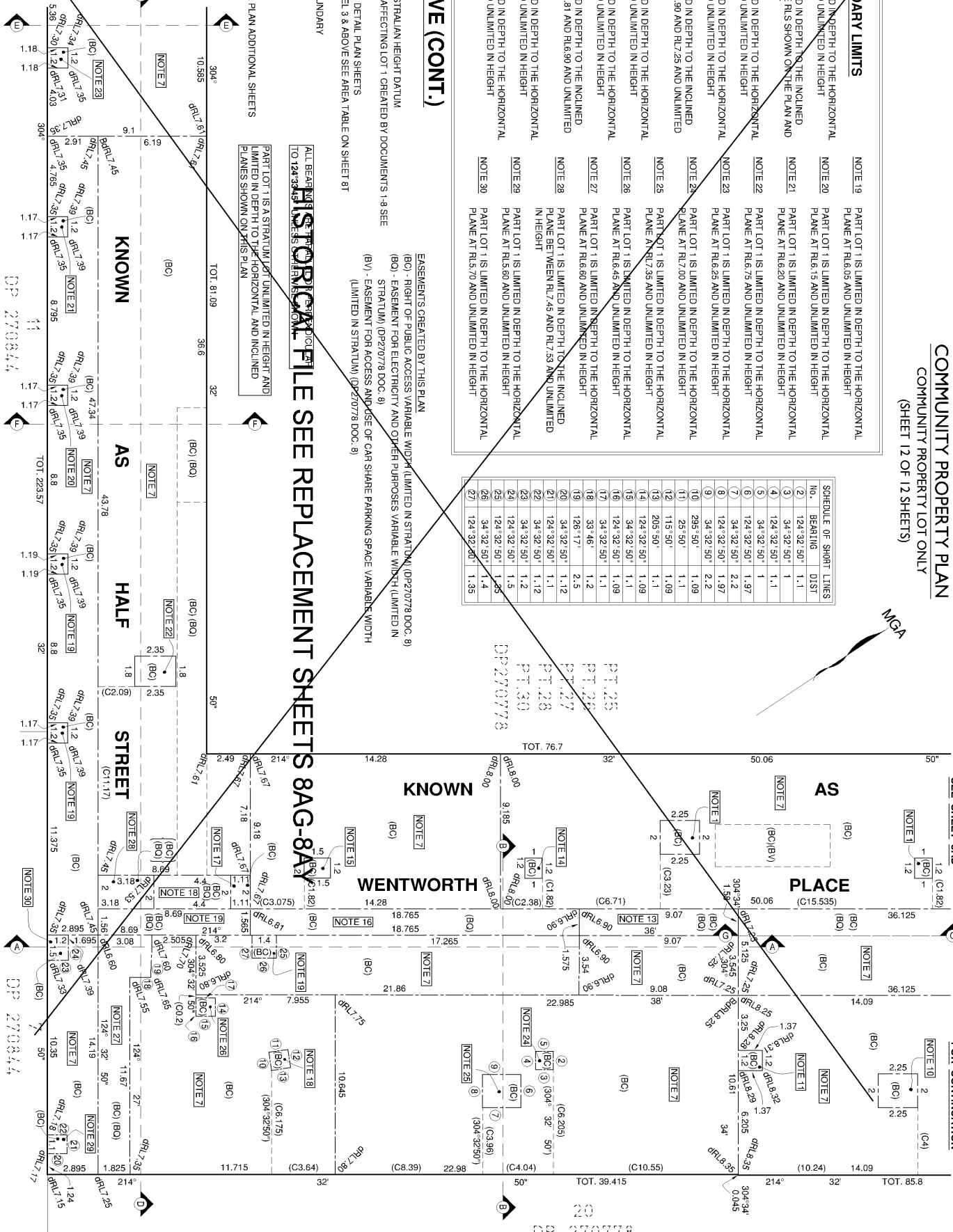
- d denotes DEPTH RL OF LOT BOUNDARY
C denotes CONNECTION

- indicates STRATUM LIMIT
--- indicates EASEMENT LINE
A denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 77-80 FOR DETAILS)

ALL BEARINGS ARE TRUE BEARINGS EXCEPT TO 124.32.50' WHICH IS AN MAGA BEARING
HISTORICAL FILE SEE REPLACEMENT SHEETS 8AG-8AT
PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND UNLIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

- EASEMENTS CREATED BY THIS PLAN
(BC) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)
(BO) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)
(BV) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)

SEE DIAG. 12 SHEET 8AD
FOR CONTINUATION



THIS IS SHEET 8AE OF DP270778 AND IT REPLACES SHEETS 8AES OF THE PLAN REGISTERED ON THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 12/07/2016
Surveyor's Ref: 6182CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:

Registered
21.11.2016

DP 270778
REPLACEMENT SHEET 8AE

**WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC. 1)**

EASEMENTS AFFECTING LOT 1

- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.2)
- (J) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC.1)
- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (Q) - RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
- (X) - RIGHT OF ACCESS 20 WIDE (DP270778 DOC. 4)
- (X) - RIGHT OF ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 1)
- (AC) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 6)
- (AM) - EASEMENT TO ACCESS AND USE CLOCK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 6)
- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AU) - POSITIVE COVENANT (DP270778 DOC. 7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (BC) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)
- (BD) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)
- (BO) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)
- (BV) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)
- (B) - BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC. 6)
- EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC. 6)
- BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 6)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 6)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC. 6)
- EASEMENT FOR SERVICES (DP270778 DOC. 6)
- (V) - BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.2)
- EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC. 2)
- BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 2)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 2)
- BENEFITED BY AN EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (Z) - BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC. 2)
- EASEMENT FOR SERVICES (DP270778 DOC. 2)
- (A1) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 7)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 7)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC. 7)
- EASEMENT FOR SERVICES (DP270778 DOC. 7)
- BENEFITED BY AN EASEMENT FOR DRAINAGE OF WATER (DP270778 DOC.7)
- EASEMENT FOR DRAINAGE OF WATER (DP270778 DOC.7)
- (A2) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 1)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 1)
- (A3) - BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (LIMITED IN STRATUM) (DP270778 DOC. 7)
- BENEFITED BY AN EASEMENT FOR OVERHANG 2 WIDE (DP270778 DOC. 7)
- (A4) - BENEFITED BY AN EASEMENT TO DRAIN WATER (K868395)
- (A5) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.8)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.8)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.8)
- EASEMENT FOR SERVICES (DP270778 DOC.8)
- (A7) - BENEFITED BY AN EASEMENT FOR DRAINAGE OF WATER 2 WIDE (DP270778 DOC.3)
- (A8) - BENEFITED BY A RIGHT OF ACCESS 20 WIDE (DP270778 DOC.4)
- (A9) - BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (LIMITED IN STRATUM) (DP270778 DOC. 5)
- BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 5)
- BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 5)
- (A9) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (LIMITED IN STRATUM) (DP270778 DOC. 5)
- EASEMENT FOR SERVICES (DP270778 DOC. 5)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC. 5)
- (A9) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER VARIABLE WIDTH (DP270778 DOC. 4)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC. 5)
- (X9) - LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) - SEE P400860
- (RU) - RESTRICTION ON THE USE OF LAND - DP270778 (DOC.7)**

HISTORICAL FILE SEE REPLACEMENT SHEETS 8AG-8AY

THIS IS SHEET 8AF AND IT CONTAINS UPDATED DETAILS OF LOT 1

10 20 30 40 50 60 70 80 90 100 110 120 130 140 Table of Plan

<p>Surveyor: MICHAEL TRIFIRO</p> <p>Date of Survey: 12/07/2016</p> <p>Surveyor's Ref: 6182CONV</p>	<p>PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP 270778 TO COMMUNITY PROPERTY</p>	<p>L.G.A: PARRAMATTA</p> <p>Locality: WENTWORTH POINT</p> <p>Subdivision No: </p> <p>Lengths are in metres. Reduction Ratio 1 : 150</p>	<p>Registered</p> <p>21.11.2016</p>	<p>DP 270778</p> <p>REPLACEMENT SHEET 8AF</p>
---	--	--	--	---

BURROWAY

ROAD

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 1 OF 19 SHEETS)

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
 2. SEE SHEETS 8AH 8AX FOR BOUNDARY DETAILS
 3. SEE SHEET 8AY FOR EASEMENT DESCRIPTIONS
 4. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
- Indicates STRATUM BOUNDARY LINE
- Indicates EASEMENT LINE
- WP denotes KNOWN AS WENTWORTH PLACE
- HS denotes KNOWN AS HALF STREET
- FB denotes KNOWN AS FOOTBRIDGE BOULEVARD

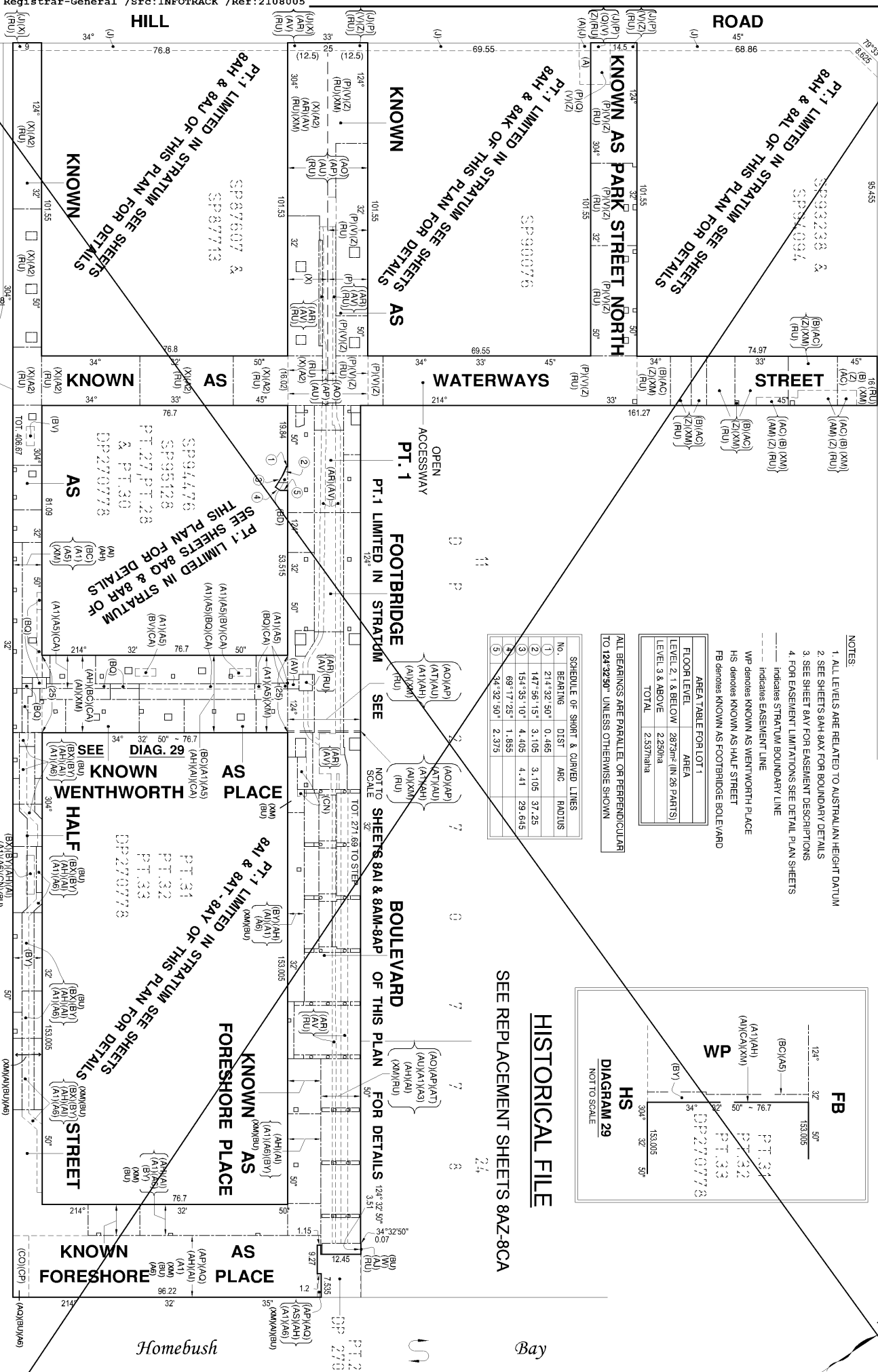
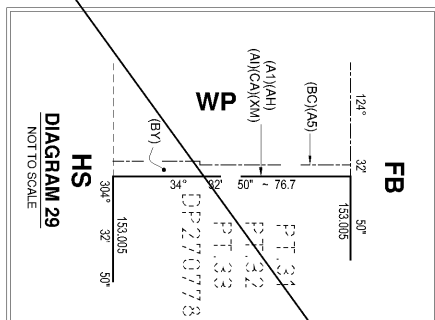
AREA TABLE FOR LOT 1			
FLOOR LEVEL	AREA		
LEVEL 2, 1 & BELOW	2879m ² (IN 26 PARTS)		
LEVEL 3 & ABOVE	2.250ha		
TOTAL	2.537ha		

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF SHORT & CURVED LINES			
No.	BEARING	DIST	RADIUS
1	214°32'50"	0.465	
2	147°56'15"	3.105	37.25
3	154°35'10"	4.405	4.41
4	69°17'25"	1.855	29.645
5	34°32'50"	2.575	

SEE REPLACEMENT SHEETS 8AZ-8CA

HISTORICAL FILE



THIS IS SHEET 8AG OF DP270778 AND IT REPLACES SHEETS 8T-8AF OF THE PLAN REGISTERED ON 21/11/2016. THIS SHEET CONTAINS UNMODIFIED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

SP 92155

DP 270778

1

14

Surveyor: MICHAEL TRIFINO

Date of Survey: 08/03/2017

Surveyor's Ref: 6372CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARRAMATTA

Locality: WENTWORTH POINT

Subdivision No.: SC33/2017

Lengths are in metres. Reduction Ratio 1:800

Registered

30.05.2017

DP 270778

REPLACEMENT SHEET 8AG

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

(SHEET 2 OF 19 SHEETS)

HILL

ROAD

KNOWN AS HALF STREET

PT.1

(485.4m)²

[NOTE 1]

SP87607 &
SP87713FOOTBRIDGE
KNOWN AS
BOULEVARD

PT.1

(1428.5m)²

[NOTE 1]

SP90076

PARK STREET NORTH
KNOWN AS

PT.1

(567.4m)²

[NOTE 1]

SP93238 & SP94094

HISTORICAL FILE

SEE REPLACEMENT SHEETS 8A2-8CA

KNOWN AS
WATERWAYS
STREET

PT.1

(198m)²

[NOTE 1]

LEVEL 2, 1 & BELOW

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT & DEPTH

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124° 32' 50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

SEE SHEET 8A1
FOR CONTINUATION

DP270778

SP94476

SP95128

PT.27

PT.28

PT.30

DP270778

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-9 SEE REPLACEMENT SHEETS 8A2 & 8A4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 2, 1 & BELOW SEE AREA TABLE ON SHEET 8A6

----- Indicates EASEMENT LINE

EASEMENTS AFFECTING LOT 1

- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.2)
- (J) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.1)
- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (C) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.2)
- (X) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.1)
- (AM) - EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)
- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

THIS IS SHEET 8A1 OF DP270778 AND IT REPLACES SHEETS 8T-9AF
OF THE PLAN REGISTERED ON 21/11/2016 THIS SHEET CONTAINS
MODIFIED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: MICHAEL TRIFIRO

Date of Survey: 08/03/2017

Surveyor's Ref: 632CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA

Locality: WENTWORTH POINT

Subdivision No: SC33/2017

Lengths are in metres. Reduction Ratio 1:500

Registered

30.05.2017

DP 270778
REPLACEMENT SHEET 8A1

COMMUNITY PROPERTY LOT ONLY

(SHEET 4 OF 19 SHEETS)

LEVEL 3 & ABOVE

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLATES SHOWN ON THIS PLAN

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 4.0 (3) AND UNLIMITED IN HEIGHT
- NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.35 AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.25 AND UNLIMITED IN HEIGHT
- NOTE 6 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.0 AND UNLIMITED IN HEIGHT
- NOTE 7 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.0 AND UNLIMITED IN HEIGHT
- NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.2 AND UNLIMITED IN HEIGHT

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-9 SEE REPLACEMENT SHEETS 8A & 8AY
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8AG

Bd denotes DEPTH RL OF LOT BOUNDARY

--- indicates STRATUM BOUNDARY LINE

--- indicates EASEMENT LINE

denotes SECTION (SEE DETAIL PLAN SHEETS 6 & 7 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1

- (P) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC.1)
- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (X) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.1)
- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.1)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - POSITIVE COVENANT (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
1	34°32'50"	3.1
2	124°32'50"	3.3
3	214°32'50"	3.1
4	304°32'50"	3.3
5	34°32'50"	3.1
6	124°32'50"	2.8
7	214°32'50"	3.1
8	304°32'50"	2.8
9	34°32'50"	3.4
10	124°32'50"	3.15
11	214°32'50"	3.4
12	304°32'50"	3.15
13	34°32'50"	3.4
14	124°32'50"	3.4
15	214°32'50"	3.4
16	304°32'50"	3
17	34°32'50"	3.4
18	124°32'50"	2.7
19	214°32'50"	3.4
20	304°32'50"	2.7

SCHEDULE OF REDUCED LEVELS (AMD)	
(A)	5.37
(B)	5.27
(C)	5.77
(D)	5.77
(E)	7.94
(F)	7.94
(G)	8.15
(H)	8.25
(I)	8.30

THIS IS SHEET 8A OF DP270778 AND IT REPLACES SHEETS 8T-8AF OF THE PLAN REGISTERED ON 21/11/2016 THIS SHEET CONTAINS MODIFIED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

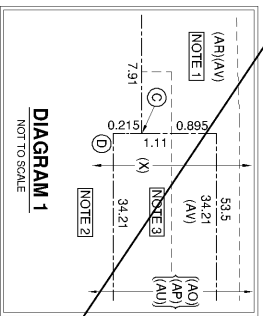
Surveyor: MICHAEL TRIFIRO
Date of Survey: 08/03/2017
Surveyor's Ref: 6372CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC03/2017
Lengths are in metres. Reduction Ratio 1:400

Registered
30.05.2017

DP 270778
REPLACEMENT SHEET 8AJ



COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

(SHEET 5 OF 19 SHEETS)

SEE SHEET

8AL

FOR

CONTINUATION

SP93238 &
SP94094

LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.05 AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.2 AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.0 AND UNLIMITED IN HEIGHT
- NOTE 6 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.2 AND UNLIMITED IN HEIGHT
- NOTE 7 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.1 AND UNLIMITED IN HEIGHT
- NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.9 AND UNLIMITED IN HEIGHT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'30" UNLESS OTHERWISE SHOWN

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-9 SEE REPLACEMENT SHEETS 8A/8 & 8A/9
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8A/8
- Bd denotes DEPTH RL OF BOUNDARY
- indicates STRATUM BOUNDARY LINE
- ▲ denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 15 & 16 FOR DETAILS)

HISTORICAL FILE

SEE REPLACEMENT SHEETS 8A/2-8C/4

SP90076

ROAD

HILL

KNOWN AS PARK STREET

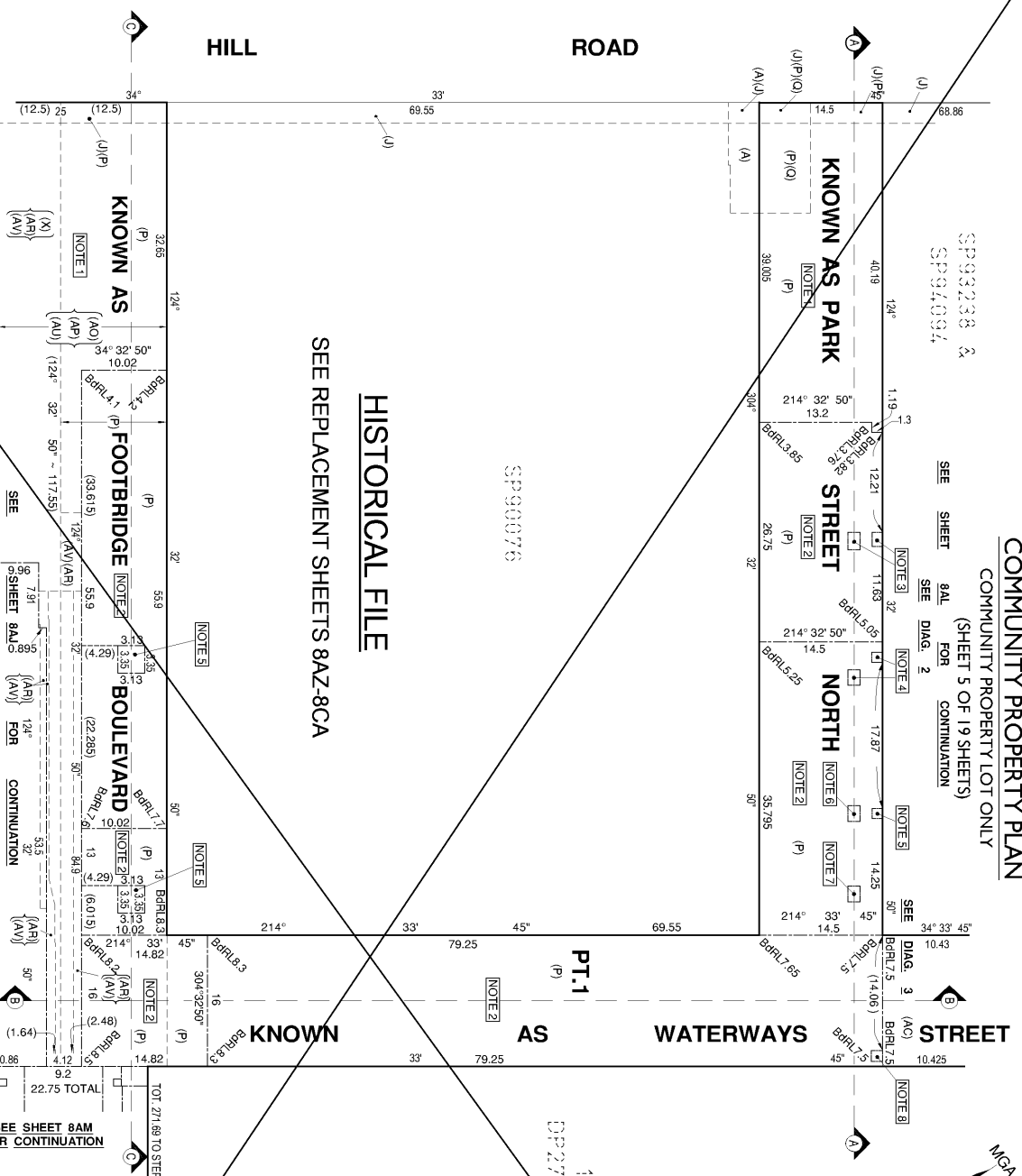
NORTH STREET

STREET

WATERWAYS

PT.1

KNOWN AS



EASEMENTS AFFECTING LOT 1

- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.2)
- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.3 & 16 WIDE (LIMITED IN STRATUM) (DP27078 DOC.2)
- (Q) - RIGHT OF PUBLIC ACCESS 12.5, 14.3 & 16 WIDE (LIMITED IN STRATUM) (DP27078 DOC.2)
- (X) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.1)
- (AC) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.6)
- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.7)
- (AU) - POSITIVE COVENANT (DP27078 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.7)

THIS IS SHEET 8A/6 OF DP270778 AND IT REPLACES SHEETS 8T/9A/6 OF THE PLAN REGISTERED ON 21/11/2016. THIS SHEET CONTAINS UNLIMITED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO

Date of Survey: 08/03/2017

Surveyor's Ref: 6372CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA

Locality: WENTWORTH POINT

Subdivision No.: SC33/2017

Lengths are in metres. Reduction Ratio 1:400

Registered

30.05.2017

DP 270778

REPLACEMENT SHEET 8A/6

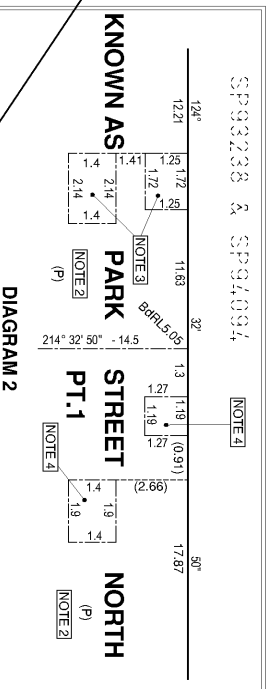


DIAGRAM 2

NOT TO SCALE

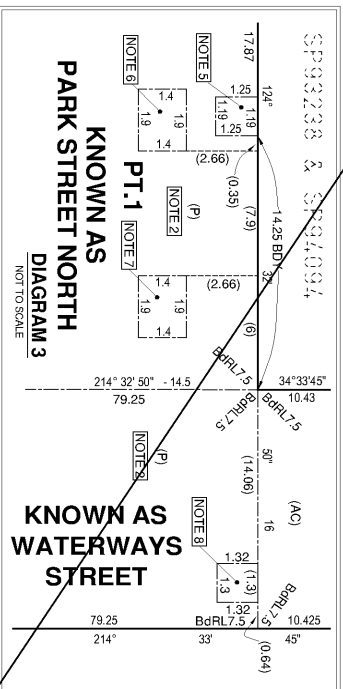


DIAGRAM 3

NOT TO SCALE

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 6 OF 19 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1** PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2** PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 3** PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 2.9 AND UNLIMITED IN HEIGHT
- NOTE 4** PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.4 AND UNLIMITED IN HEIGHT

LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND UNLIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-9 SEE REPLACEMENT SHEETS 8A & 8AY
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8AG

Bd denotes DEPTH 2.0' OF LOT BOUNDARY
F.W. denotes FACE-OF WALL

— indicates STRATUM BOUNDARY LINE
- - - indicates EASEMENT LINE

denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEET 30 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124° 32' 50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1
(U) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC.1)
(P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 15 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
(AC) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.3)
(AM) - EASEMENT TO ACCESS AND USE CULVERT BAY 2.6 AND 3 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)

THIS IS SHEET 8A OF DP270778 AND IT REPLACES SHEETS 8T-9AF OF THE PLAN REGISTERED ON 21/11/2016 THIS SHEET CONTAINS UNLIMITED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN

Surveyor: MICHAEL TRIFIRO
Date of Survey: 08/03/2017
Surveyor's Ref: 632CONV

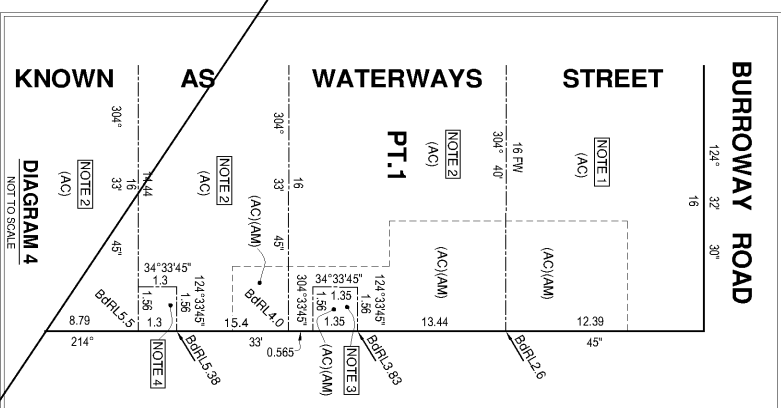
PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC332017
Lengths are in metres. Reduction Ratio 1:400



Registered
30.05.2017

DP 270778
REPLACEMENT SHEET 8A



SEE REPLACEMENT SHEETS 8A7-8CA



PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

EASEMENTS AFFECTING LOT 1
 (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (DP27078 DOC.7)
 (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES
 VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.7)
 (AO) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN

(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE
WIDTH (LIMITED IN STRATUM) (DP270778 DOC 7)
(AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM)
(DP270778 DOC 7)
(AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE
WIDTH (LIMITED IN STRATUM) (DP270778 DOC 7)
(AU) - POSITIVE COVENANT (DP270778 DOC 7)
(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 7)

(B7) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP2/0778 DOC.8)
(B7) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP2/0778 DOC.9)
(CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE

(CN) EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)

NOTE 23 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.94 & 7.35 (SEE SECTION H) - (H) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT

NOTE 25 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R/LB.25 AND UNLIMITED IN HEIGHT

NOTE 27 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.75 AND UNLIMITED IN HEIGHT

NOTE 28 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.67' & 7.17' (SEE SECTION ① - ① ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT

PLANE AT FL705 AND UNLIMITED IN HEIGHT

Registered

DB 270779

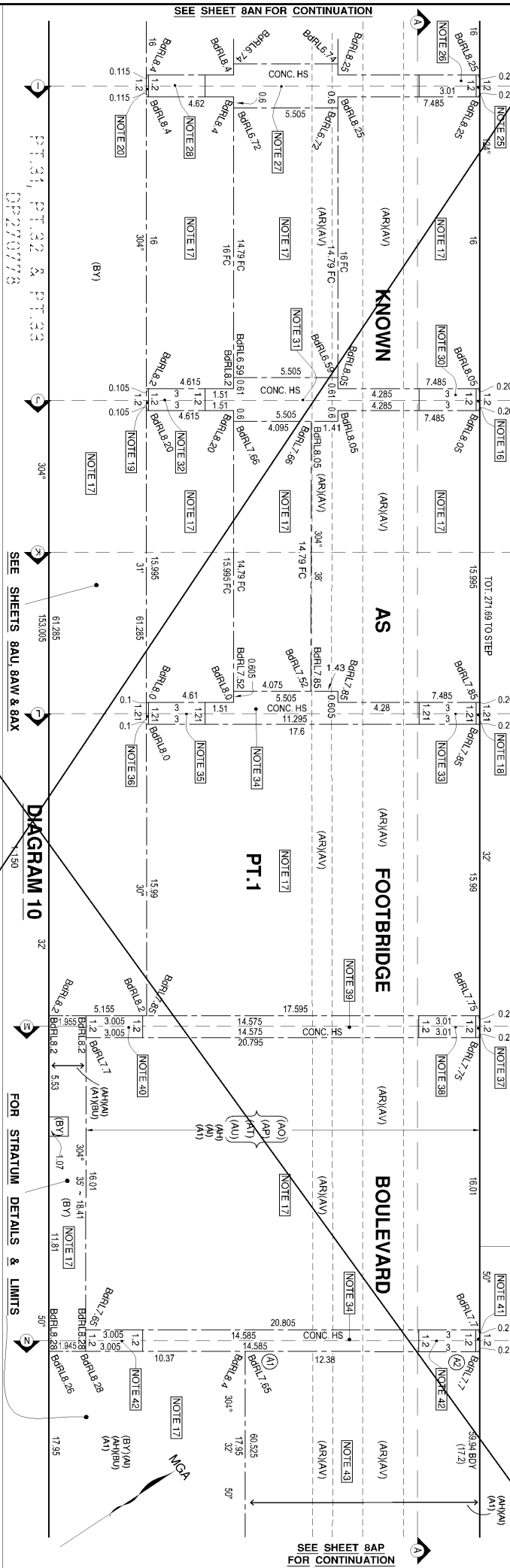
30.05.2017	<p>DT 210/18</p> <p>REPLACEMENT SHEET 8AN</p>
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HISTORICAL NOTE ADDED & SHEET STRUCK THROUGH VIDE 2018-855 13.6.2018

COMMUNITY PROPERTY LOT ONLY
(SHEET 9 OF 19 SHEETS)

DP 270778

SHEET 9 OF 19 SHEETS



LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-9 SEE REPLACEMENT SHEETS 8A2 & 8A4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
5. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8A6

Bd denotes DEPTH OF LOT BOUNDARY
FC denotes CONCRETE HEADSTOCK
FC denotes FACE OF CONCRETE

--- indicates STRATUM BOUNDARY LINE
--- indicates EASEMENT LINE

▲ denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 47-52 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'30" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AU) - POSITIVE COVERMENT (DP270778 DOC.7)
(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)

THIS IS SHEET 9 OF DP270778 AND IT REPLACES SHEETS 87-94F
OF THE PLAN REGISTERED ON 21/11/2016 THIS SHEET CONTAINS
MODIFIED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

SCHEDULE OF BOUNDARY LIMITS

NOTE 16	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.02 AND UNLIMITED IN HEIGHT	NOTE 30	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL's 6.42 & 6.91 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 17	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 31	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.58 AND UNLIMITED IN HEIGHT
NOTE 18	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.85 AND UNLIMITED IN HEIGHT	NOTE 32	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL's 6.5 & 7.0 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 19	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.2 AND UNLIMITED IN HEIGHT	NOTE 33	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL's 6.25 & 6.73 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 20	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.4 AND UNLIMITED IN HEIGHT	NOTE 34	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.41 AND UNLIMITED IN HEIGHT
NOTE 25	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.25 AND UNLIMITED IN HEIGHT	NOTE 35	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL's 6.35 & 6.84 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 26	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL's 6.58 & 7.07 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT	NOTE 36	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.0 AND UNLIMITED IN HEIGHT
NOTE 27	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.75 AND UNLIMITED IN HEIGHT		
NOTE 28	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL's 6.67 & 7.17 (SEE SECTION (J)-(I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT		

SEE SHEET 8A4 FOR DETAILS OF (AU) (A1) (BU)

HISTORICAL FILE

SEE REPLACEMENT SHEETS 8A2-8CA

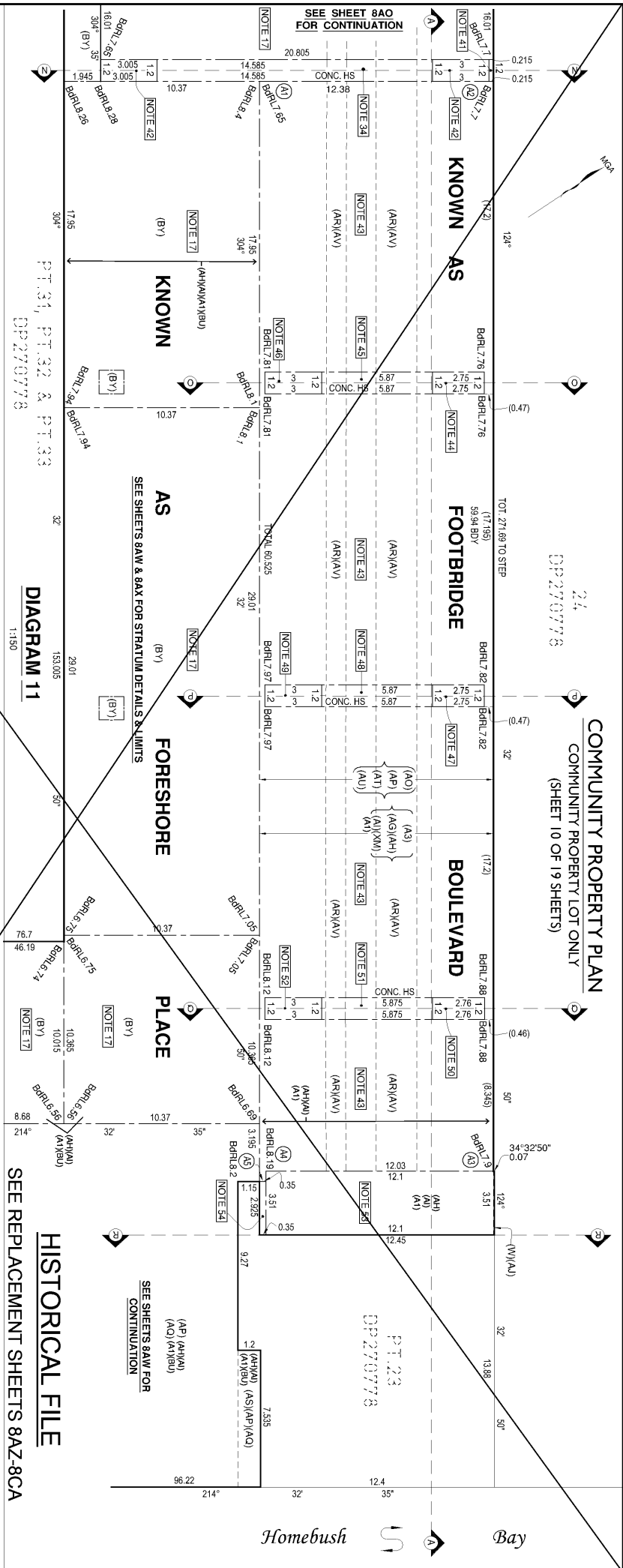
Surveyor: MICHAEL TRIFINO
Date of Survey: 08/03/2017
Surveyor's Ref: 632CONCV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC332017
Lengths are in metres. Reduction Ratio 1:150

Registered
30.05.2017

DP 270778
REPLACEMENT SHEET 8A0



LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL, AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOSE LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-9 SEE REPLACEMENT SHEETS 8A2 & 8A3
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
5. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8A2

Bd denotes DEPTH PL OF LOT BOUNDARY
HS denotes CONCRETE HEADSTOCK
FC denotes FACE OF CONCRETE

Indicates STRATUM BOUNDARY LINE
Indicates EASEMENT LINE
denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 47-52 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SEE SHEET 8A1 FOR DETAILS OF (A1) (B1)

SCHEDULE OF BOUNDARY LIMITS

NOTE 47	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.43 & 6.88 (SEE SECTION (B) - (B)) ON ADDITIONAL SHEET 52) AND UNLIMITED IN HEIGHT	NOTE 48	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLs 6.41 AND UNLIMITED IN HEIGHT
NOTE 49	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.48 & 6.91 (SEE SECTION (C) - (C)) ON ADDITIONAL SHEET 52) AND UNLIMITED IN HEIGHT	NOTE 50	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.48 & 6.91 (SEE SECTION (C) - (C)) ON ADDITIONAL SHEET 52) AND UNLIMITED IN HEIGHT
NOTE 51	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLs 6.7 AND UNLIMITED IN HEIGHT	NOTE 52	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.66 & 7.15 (SEE SECTION (D) - (D)) ON ADDITIONAL SHEET 52) AND UNLIMITED IN HEIGHT
NOTE 53	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLs 6.7 AND UNLIMITED IN HEIGHT	NOTE 54	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLs 6.2 AND UNLIMITED IN HEIGHT
NOTE 43	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs (A1) - (A5) BEING RLs 7.65, 7.7, 7.9, 8.19 & 8.2 RESPECTIVELY AND UNLIMITED IN HEIGHT	NOTE 44	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.43 & 6.87 (SEE SECTION (B) - (B)) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 45	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLs 5.4 AND UNLIMITED IN HEIGHT	NOTE 46	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.26 & 6.76 (SEE SECTION (C) - (C)) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT

HISTORICAL FILE

SEE REPLACEMENT SHEETS 8A2-8CA

SEE SHEETS 8A1 FOR CONTINUATION

THIS IS SHEET 8A1 OF DP 270778 AND IT REPLACES SHEETS 81-84F OF THE PLAN REGISTERED ON 21/11/2016. THIS SHEET CONTAINS MODIFIED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Scale (in mm)													

Surveyor: MICHAEL TRIFIRO
Date of Survey: 08/03/2017
Surveyor's Ref: 6372CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC332017
Lengths are in metres. Reduction Ratio 1:150

Registered
30.05.2017

DP 270778
REPLACEMENT SHEET 8A1

SEE REPLACEMENT SHEETS 8AZ-8CA

NOTE 19 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT BL 6.05 AND UNLIMITED IN HEIGHT

NOTE 20
PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL
PLANE AT RL6.15 AND UNLIMITED IN HEIGHT

NOTE 21
PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL
PLANE AT RL6.20 AND UNLIMITED IN HEIGHT

NOTE 22
PAR L01 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.75 AND UNLIMITED IN HEIGHT

~~NOTE 23~~
PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL
PLANE AT RL6.25 AND UNLIMITED IN HEIGHT

PLANE AT RL 7.00 AND UNLIMITED IN HEIGHT

NOTE 26 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL

NOTE 27
PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL
PLANE AT RL6.60 AND UNLIMITED IN HEIGHT




NOTE 20
PLANE BETWEEN RL7.45 AND RL7.53 AND UNLIMITED
IN HEIGHT

NOTE 29
PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZON PLANE AT RL5.60 AND UNLIMITED IN HEIGHT

NOTE 30
PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL
PLANE AT RL.5.70 AND UNLIMITED IN HEIGHT

NOTES

- Bd** denotes DEPTH RL OF LOT BOUNDARY
C denotes CONNECTION

 indicates STRATUM LIMIT
 indicates EASEMENT LINE
 denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 77-80 FOR DETAILS)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

**SEE DIAG. 15 SHEET
SHEET 8AT FOR
EASEMENT EXTENTS
IN THIS SECTION**

Time (h)	OD600 (C)	OD600 (BtR7.67)
0	0.0	0.0
2	0.2	0.1
4	0.4	0.2
6	0.6	0.3
8	0.8	0.4
10	0.9	0.5
12	1.0	0.8

7.955

1.715

SEE DIAG. 12 SHEET 8AQ
FOR CONTINUATION

KNOWN

AS

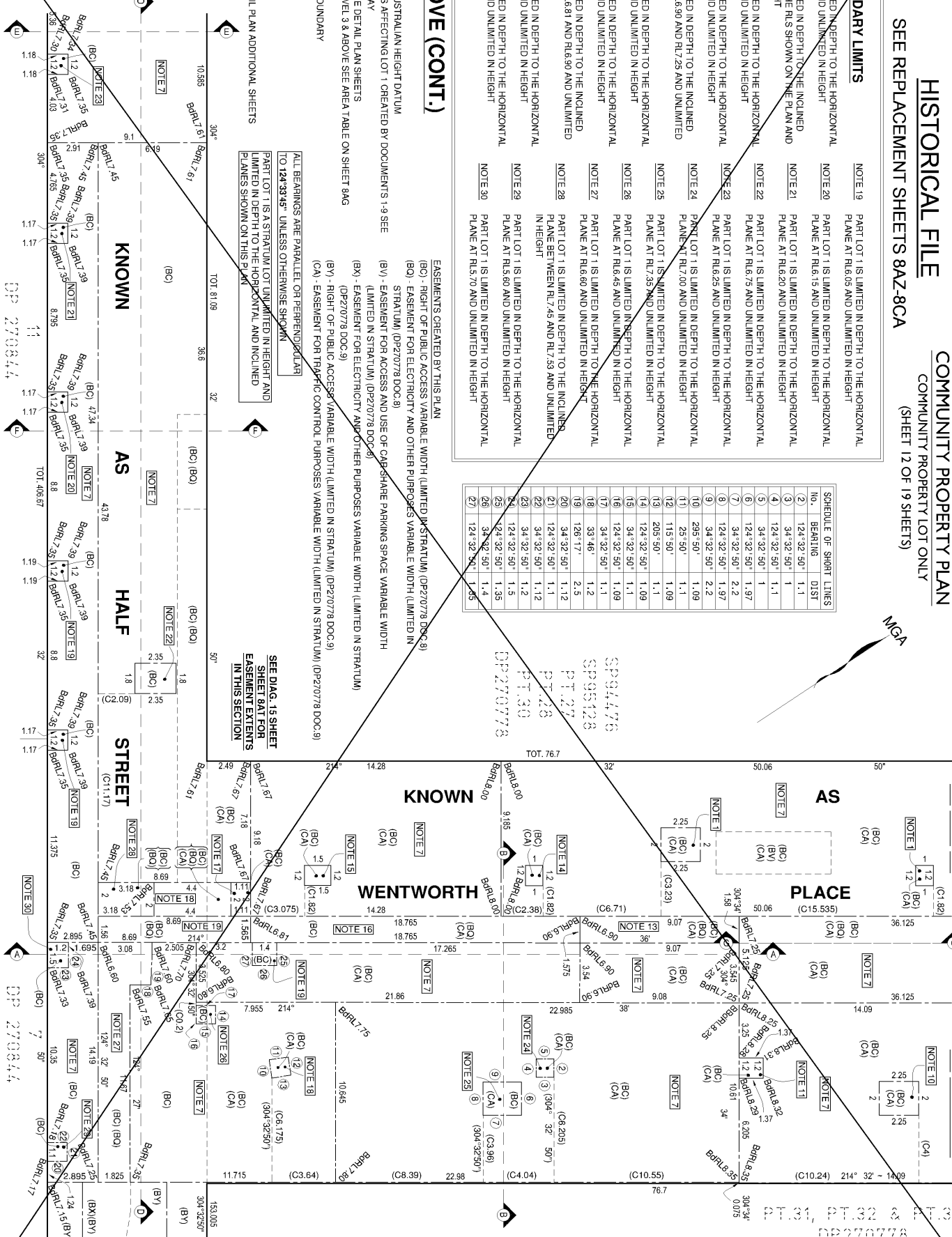
HALF

STREET

**SEE SHEETS 8AT FOR
STRATUM DETAILS & LIMITS**

SEE DIAGS. 15 & 16 SHEETS 8AT & 8AU FOR CONTINUATION

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
(2)	124 32 50 "	1.1
(3)	34 32 50 "	1
(4)	124 32 50 "	1.1
(5)	34 32 50 "	1
(6)	124 32 50 "	1.97
(7)	34 32 50 "	2.2
(8)	124 32 50 " 1.97	
(9)	34 32 50 " 2.2	
(10)	295 50 "	1.09
(11)	25 50 "	1.1
(12)	115 50 "	1.09
(13)	205 50 "	1.1
(14)	124 32 50 "	1.09
(15)	34 32 50 "	1.1
(16)	124 32 50 " 1.09	
(17)	34 32 50 "	1.1
(18)	33 46 "	1.2
(19)	126 17 "	2.5
(20)	34 32 50 "	1.12
(21)	124 32 50 "	1.1
(22)	34 32 50 "	1.12
(23)	34 32 50 "	1.2
(24)	124 32 50 " 1.5	
(25)	34 32 50 "	1.45
(26)	124 32 50 " 1.5	
(27)	124 32 50 " 1.5	



~~THIS IS SHEET 8A OF DP270778 AND IT REPLACES SHEETS 8T-8U OF THE PLAN REGISTERED ON 21/11/2016. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.~~

Surveyor:	MICHAEL TRIFIRO
Date of Survey:	08/03/2017
Surveyor's Ref:	637ZCONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L G A : CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC332017
Lengths are in metres. Reduction Ratio 1:150

Registered
30.05.2017

DP 270778
REPLACEMENT SHEET 8A

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 14 OF 19 SHEETS)

LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-9 SEE REPLACEMENT SHEETS 8A3 & 8A4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8A3

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (BG) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)
 (BO) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
 (BV) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
 (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
 (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)
 (CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 7.53 AND RL 7.8 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 7.8 AND RL 8.35 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 8.35 AND RL 9.0 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.05 AND UNLIMITED IN HEIGHT

SEE SHEET 8AV FOR DETAILS OF (BU)

SEE SHEET 8AR

FOR CONTINUATION

SP94476
SP95128

PT.27, PT.28

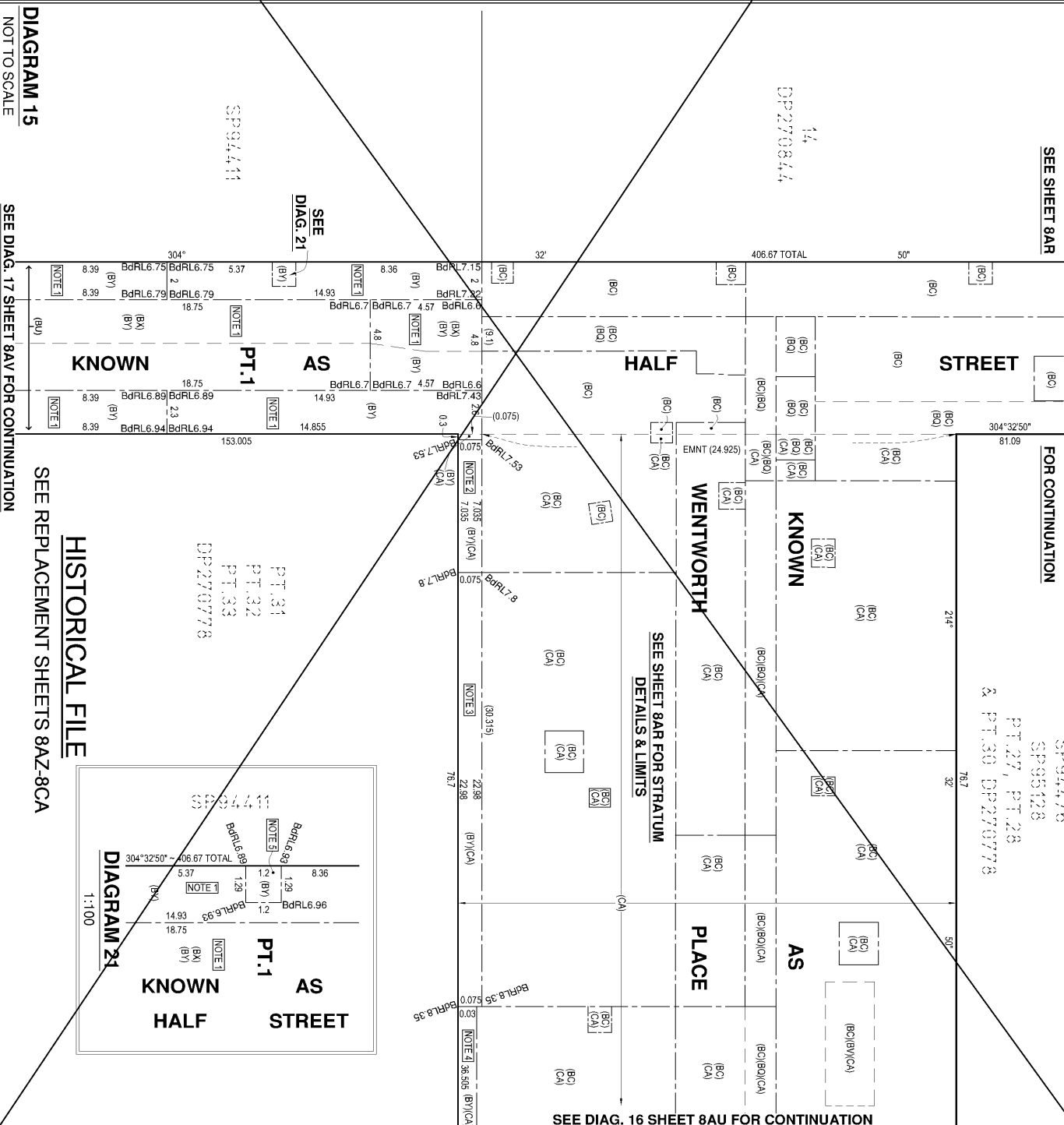
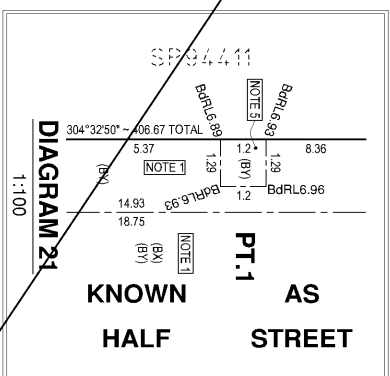
& PT.30 DP270778

DIAGRAM 15
NOT TO SCALE

SEE DIAG. 17 SHEET 8AV FOR CONTINUATION

SEE REPLACEMENT SHEETS 8A2-8CA

HISTORICAL FILE



SEE DIAG. 16 SHEET 8AU FOR CONTINUATION

Surveyor: MICHAEL TRIFINO
 Date of Survey: 08/03/2017
 Surveyor's Ref: 6372CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
 OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
 Locality: WENTWORTH POINT
 Subdivision No.: SC73/2017
 Lengths are in metres. Reduction Ratio 1:150

Registered
 30.05.2017

DP 270778
 REPLACEMENT SHEET 8AT

THIS IS SHEET 8AT OF DP270778 AND IT REPLACES SHEETS 8T-9AT OF THE PLAN REGISTERED ON 21/11/2016. THIS SHEET CONTAINS UNLIMITED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Scale (m)													

MGA

~~PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN~~

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENT'S AFFECTING LOT 1 CREATED BY DOCUMENTS 1-9 SEE REPLACEMENT SHEET 8AG & 8AY
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8AG

Bd denotes DEPTH RL OF LOT BOUNDARY

— denotes STRATUM LIMIT
--- denotes EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

- (AK) - HIGH O/A ACCESS VARIABLE WIDTH (LIMITED IN STRATUM). (DP20778 DOC.7)
- (AL) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM). (DP20778 DOC.7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM). (DP20778 DOC.7)
- (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM). (DP20778 DOC.7)
- (AU) - POSITIVE COVENANT (DP20778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM). (DP20778 DOC.7)
- (BC) - RIGHT OF FUEL G/C ACCESS VARIABLE WIDTH (LIMITED IN STRATUM). (DP20778 DOC.8)
- (BD) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM). (DP20778 DOC.8)
- (BV) - EASEMENT FOR ACCESS AND USE OF CAR SHAPE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM). (DP20778 DOC.8)
- (BY) - RIGHT OF FUEL G/C ACCESS VARIABLE WIDTH (LIMITED IN STRATUM). (DP20778 DOC.9)
- (CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM). (DP20778 DOC.9)
- (CN) - EASEMENT FOR ACCESS AND USE OF CAR SHAPE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM). (DP20778 DOC.9)

NOTE 1
PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN
THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

NOTE 1
PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN
THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

NOTE 3
PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN PL 7.8 AND PL 8.9 AS SHOWN ON THE PLAN AND LIMITED IN LENGTH BY THE

FL7.8 AND FL8.35 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE 0.5 AND 1.0 AS SHOWN ON THE PLAN AND LIMITED IN LENGTH TO THE 0.5 AND 1.0 AS SHOWN ON THE ELEVATION.

NOTE 6 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE A RL9.0 AND UNLIMITED IN HEIGHT

SEE SHEET 8AY FOR DETAILS OF (BU)

~~THIS IS SHEET 8AU OF DP270778 AND IT REPLACES SHEETS 8T-8AU OF THE PLAN REGISTERED ON 21/11/2016 THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.~~

NOT TO SCALE

Surveyor: MICHAEL TRIFIRO
Date of Survey: 08/03/2017
Surveyor's Ref: 6372CONV

**PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY**

L G A: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/33/2017

Registered
30.05.2017

DP 270778
REPLACEMENT SHEET 8AU

SP94476
SP95128
PT 27, PT 28
PT 30 DP270778

SEE DIAG. 15 SHEET 8AT FOR CONTINUATION

KNOWN

AS

WENTWORTH

PLACE

**SEE SHEET 8AQ FOR STRUTUM
DETAILS & LIMITS**

PT. 1

**SEE SHEET 8AM & 8AN FOR
STRATUM DETAILS & LIMITS**

HISTORICAL FILE

SEE REPLACEMENT SHEETS 8AZ-8CA

SEE DIAG. 20 SHEET 8AX FOR CONTINUATION

HISTORICAL NOTE ADDED & SHEET STRUCK THROUGH VIDE 2018-855 13.6.2018

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 16 OF 19 SHEETS)

LEVEL 3 & ABOVE (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
 2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-9 SEE REPLACEMENT SHEET 8AZ & 8AY
 3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
 4. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8AZ
- Bd denotes DEPTH RL OF LOT BOUNDARY
- denotes STRATUM LIMIT
- denotes EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)
- (BY) - RIGHT OF PUBLIC ACCESS (VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)
- (CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 7 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.9 AND UNLIMITED IN HEIGHT
- NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.5 AND UNLIMITED IN HEIGHT
- NOTE 9 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
(144)	349°32'50"	2.235
(145)	169°32'50"	3.45

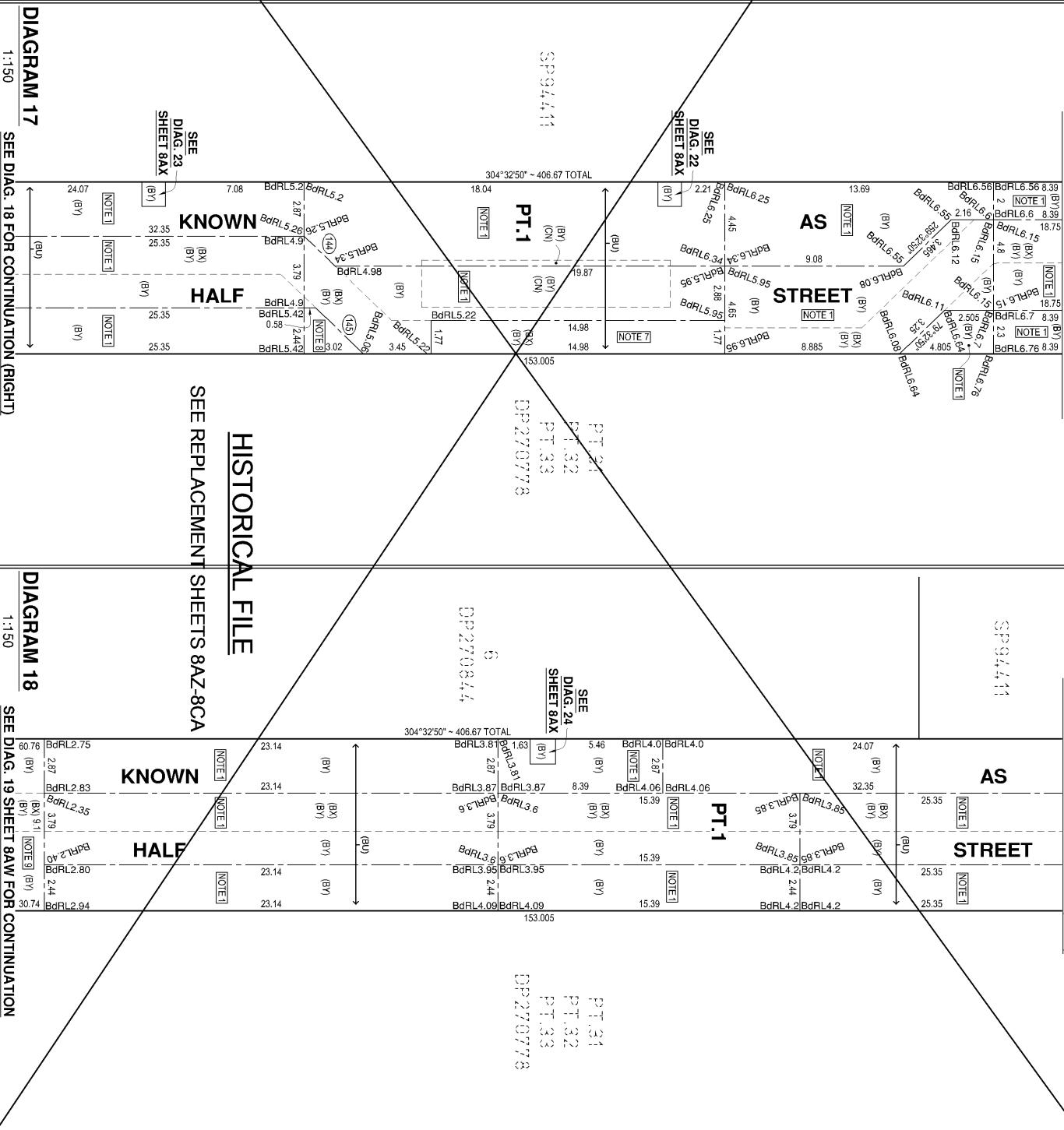
SEE SHEET 8AY FOR DETAILS OF (BU)

THIS IS SHEET 8AY OF DP270778 AND IT REPLACES SHEETS 8T-8AF OF THE PLAN REGISTERED ON 21/11/2016. THIS SHEET CONTAINS UNLIMITED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

SEE DIAG. 15 SHEET 8AT FOR CONTINUATION

SEE DIAG. 17 FOR CONTINUATION (LEFT)

SHEET 16 OF 19 SHEETS

DIAGRAM 17
1:150

SEE DIAG. 18 FOR CONTINUATION (RIGHT)

DIAGRAM 18
1:150

SEE DIAG. 19 SHEET 8AW FOR CONTINUATION

Surveyor: MICHAEL TRIFIRO
Date of Survey: 08/03/2017
Surveyor's Ref: 632CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC7332017
Lengths are in metres. Reduction Ratio 1:150

Registered

30.05.2017

DP 270778
REPLACEMENT SHEET 8AY

COMMUNITY PROPERTY PLAN
COMMUNITY PROPERTY LOT ONLY
(SHEET 17 OF 19 SHEETS)**LEVEL 3 & ABOVE (CONT.)**

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
 2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-9 SEE REPLACEMENT SHEET 8A-8AY
 3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
 4. FOR AREA OF PART LOT 1 AT LEVEL 3 & ABOVE SEE AREA TABLE ON SHEET 8AG
- Bd denotes DEPTH RL OF LOT BOUNDARY
- denotes STRATUM LIMIT
- denotes EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - POSITIVE COVENANT (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (CO) - RESTRICTION ON THE USE OF LAND 5 WIDE (DP270778 DOC.9)
- (CP) - POSITIVE COVENANT 5 WIDE (DP270778 DOC.9)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1** PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 9** PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 10** PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.65 AND UNLIMITED IN HEIGHT
- NOTE 11** PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.3 AND UNLIMITED IN HEIGHT

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
(139)	214°32'50"	1.15
(140)	34°32'50"	1.2
(146)	34°32'50"	1.32
(147)	124°32'50"	1.28
(148)	214°32'50"	1.32
(149)	314°32'50"	1.28
(150)	34°32'50"	1.32
(151)	124°32'50"	1.28
(152)	214°32'50"	1.32
(153)	314°32'50"	1.28

SEE SHEET 8AY FOR DETAILS OF (BU)

THIS IS SHEET 8AY OF DP270778 AND IT REPLACES SHEETS 8I-8AF OF THE PLAN REGISTERED ON 21/11/2016 THIS SHEET CONTAINS UNLIMITED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN

SEE DIAG. 18 SHEET 8AY FOR CONTINUATION

AS STREET**HISTORICAL FILE**

SEE REPLACEMENT SHEETS 8AZ-8CA

PT.31
PT.32
PT.33
DP270778

304°32'50" - 406.67 TOTAL

KNOWN HALF**KNOWN****AS****FORESHORE****PLACE****FOOTBRIDGE**
BOULEVARD

SEE SHEET 8AO & 8AP FOR STRATUM DETAILS & LIMITS

KNOWN AS**DIAGRAM 19**

1:300

Surveyor: MICHAEL TRIFIRO
Date of Survey: 08/03/2017
Surveyor's Ref: 6372CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC23X2017
Lengths are in metres. Reduction Ratio 1:300Registered
30.05.2017DP 270778
REPLACEMENT SHEET 8AY

COMMUNITY PROPERTY PLAN
COMMUNITY PROPERTY LOT ONLY
(SHEET 19 OF 19 SHEETS)

WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC.1)

EASEMENTS AFFECTING LOT 1

- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.2)
- (J) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC.1)
- (I) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (C) - RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (W) - RIGHT OF ACCESS 20 WIDE (DP270778 DOC.4)
- (X) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.1)
- (AC) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)
- (AM) - EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 3 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)
- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - POSITIVE COVENANT (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (BO) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.8)
- (BD) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.8)
- (BQ) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.8)
- (BV) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.8)
- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (CO) - RESTRICTION ON THE USE OF LAND 5 WIDE (DP270778 DOC.9)
- (CP) - POSITIVE COVENANT 5 WIDE (DP270778 DOC.9)
- (B) - BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.6)
- EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.6)
- BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.6)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.6)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.6)
- EASEMENT FOR SERVICES (DP270778 DOC.6)
- (V) - BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.2)
- EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.2)
- BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.2)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.2)
- BENEFITED BY AN EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.2)
- EASEMENT FOR SERVICES (DP270778 DOC.2)
- (A1) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.7)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.7)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.7)
- EASEMENT FOR SERVICES (DP270778 DOC.7)
- BENEFITED BY AN EASEMENT FOR DRAINAGE OF WATER (DP270778 DOC.7)
- EASEMENT FOR DRAINAGE OF WATER (DP270778 DOC.7)
- (A2) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.1)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.1)
- (A3) - BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (LIMITED IN STRATUM) (DP270778 DOC.7)
- (A5) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.8)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.8)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.8)
- EASEMENT FOR SERVICES (DP270778 DOC.8)
- (A6) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.9)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.9)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.9)
- EASEMENT FOR SERVICES (DP270778 DOC.9)
- (A4) - BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.5)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.5)
- BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.5)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.5)
- (A1) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.5)
- EASEMENT FOR SERVICES (DP270778 DOC.5)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.5)
- (A1) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER VARIABLE WIDTH (DP270778 DOC.4)
- BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE & SERVICES TO REMAIN VARIABLE WIDTH (DP270778 DOC.4)
- (XN) - LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) - SEE PA40660
- (RU) - RESTRICTION ON THE USE OF LAND (DP270778 DOC.7)
- (BU) BENEFITED BY EASEMENT FOR TEMPORARY SERVICES 3.885 METRE(S) WIDE (LIMITED IN STRATUM) (DP270778) (DOC.8)

HISTORICAL FILE

SEE REPLACEMENT SHEETS 8A-Z-8CA

THIS IS SHEET 8AY AND IT CONTAINS UPDATED DETAILS OF LOT 1

10 20 30 40 50 60 70 80 90 100 110 120 130 140 Table of Plan

Surveyor: MICHAEL TRIFIRO
Date of Survey: 08/03/2017
Surveyor's Ref: 6372CONV

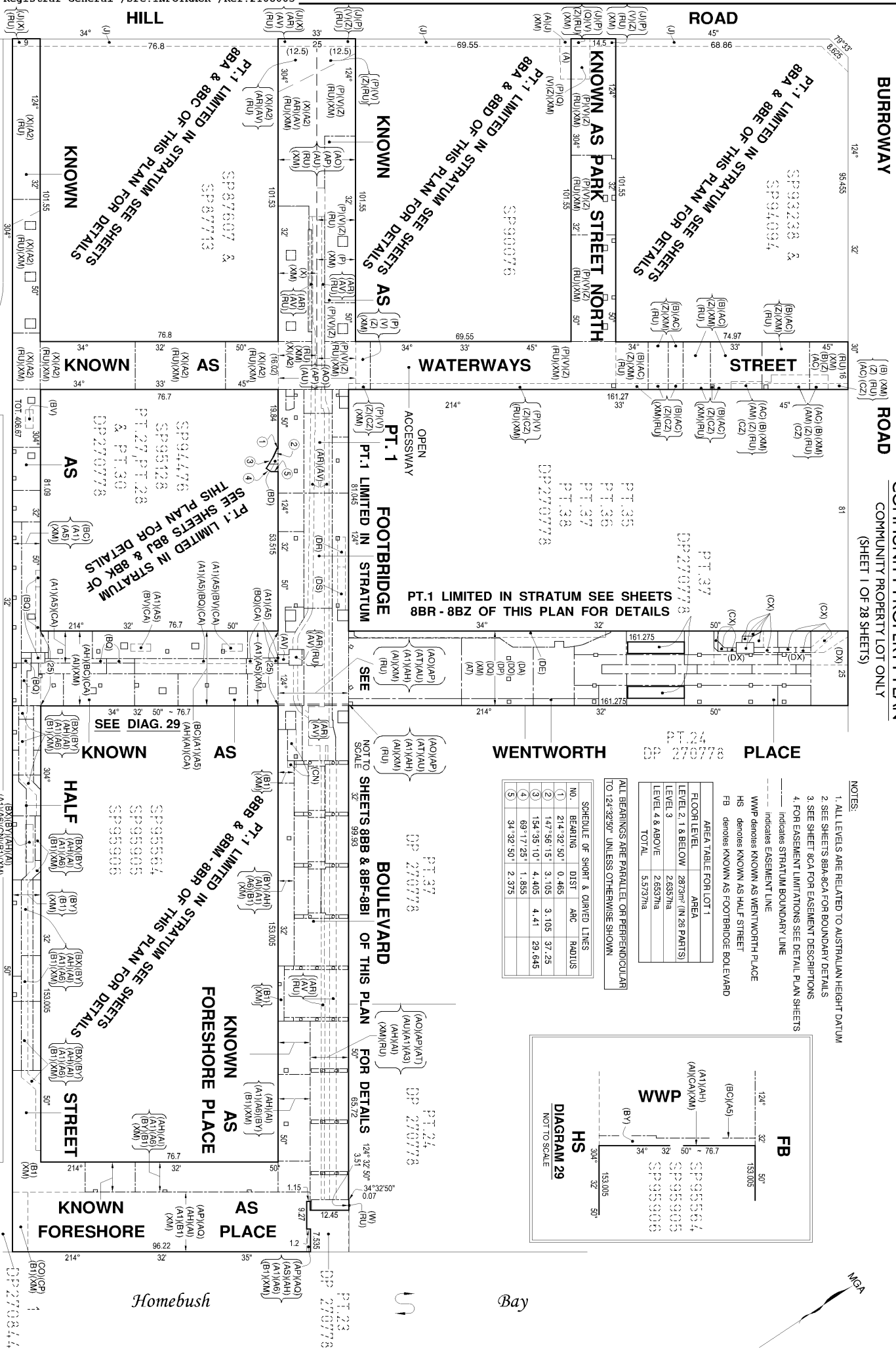
PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 34 IN DP 270778 TO COMMUNITY PROPERTY

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC23/2017
Lengths are in metres, Reduction Ratio N/A



Registered
30.05.2017

DP 270778
REPLACEMENT SHEET 8AY



THIS IS SHEET 8A2 OF DP2/0778 AND IT REPLACES SHEETS 8AG-9AY OF THE PLAN REGISTERED ON 30/05/2017 THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVEYANCE OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:8000

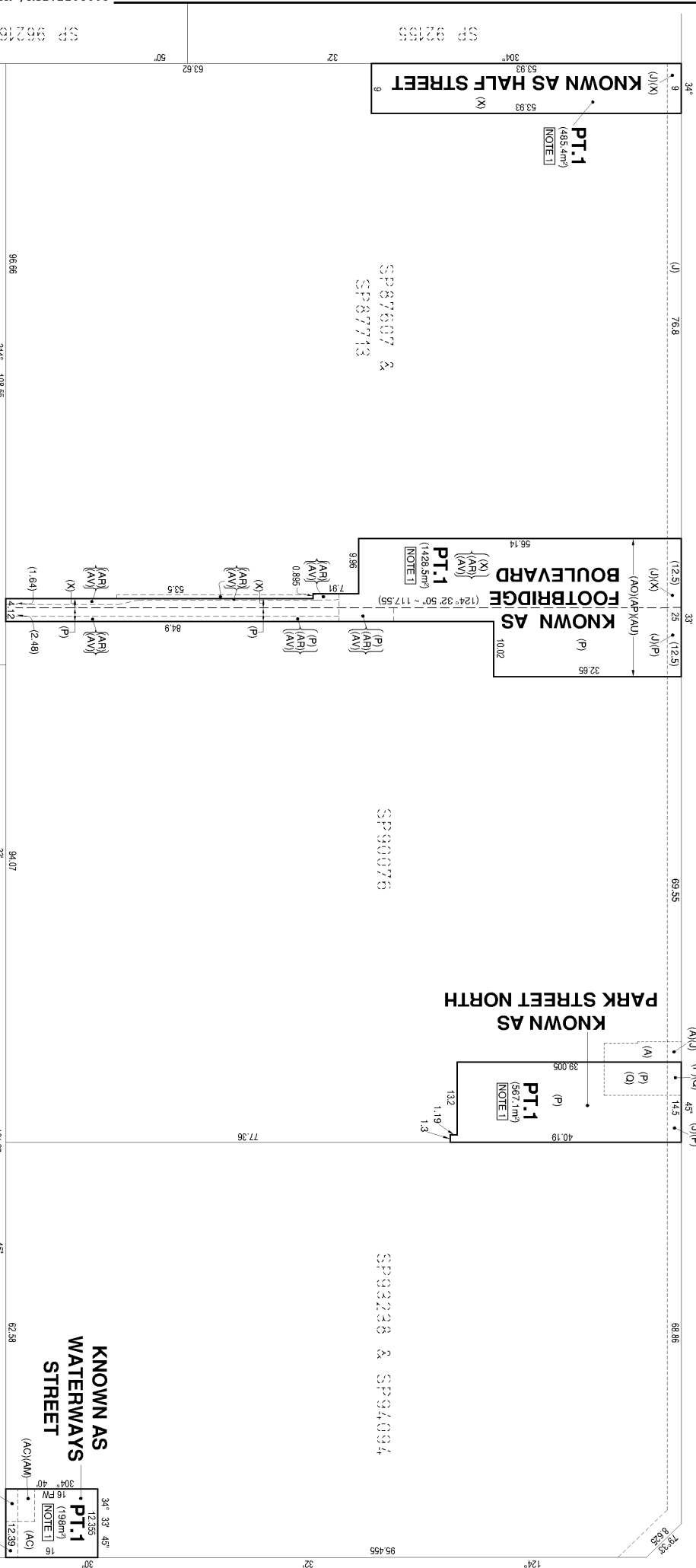
Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8AZ

COMMUNITY PROPERTY PLAN
COMMUNITY PROPERTY LOT ONLY
(SHEET 2 OF 28 SHEETS)

HILL

ROAD



LEVEL 2, 1 & BELOW

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT & DEPTH

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

SEE SHEET 88B
FOR CONTINUATION

SP94476

SP95128

PT.27

PT.28

PT.30

DP270778

PT.35, PT.36,
PT.37 & PT.38
DP270778

DP270778

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A2 & 8C4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 2, 1 & BELOW SEE AREA TABLE ON SHEET 8A2

----- Indicates EASEMENT LINE

EASEMENTS AFFECTING LOT 1

- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.2)
- (U) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC.1)
- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (C) - RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (X) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.1)
- (AC) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)
- (AM) - EASEMENT TO ACCESS AND USE CLIK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)
- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - POSITIVE COVENANT (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (CZ) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM) (DP270778 DOC.10)

THIS IS SHEET 88A OF DP270778 AND IT REPLACES SHEETS 8A2-8A4
OF THE PLAN REGISTERED ON 30/03/2017 THIS SHEET CONTAINS
UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN

10	20	30	40	50	60	70	80	90	100	110	120	130	140
TABLE 07 (mm)													

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

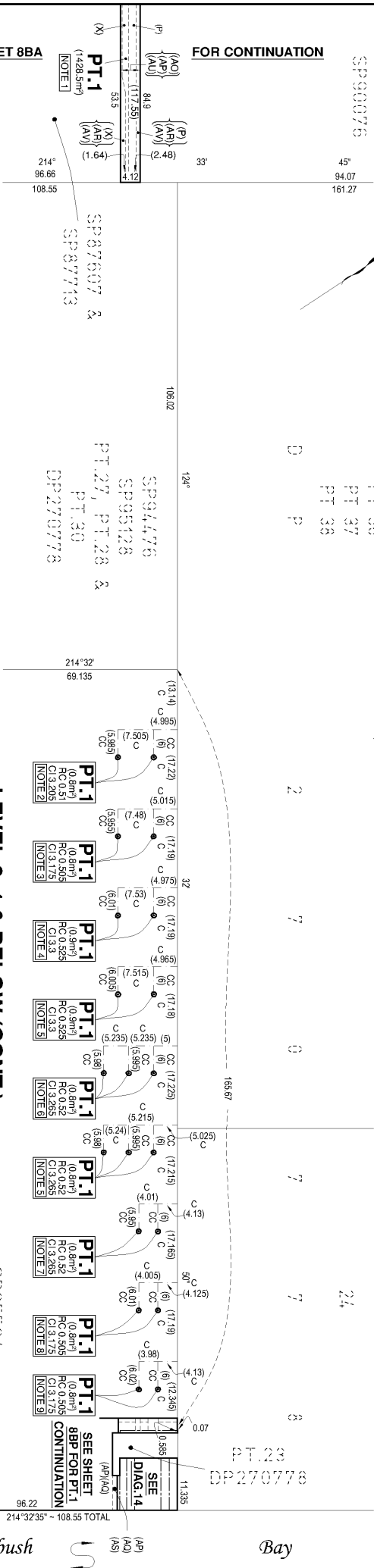
L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:500

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 88A

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 3 OF 28 SHEETS)



LEVEL 2, 1 & BELOW (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A2 & 80A
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 2, 1 & BELOW SEE AREA TABLE ON SHEET 8A2

- h denotes HEIGHT RL OF STRATUM LIMIT
- Bh denotes HEIGHT RL OF LOT BOUNDARY
- RC denotes RADIUS OF ROUND CONCRETE COLUMN
- C denotes CIRCUMFERENCE OF CONCRETE COLUMN
- CC denotes CONNECTION TO CENTRE

- indicates STRATUM LIMIT
- - - indicates EASEMENT LINE
- - - indicates CONNECTION LINES (PARALLEL OR PERPENDICULAR TO 124°32'50")

EASEMENTS AFFECTING LOT 1

- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (X) - RIGHT OF ACCESS 20 WIDE (DP270778 DOC.4)
- (M) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.1)
- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.2)
- (AO) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.2)
- (AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2 PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.9
- NOTE 3 PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.75
- NOTE 4 PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.8
- NOTE 5 PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.41
- NOTE 6 PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.31
- NOTE 7 PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.54
- NOTE 8 PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.59
- NOTE 9 PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.7
- NOTE 10 PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL's SHOWN ON THE PLAN
- NOTE 11 PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL 8.28 AND RL 8.35

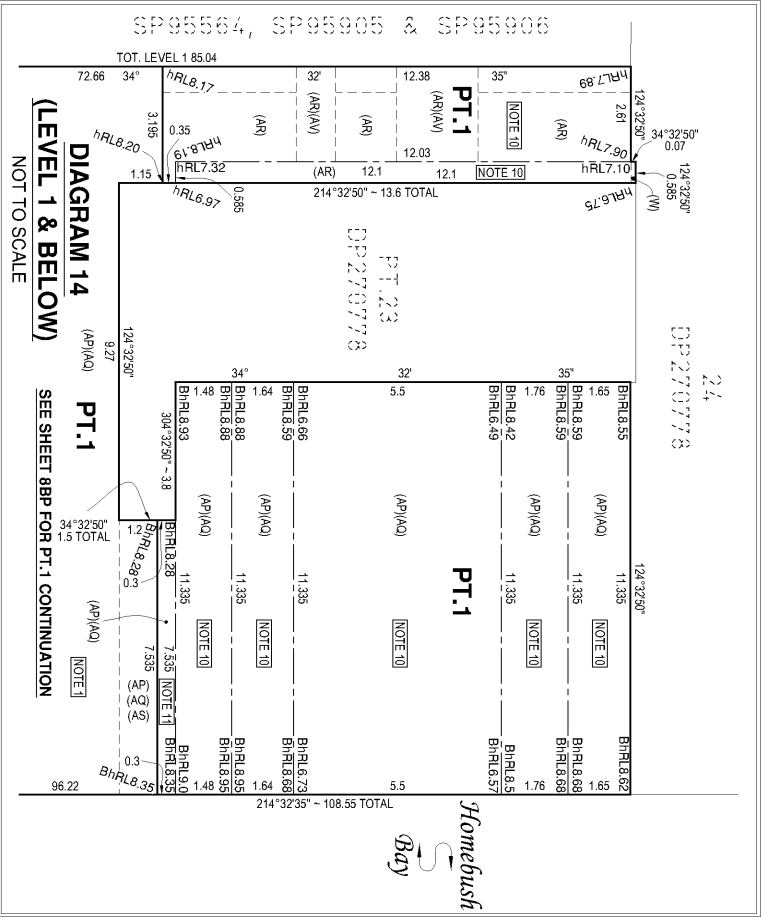


DIAGRAM 14
(LEVEL 1 & BELOW)
NOT TO SCALE

PT.1
SEE SHEET 8BP FOR PT.1 CONTINUATION

THIS IS SHEET 8BB OF DP270778 AND IT REPLACES SHEETS 8AG-8AY OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:500



24.5.2018

DP 270778
REPLACEMENT SHEET 8BB

COMMUNITY PROPERTY LOT ONLY
(SHEET 4 OF 28 SHEETS)

LEVEL 3

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLATES SHOWN ON THIS PLAN

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs A-H AND UNLIMITED IN HEIGHT
- NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.35 AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.25 AND UNLIMITED IN HEIGHT
- NOTE 6 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.0 AND UNLIMITED IN HEIGHT
- NOTE 7 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.0 AND UNLIMITED IN HEIGHT
- NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.2 AND UNLIMITED IN HEIGHT

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A/2 & 8C/4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3
- SEE AREA TABLE ON SHEET 9A/2

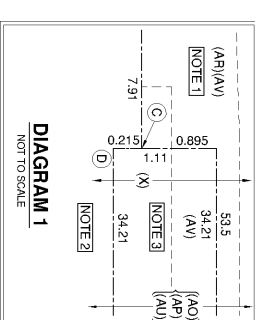
- Bd denotes DEPTH RL OF LOT BOUNDARY
- indicates STRATUM BOUNDARY LINE
- indicates EASEMENT LINE

denotes SECTION (SEE DETAIL PLAN SHEETS 6 & 7 FOR DETAILS)

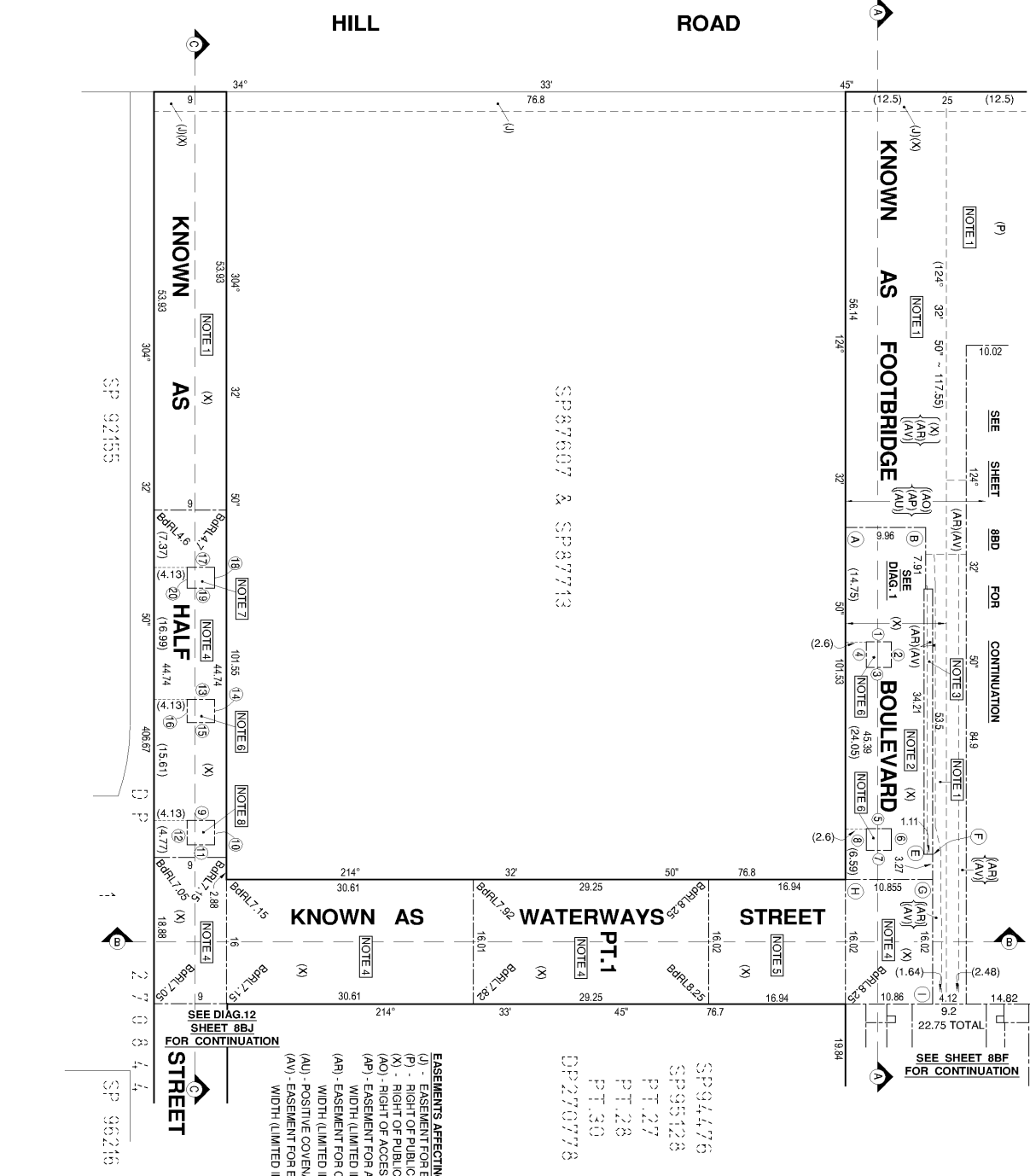
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1

- (U) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC.1)
- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (X) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.1)
- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - POSITIVE COVENANT (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)



SCHEDULE OF SHORT LINES		
NO.	BEARING	DIST
1	34°32'50"	3.1
2	124°32'50"	3.3
3	214°32'50"	3.1
4	304°32'50"	3.3
5	34°32'50"	3.1
6	124°32'50"	2.8
7	214°32'50"	3.1
8	304°32'50"	2.8
9	34°32'50"	3.4
10	124°32'50"	3.15
11	214°32'50"	3.4
12	304°32'50"	3.15
13	34°32'50"	3
14	124°32'50"	3
15	214°32'50"	3.4
16	304°32'50"	3
17	34°32'50"	3.4
18	124°32'50"	2.7
19	214°32'50"	3.4
20	304°32'50"	2.7



Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:400

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BC

THIS IS SHEET 8BC OF DP270778 AND IT REPLACES SHEETS 9A/2-9A/4 OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Scale (1:400)													

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

(SHEET 5 OF 28 SHEETS)

SEE SHEET

SEE DIAG. 2

SP93238 &
SP94094

SEE SHEET

SEE DIAG. 2

LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.05 AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.2 AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.0 AND UNLIMITED IN HEIGHT
- NOTE 6 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.2 AND UNLIMITED IN HEIGHT
- NOTE 7 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.1 AND UNLIMITED IN HEIGHT
- NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.9 AND UNLIMITED IN HEIGHT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A2 & 8CA

3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS

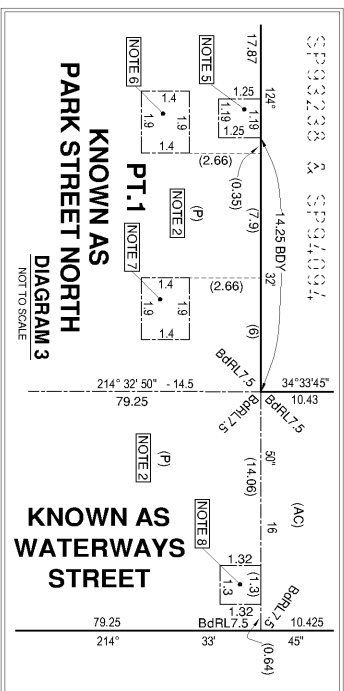
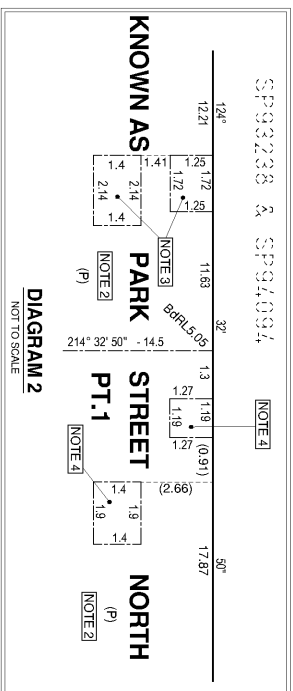
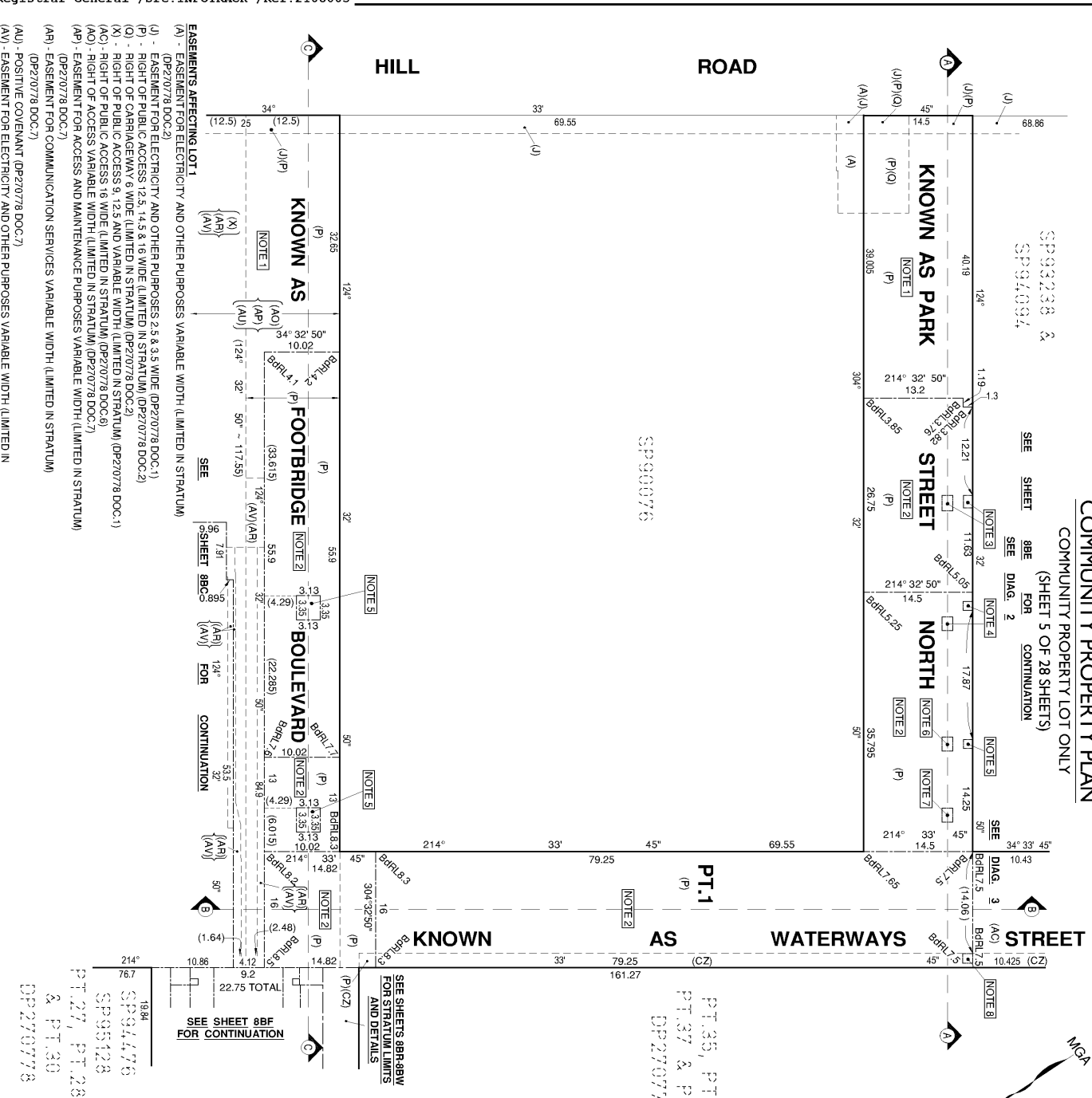
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8A2

Bd denotes DEPTH RL OF BOUNDARY

--- indicates STRATUM BOUNDARY LINE

--- indicates EASEMENT LINE

▲ denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 15 & 16 FOR DETAILS)



- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.2)
- (U) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC.1)
- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (X) - RIGHT OF CARLAGEWAY 6 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (AR) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.1)
- (AO) - RIGHT OF ACCESS VARIABLE WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AB) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - POSITIVE COVENANT (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (CZ) - EASEMENT TO PERMIT ENGORGING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM) (DP270778 DOC.10)

THIS IS SHEET 8B OF DP270778 AND IT REPLACES SHEETS 8A2-8A4 OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFINO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:400

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8B

MGA

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 6 OF 28 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1** PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2** PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 3** PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.9 AND UNLIMITED IN HEIGHT
- NOTE 4** PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.4 AND UNLIMITED IN HEIGHT

LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

NOTES:

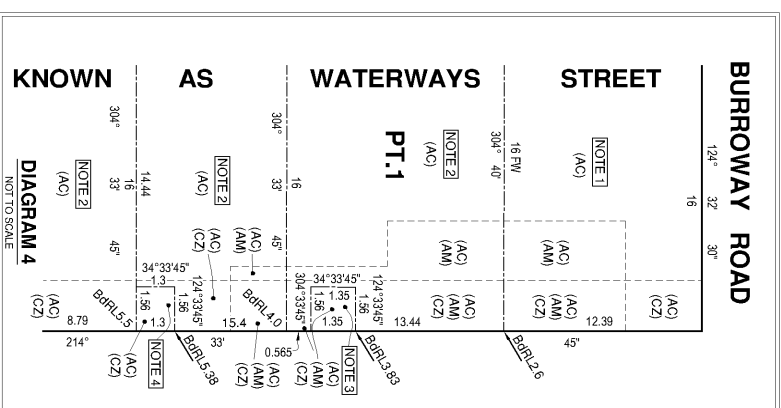
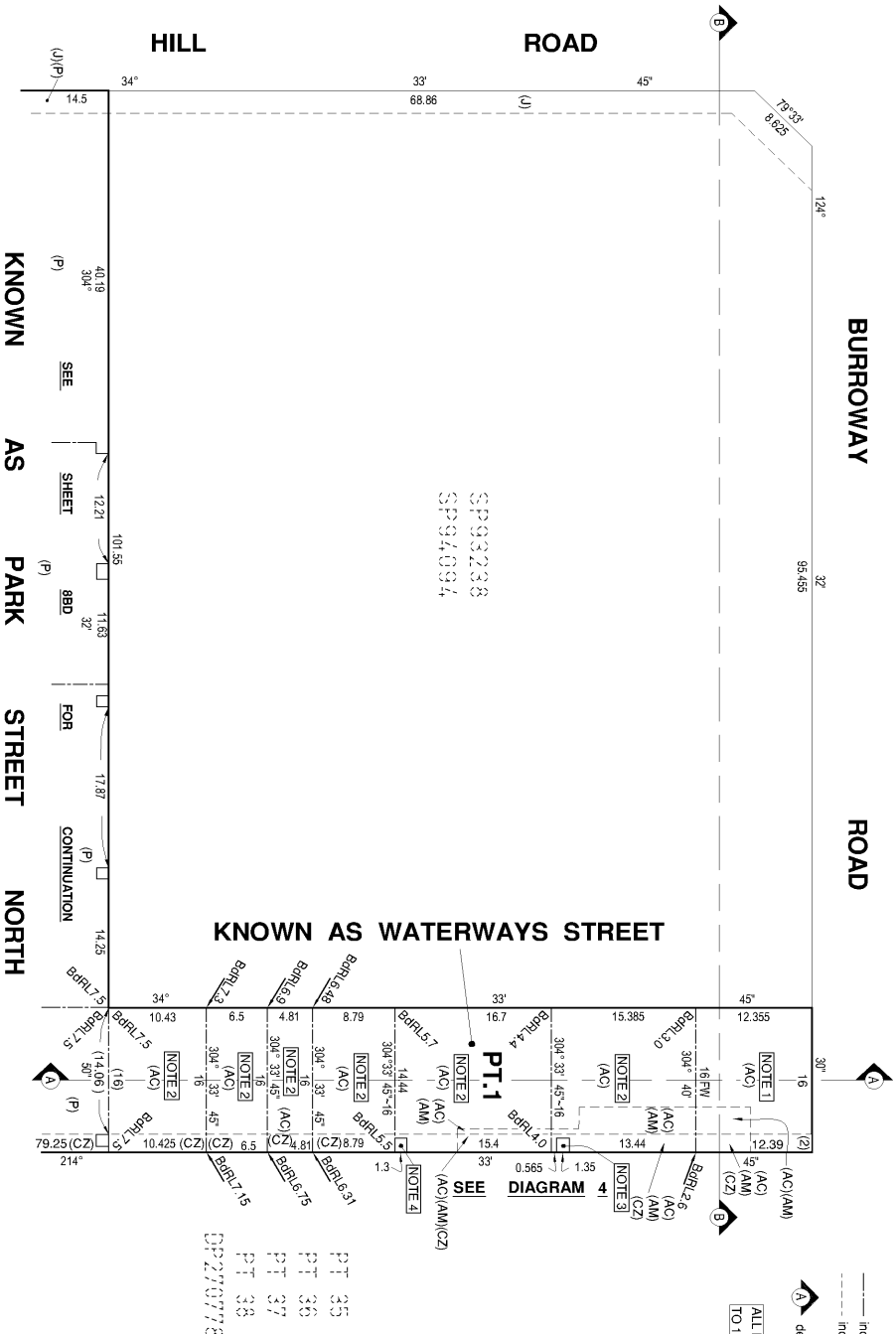
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEET 8A2 & 80A
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8A2

Bd denotes DEPTH PL OF LOT BOUNDARY
FW denotes FACE OF WALL

— indicates STRATUM BOUNDARY LINE
- - - indicates EASEMENT LINE

▲ denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEET 30 FOR DETAILS)
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1
(D) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC.1)
(P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
(AC) - RIGHT OF PUBLIC ACCESS 1.6 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)
(AM) - EASEMENT TO ACCESS AND USE CULIC AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)
(CZ) - EASEMENT TO PERMIT ENCRORCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM) (DP270778 DOC.10)



THIS IS SHEET 8BE OF DP270778 AND IT REPLACES SHEETS 8A2-8A4
OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS
UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:400

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BE

DE 270778

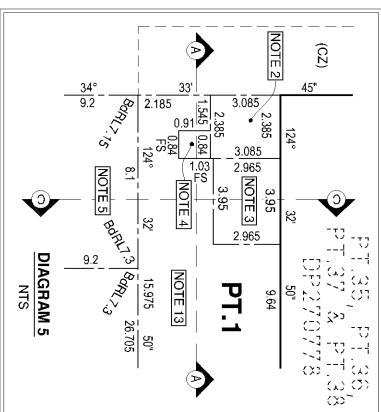


DIAGRAM 5

N.T.S.

PART LOT 1 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

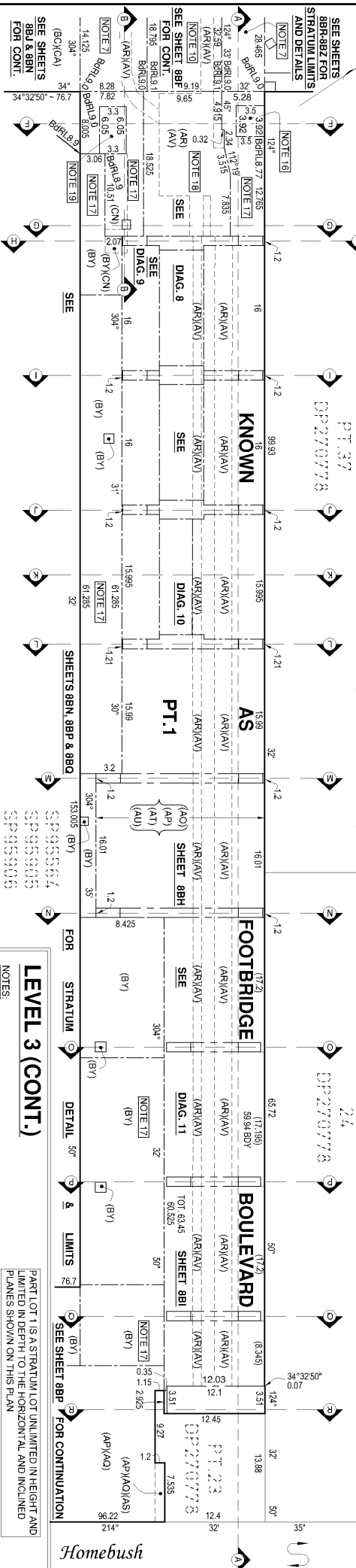
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A2 & 8CA
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL, SEE AREA TABLE ON SHEET 8A2
Bd denotes DEPTH RL OF LOT BOUNDARY
SWP denotes STORM WATER PIT
FS denotes FACE OF CONCRETE SWP
--- indicates STRATA/LOT BOUNDARY LINE
--- indicates EASEMENT LINE
A denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 47-52 FOR DETAILS)

4/-32 FOR DETAILS)

SCHEDULE OF SHORT LINES											
No.	BEARING	DIST	DESCRIPTION	No.	BEARING	DIST	DESCRIPTION	No.	BEARING	DIST	DESCRIPTION
(1)	124 32 50"	1.2	FACE OF CONC SHIP	(9)	214 32 50"	1.0	FACE OF CONC SHIP	(17)	34 32 50"	0.9	FACE OF CONC SHIP
(2)	214 32 50"	0.9	FACE OF CONC SHIP	(10)	124 32 50"	1.0	FACE OF CONC SHIP	(18)	124 32 50"	1.2	FACE OF CONC SHIP
(3)	304 32 50"	1.2	FACE OF CONC SHIP	(11)	304 32 50"	1.2	FACE OF CONC SHIP	(19)	214 32 50"	0.9	FACE OF CONC SHIP
(4)	34 32 50"	0.9	FACE OF CONC SHIP	(12)	34 32 50"	1.0	FACE OF CONC SHIP	(20)	304 32 50"	1.2	FACE OF CONC SHIP
(5)	124 32 50"	1.2	FACE OF CONC SHIP	(13)	34 32 50"	1.2	FACE OF CONC SHIP	(21)	34 32 50"	0.9	FACE OF CONC SHIP
(6)	214 32 50"	1.2	FACE OF CONC SHIP	(14)	124 32 50"	1.0	FACE OF CONC SHIP	(22)	124 32 50"	1.2	FACE OF CONC SHIP
(7)	304 32 50"	1.2	FACE OF CONC SHIP	(15)	214 32 50"	1.2	FACE OF CONC SHIP	(23)	214 32 50"	0.9	FACE OF CONC SHIP
(8)	34 32 50"	1.2	FACE OF CONC SHIP	(16)	304 32 50"	1.2	FACE OF CONC SHIP	(24)	304 32 50"	1.2	FACE OF CONC SHIP

(DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.10)

COMMUNITY PROPERTY LOT ONLY (SHEET 8 OF 28 SHEETS)



LEVEL 3 (CONT.)

NOTES:
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8AZ & 8CA
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
5. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8AZ

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

EASEMENTS AFFECTING LOT 1

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AO) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - POSITIVE COVENANT (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (BC) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.8)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARING PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)

SCHEDULE OF BOUNDARY LIMITS

NOTE 7	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.0 AND UNLIMITED IN HEIGHT	NOTE 23	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.84 & 7.35 (SEE SECTION (B) - (H) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 10	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.1 AND UNLIMITED IN HEIGHT	NOTE 24	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.6 AND UNLIMITED IN HEIGHT
NOTE 16	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.85 AND UNLIMITED IN HEIGHT	NOTE 25	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.25 AND UNLIMITED IN HEIGHT
NOTE 17	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 26	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.58 & 7.07 (SEE SECTION (D) - (I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 18	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.85 AND UNLIMITED IN HEIGHT	NOTE 27	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.75 AND UNLIMITED IN HEIGHT
NOTE 19	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.2 AND UNLIMITED IN HEIGHT	NOTE 28	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.6 & 7.7 (SEE SECTION (D) - (I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT
NOTE 20	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.4 AND UNLIMITED IN HEIGHT	NOTE 29	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.05 AND UNLIMITED IN HEIGHT
NOTE 21	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.9 AND UNLIMITED IN HEIGHT		
NOTE 22	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLs 6.75 & 7.24 (SEE SECTION (H) - (I) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT		

No.	Bearing	Dist	Description
23	34° 42'	1.03	FACE OF CONC SHIP
26	124° 42'	1.22	FACE OF CONC SHIP
27	214° 42'	1.03	FACE OF CONC SHIP
28	304° 42'	1.22	FACE OF CONC SHIP

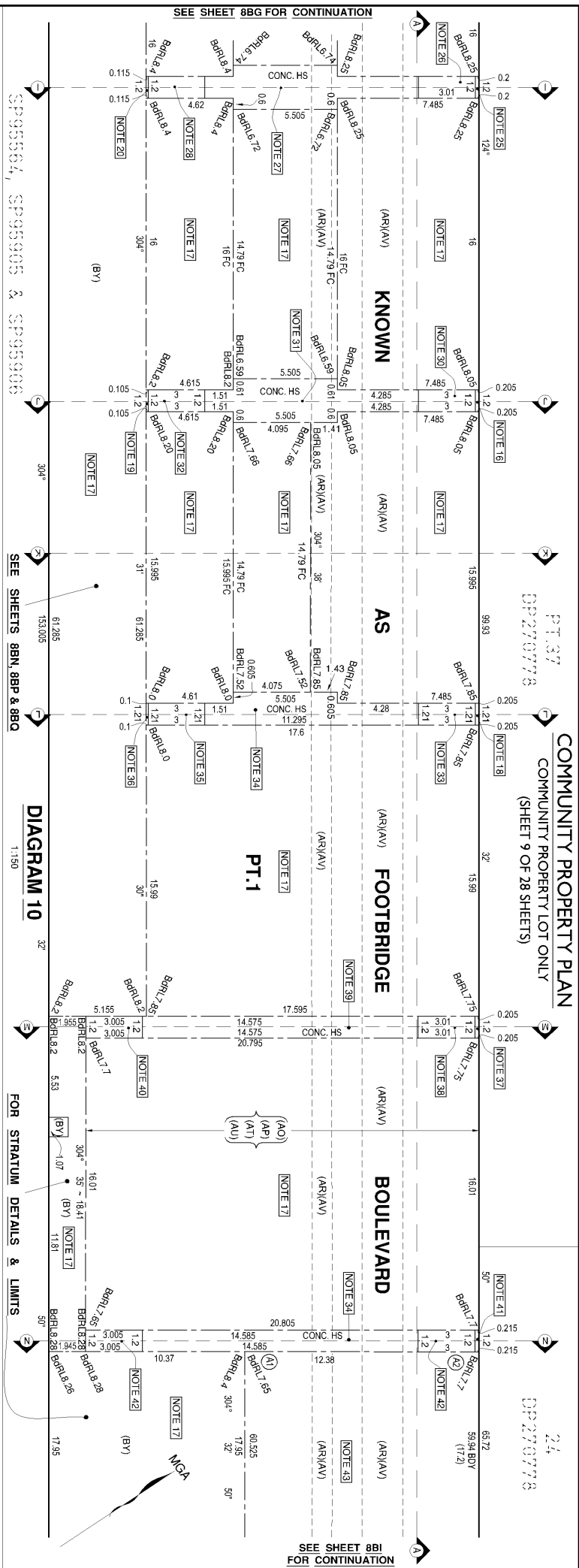
No.	Bearing	Dist	Description
23	34° 42'	1.03	FACE OF CONC SHIP
26	124° 42'	1.22	FACE OF CONC SHIP
27	214° 42'	1.03	FACE OF CONC SHIP
28	304° 42'	1.22	FACE OF CONC SHIP

No.	Bearing	Dist	Description
23	34° 42'	1.03	FACE OF CONC SHIP
26	124° 42'	1.22	FACE OF CONC SHIP
27	214° 42'	1.03	FACE OF CONC SHIP
28	304° 42'	1.22	FACE OF CONC SHIP

No.	Bearing	Dist	Description
23	34° 42'	1.03	FACE OF CONC SHIP
26	124° 42'	1.22	FACE OF CONC SHIP
27	214° 42'	1.03	FACE OF CONC SHIP
28	304° 42'	1.22	FACE OF CONC SHIP

No.	Bearing	Dist	Description
23	34° 42'	1.03	FACE OF CONC SHIP
26	124° 42'	1.22	FACE OF CONC SHIP
27	214° 42'	1.03	FACE OF CONC SHIP
28	304° 42'	1.22	FACE OF CONC SHIP

No.	Bearing	Dist	Description
23	34° 42'	1.03	FACE OF CONC SHIP
26	124° 42'	1.22	FACE OF CONC SHIP
27	214° 42'	1.03	FACE OF CONC SHIP
28	304° 42'	1.22	FACE OF CONC SHIP



LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1, CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A/2 & 8C/4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
5. FOR AREA OF PART LOT 1 AT LEVEL, 3 SEE AREA TABLE ON SHEET 8A/2

— — — — — indicates STRATUM BOUNDARY LINE

denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 47-52 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1

(AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7

STRATUM) (DP270778 DOC.7)

(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM

(AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM

(DP2/0/18 DUC.1)

(AV) FASNET FOR ELECTRICITY AND OTHER PURPOSES VARIABLE INPUT / LIMITED

STRATUM) (DP270778 DOC.7

(BT) - HIGH OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN SIZE) (DP2/0/18 DOC.9)

THIS IS SHEET 88B OF DP270778 AND IT REPLACES SHEETS 88A-84A
OF THE PLAN REGISTERED ON 30/05/2017 THIS SHEET CONTAINS
UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

SCHEDULE OF BOUNDARY LIMITS

NOTE 16	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.05 AND UNLIMITED IN HEIGHT	NOTE 30	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S 6.42 & 6.91 (SEE SECTION J) - (J) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT	NOTE 37	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.75 AND UNLIMITED IN HEIGHT
NOTE 17	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 31	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL'S 5.8 AND UNLIMITED IN HEIGHT	NOTE 38	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S 6.18 & 6.67 (SEE SECTION (M) - (M) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 18	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.85 AND UNLIMITED IN HEIGHT	NOTE 32	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S 6.5 & 7.0 (SEE SECTION J) - (J) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT	NOTE 39	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.31 AND UNLIMITED IN HEIGHT
NOTE 19	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.2 AND UNLIMITED IN HEIGHT	NOTE 33	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S 6.25 & 6.73 (SEE SECTION D) - (D) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT	NOTE 40	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S 6.2 & 6.7 (SEE SECTION (N) - (N) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 20	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.8 AND UNLIMITED IN HEIGHT	NOTE 34	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.41 AND UNLIMITED IN HEIGHT	NOTE 41	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.6 AND UNLIMITED IN HEIGHT
NOTE 25	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.25 AND UNLIMITED IN HEIGHT	NOTE 35	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S 6.35 & 6.84 (SEE SECTION D) - (D) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT	NOTE 42	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S 6.23 & 6.73 (SEE SECTION (N) - (N) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 26	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S 6.58 & 7.07 (SEE SECTION D) - (D) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT	NOTE 36	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.0 AND UNLIMITED IN HEIGHT	NOTE 43	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S 6.1 - .65 BEING RL'S 7.66 7.7 7.9 8.19 & 8.25 (SEE SECTION (O) - (O) ON ADDITIONAL SHEET 51) AND UNLIMITED IN HEIGHT
NOTE 27	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL'S 7.5 AND UNLIMITED IN HEIGHT				
NOTE 28	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S 6.67 & 7.17 (SEE SECTION J) - (J) ON ADDITIONAL SHEET 50) AND UNLIMITED IN HEIGHT				

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

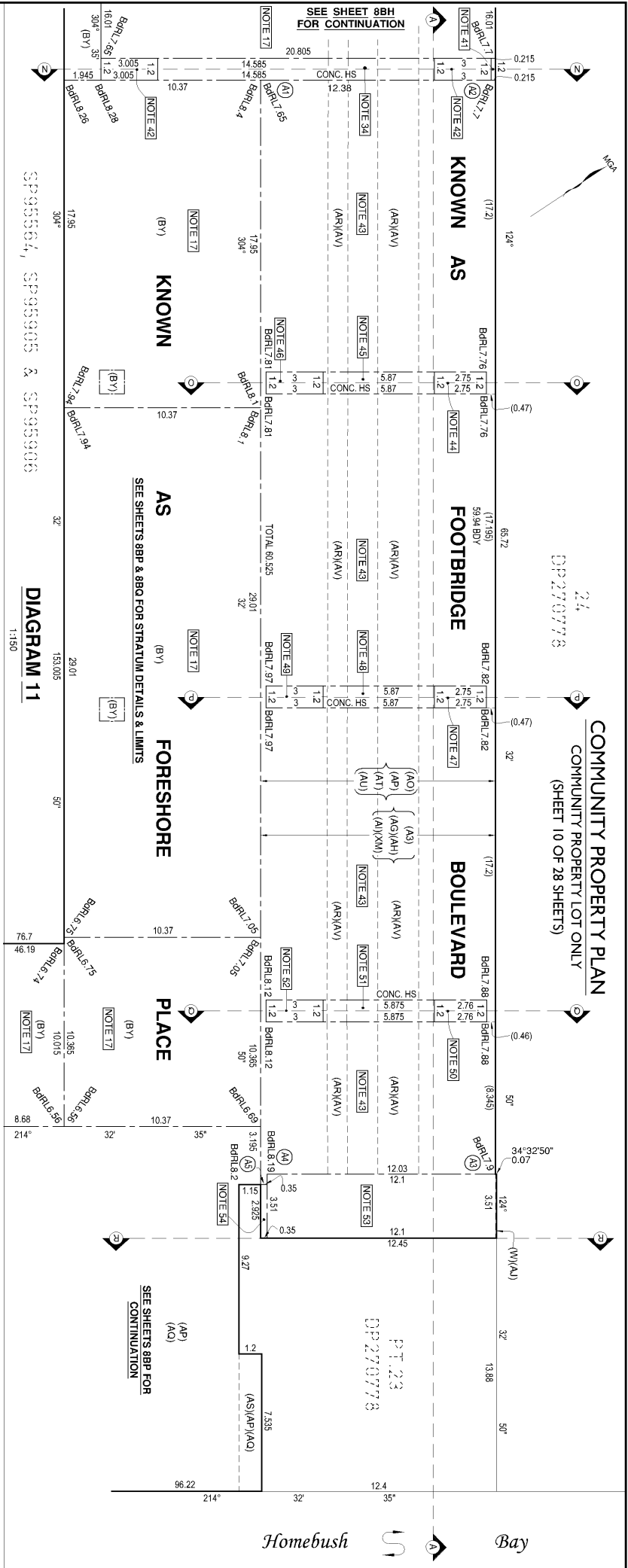
Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

Registered

24.5.2018

DP 270778

344



THIS IS SHEET 8B OF DP270778 AND IT REPLACES SHEETS 8A6-8A9 OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:150

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BI

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 12 OF 28 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

NOTE	DESCRIPTION	NOTE	DESCRIPTION
NOTE 1	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.50 AND UNLIMITED IN HEIGHT	NOTE 19	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.05 AND UNLIMITED IN HEIGHT
NOTE 2	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 20	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.15 AND UNLIMITED IN HEIGHT
NOTE 3	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.50 AND UNLIMITED IN HEIGHT	NOTE 21	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.20 AND UNLIMITED IN HEIGHT
NOTE 4	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.25 AND UNLIMITED IN HEIGHT	NOTE 22	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.75 AND UNLIMITED IN HEIGHT
NOTE 5	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.25 AND UNLIMITED IN HEIGHT	NOTE 23	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.25 AND UNLIMITED IN HEIGHT
NOTE 6	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.90 AND RL7.25 AND UNLIMITED IN HEIGHT	NOTE 24	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.00 AND UNLIMITED IN HEIGHT
NOTE 7	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.85 AND UNLIMITED IN HEIGHT	NOTE 25	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.35 AND UNLIMITED IN HEIGHT
NOTE 8	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.85 AND UNLIMITED IN HEIGHT	NOTE 26	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.45 AND UNLIMITED IN HEIGHT
NOTE 9	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.60 AND UNLIMITED IN HEIGHT	NOTE 27	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.60 AND UNLIMITED IN HEIGHT
NOTE 10	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.65 AND UNLIMITED IN HEIGHT	NOTE 28	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL7.45 AND RL7.55 AND UNLIMITED IN HEIGHT
NOTE 11	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.67 AND UNLIMITED IN HEIGHT	NOTE 29	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.60 AND UNLIMITED IN HEIGHT
NOTE 12	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.65 AND UNLIMITED IN HEIGHT	NOTE 30	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.70 AND UNLIMITED IN HEIGHT

LEVEL 3 (CONT.)

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A2 & 8CA
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8A2

- Bd denotes DEPTH RL OF LOT BOUNDARY
C denotes CONNECTION

- indicates STRATUM LIMIT
--- indicates EASEMENT LINE
A denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 77-80 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°33'45" UNLESS OTHERWISE SHOWN
PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

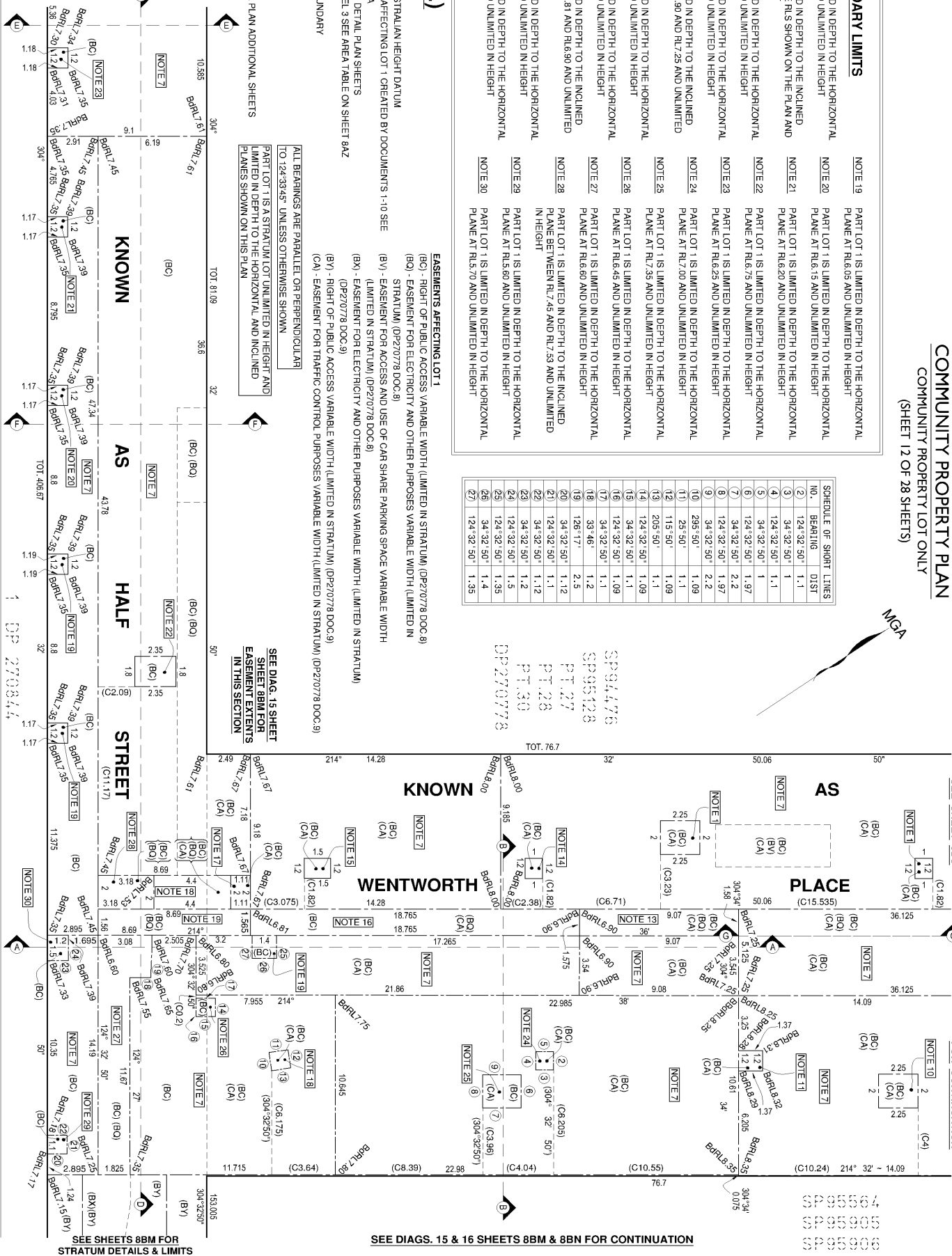
- (B) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
(BC) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
(B) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
(B) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)
(B) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)
(CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)

EASEMENTS AFFECTING LOT 1

SCHEDULE OF SHORT LINES	NO.	BEARING	DIST
(1)	1	124°32'50"	1.1
(2)	2	124°32'50"	1.1
(3)	3	34°32'50"	1.1
(4)	4	124°32'50"	1.1
(5)	5	34°32'50"	1.1
(6)	6	124°32'50"	1.97
(7)	7	34°32'50"	2.2
(8)	8	124°32'50"	1.97
(9)	9	34°32'50"	2.2
(10)	10	295°50'	1.09
(11)	11	25°50'	1.1
(12)	12	115°50'	1.09
(13)	13	205°50'	1.1
(14)	14	124°32'50"	1.09
(15)	15	34°32'50"	1.1
(16)	16	124°32'50"	1.09
(17)	17	34°32'50"	1.1
(18)	18	33°46'	1.2
(19)	19	126°17'	2.5
(20)	20	34°32'50"	1.12
(21)	21	124°32'50"	1.1
(22)	22	34°32'50"	1.12
(23)	23	34°32'50"	1.2
(24)	24	124°32'50"	1.5
(25)	25	124°32'50"	1.35
(26)	26	34°32'50"	1.4
(27)	27	124°32'50"	1.35

SP944776
SP954728
PT 2.7
PT 2.8
PT 3.0
DP270778

SEE DIAG. 12 SHEET 8B2
FOR CONTINUATION



SEE DIAGS. 15 & 16 SHEETS 8BM & 8BN FOR CONTINUATION

SEE SHEETS 8BM FOR
STRATUM DETAILS & LIMITS

THIS IS SHEET 8BK OF DP270778 AND IT REPLACES SHEETS 8AG-8AY
OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS
UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of 17mm

Surveyor: MICHAEL TRIFINO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:150

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BK



LEVEL 3 (CONT.)

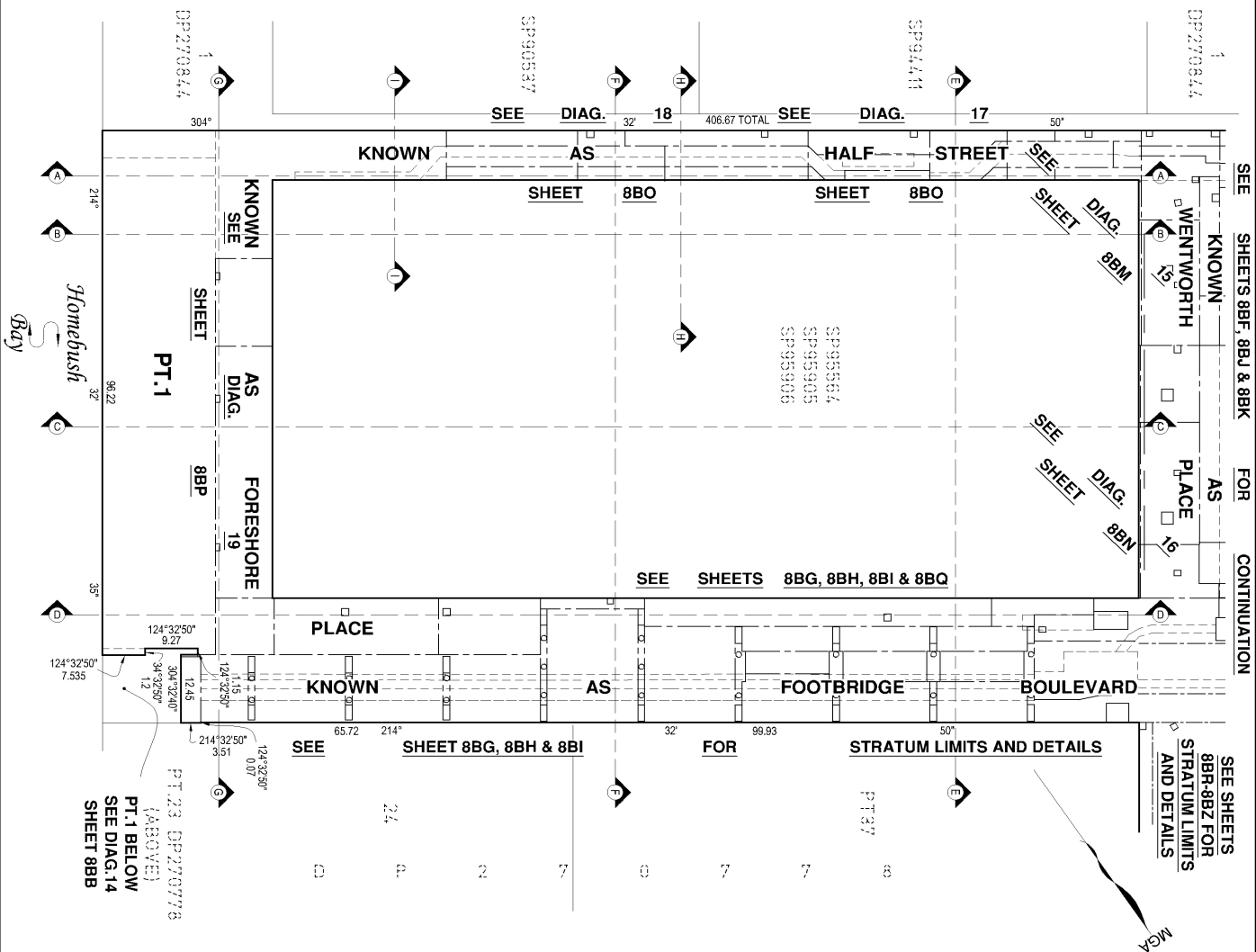
THE DEFINITION OF PART LOT 1 SHOWN ON REPLACEMENT SHEETS 88M-89O RELATES TO THE WHOLE OF THE LOT IN THIS SECTION. NO ELEV. 2.1 & BELOW PLATES EXIST FOR THIS SECTION EXCEPT FOR THE PART OF LOT 1 BELOW PT.23 IN D82/07/8 WHICH IS SHOWN ON REPLACEMENT SHEET 88B.

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A2 & 8CA
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8A2

--- -- denotes STRATUM LIMIT
--- -- denotes EASEMENT LINE

 denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 133 - 138 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN



THIS IS SHEET 8BL OF DP270778 AND IT REPLACES SHEETS 8AG-8AY OF THE PLAN REGISTERED ON 30/05/2017 THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:5000

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BL

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

(SHEET 14 OF 28 SHEETS)

LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A2 & 8C4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8A2

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT

----- denotes EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1

- (BO) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
(BO) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
(BV) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
(BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)
(CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 7.53 AND RL 7.8 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 3 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 7.8 AND RL 8.35 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 8.35 AND RL 9.0 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.05 AND UNLIMITED IN HEIGHT

SEE SHEET 8BK
SP96216

DP270844

FOR CONTINUATION

SP94476
SP95128

PT.27, PT.28

& PT.30 DP270778

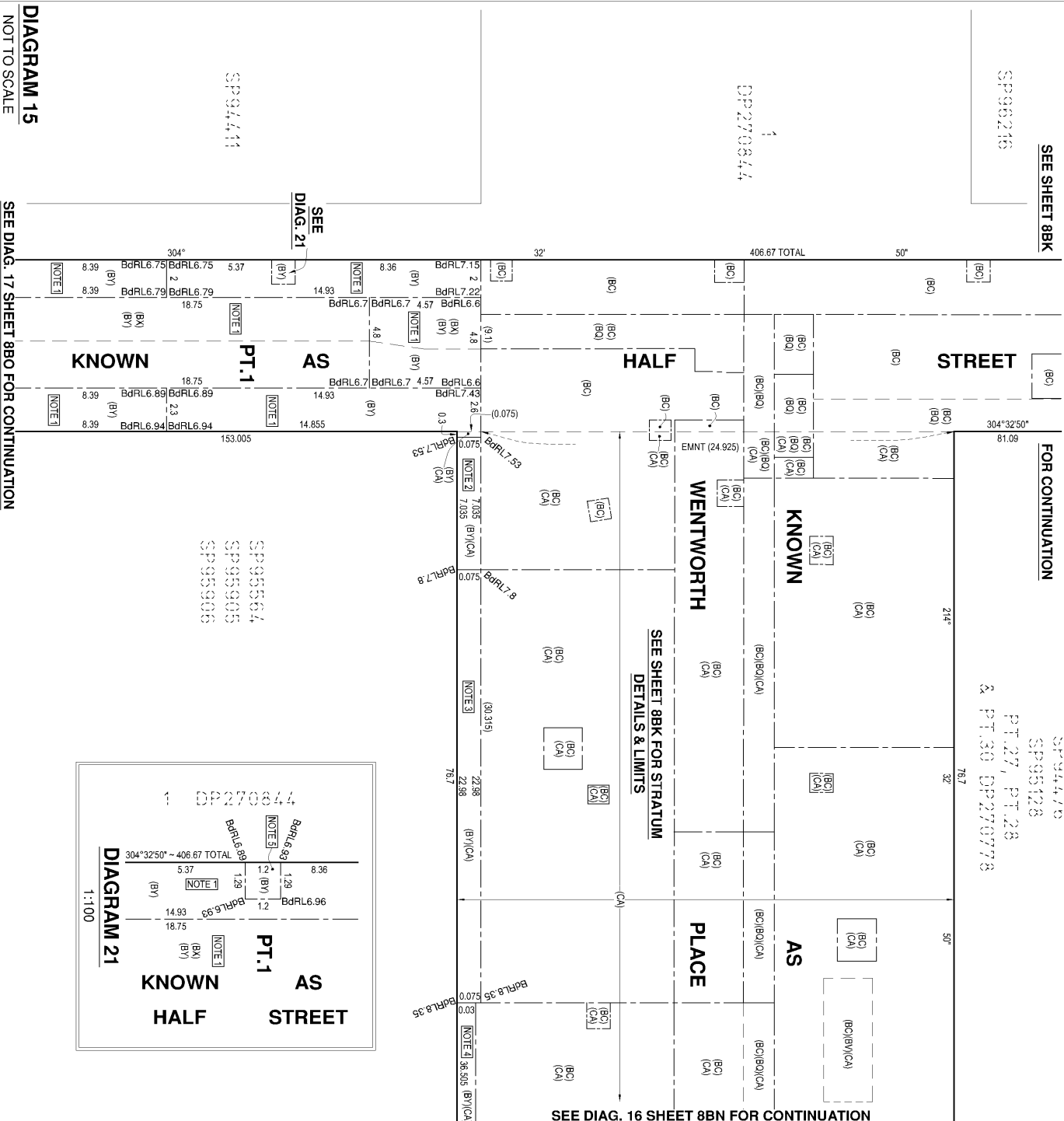


DIAGRAM 15

NOT TO SCALE

SEE DIAG. 17 SHEET 8BO FOR CONTINUATION

Surveyor: MICHAEL TRIFINO

Date of Survey: 13/02/2018

Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:150

Registered

24.5.2018

DP 270778

REPLACEMENT SHEET 8BM

THIS IS SHEET 8BM OF DP270778 AND IT REPLACES SHEETS 8AG-8AY OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Scale (1:1000)

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY

(SHEET 15 OF 28 SHEETS)

LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEET 8A2 & 8CA
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8A2

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINEALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 7)
(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 7)
(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 7)
(AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 7)
(AU) - POSITIVE COVENANT (DP270778 DOC 7)
(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 7)
(BO) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
(BI) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
(BV) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 8)
(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)
(CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)
(CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1** PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 3** PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 7.8 AND RL 8.35 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 4** PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 8.35 AND RL 9.0 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 6** PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.0 AND UNLIMITED IN HEIGHT

THIS IS SHEET 8BN OF DP270778 AND IT REPLACES SHEETS 8AG-8AY OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10	20	30	40	50	60	70	80	90	100	110	120	130	140
TABLE OF PLAN													

MGA

SP944776
SP95128
PT.27, PT.28
& PT.30 DP270778

SEE DIAG. 15 SHEET 8BM FOR CONTINUATION

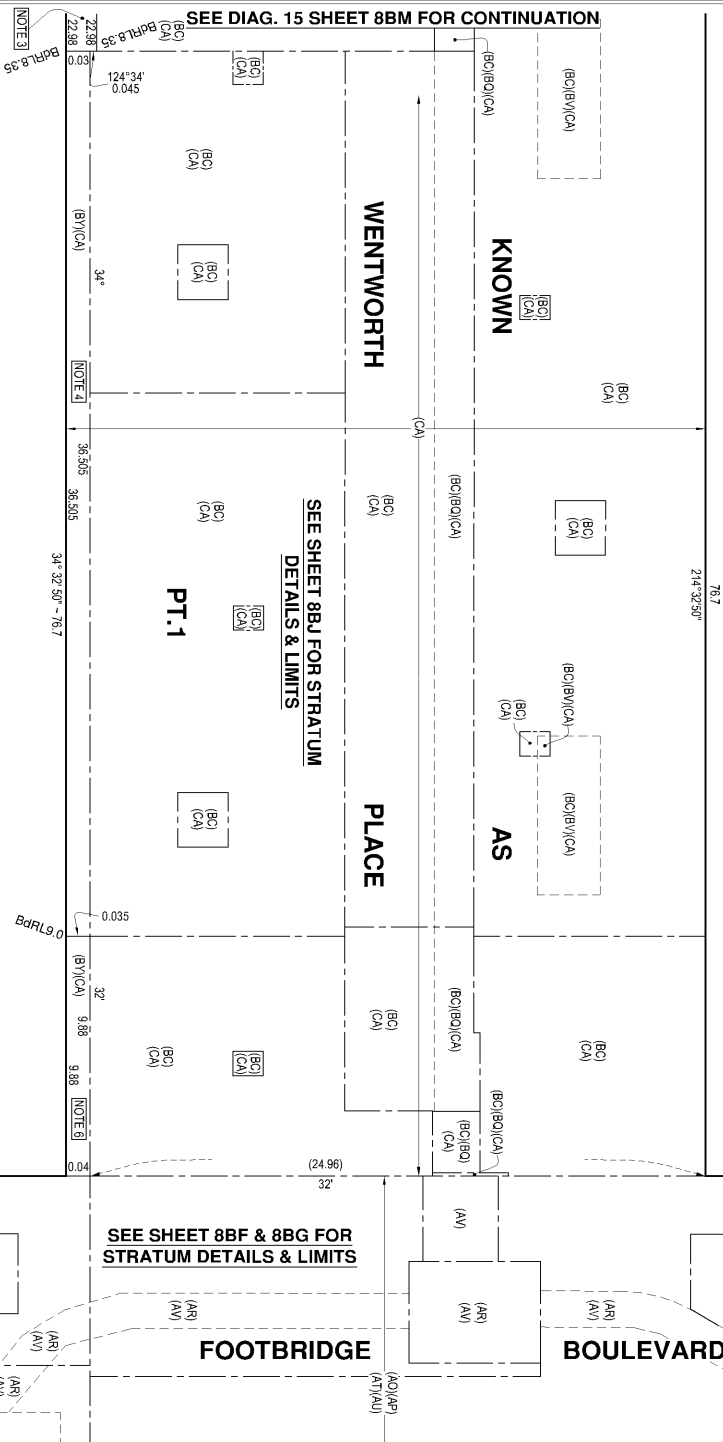


DIAGRAM 16

NOT TO SCALE

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONVPLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 39 IN DP270778 TO COMMUNITY PROPERTYL.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:150Registered
24.5.2018DP 270778
REPLACEMENT SHEET 8BN

SEE DIAG. 20 SHEET 8BO FOR CONTINUATION

MGA

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE RE-ACQUISITION SHEET 8A2 & 8C4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8A2

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

(BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)
(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)
(CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 9)

NOTE 1
PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE PL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

NOTE 7
PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT
RL4.9 AND UNLIMITED IN HEIGHT

NOTE 8 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.5 AND UNLIMITED IN HEIGHT

NOTE 9 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT

SCHEDULE OF SHORT LINES		
NO.	BEARING	DIST
(144)	349° 32' 50"	2.235
(145)	169° 32' 50"	3.45



1:150

SEE DIAG. 18 FOR CONTINUATION (RIGHT)

Surveyor: MICHAEL T
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY



1:150

SEE DIAG. 19 SHEET 8BP FOR CONTINUATION

L G A: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BO

COMMUNITY PROPERTY PLAN
COMMUNITY PROPERTY LOT ONLY
(SHEET 17 OF 28 SHEETS)

LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEET 8A2 & 8C4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8A2

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

[ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 24°32'50" UNLESS OTHERWISE SHOWN]

EASEMENTS AFFECTING LOT 1

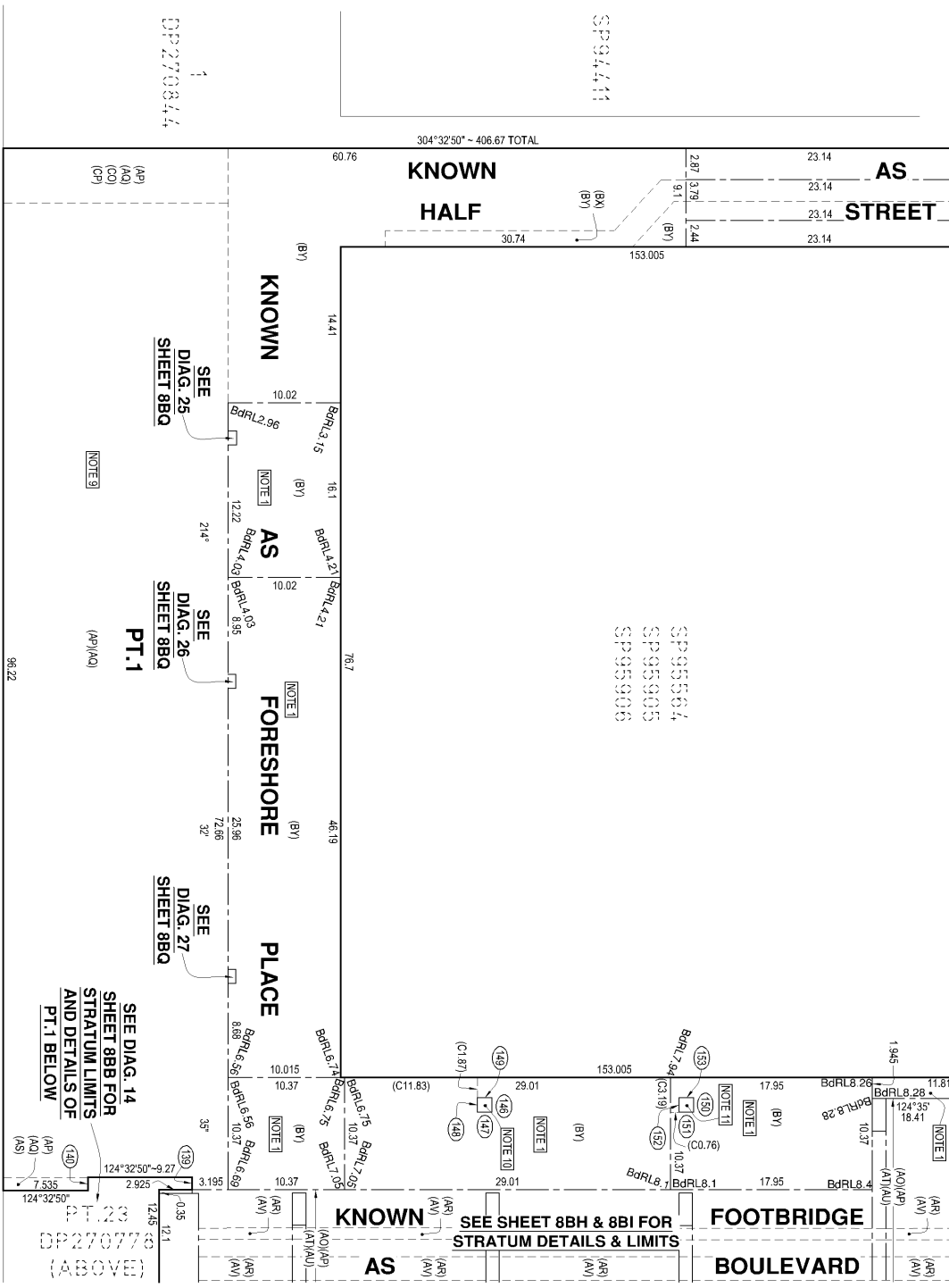
- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - POSITIVE COVENANT (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (CO) - RESTRICTION ON THE USE OF LAND 5 WIDE (DP270778 DOC.9)
- (CP) - POSITIVE COVENANT 5 WIDE (DP270778 DOC.9)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 9 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 10 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.65 AND UNLIMITED IN HEIGHT
- NOTE 11 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.3 AND UNLIMITED IN HEIGHT

SCHEDULE OF SHORT LINES		
NO.	BEARING	DIST
(139)	214°32'50"	1.15
(140)	34°32'50"	1.2
(146)	34°32'50"	1.32
(147)	124°32'50"	1.28
(148)	214°32'50"	1.32
(149)	314°32'50"	1.28
(150)	34°32'50"	1.32
(151)	124°32'50"	1.28
(152)	214°32'50"	1.32
(153)	314°32'50"	1.28

SEE DIAG. 18 SHEET 8B0 FOR CONTINUATION



SEE DIAG. 20 SHEET 8BQ FOR CONTINUATION

DIAGRAM 19

1:300

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:300

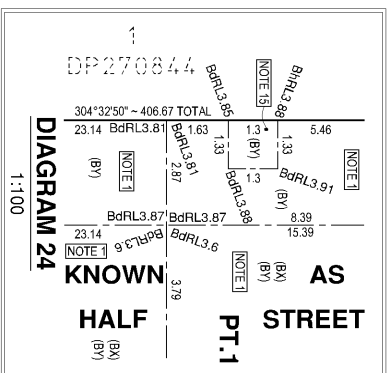
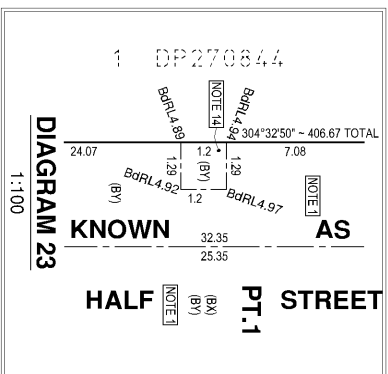
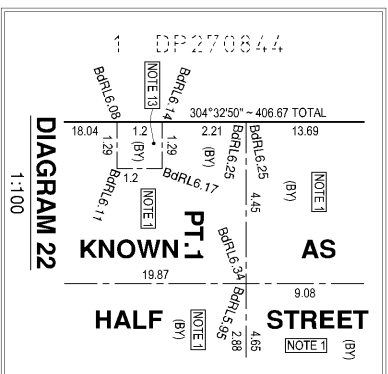
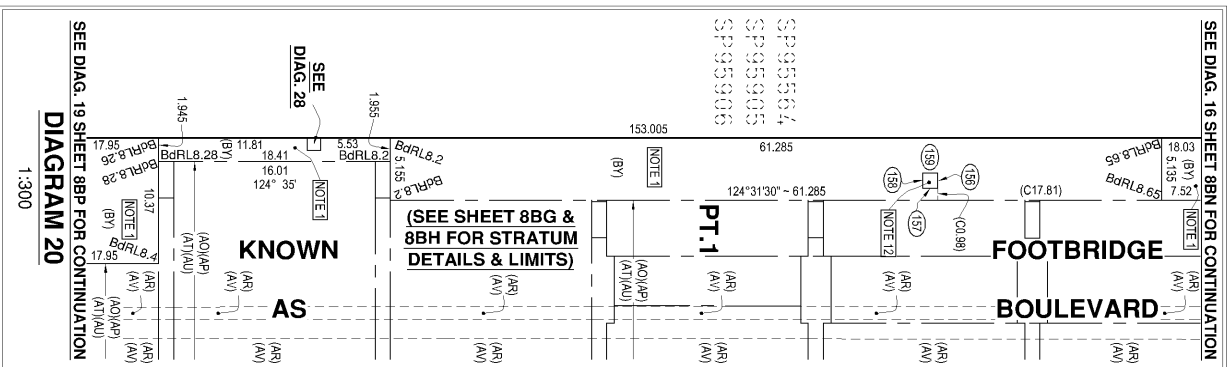
Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BP

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 18 OF 28 SHEETS)

MGA



LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEET 8A2 & 8C4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8A2

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

[ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN]

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 9 PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 12 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.85 AND UNLIMITED IN HEIGHT
- NOTE 13 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.35 AND UNLIMITED IN HEIGHT
- NOTE 14 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.0 AND UNLIMITED IN HEIGHT
- NOTE 15 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.2 AND UNLIMITED IN HEIGHT
- NOTE 16 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL1.45 AND UNLIMITED IN HEIGHT
- NOTE 17 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.05 AND UNLIMITED IN HEIGHT
- NOTE 18 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.3 AND UNLIMITED IN HEIGHT
- NOTE 19 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.35 AND UNLIMITED IN HEIGHT

SCHEDULE OF SHORT LINES		
NO.	BEARING	DIST
(11)	214°32'50"	3.2
(156)	34°32'50"	1.25
(157)	124°32'50"	1.2
(158)	214°32'50"	1.25
(159)	314°32'50"	1.2

THIS IS SHEET 8BO OF DP270778 AND IT REPLACES SHEETS 8AG-8AY OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFINO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BQ

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 19 OF 28 SHEETS)

LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

THE DEFINITION OF PART LOT 1 SHOWN ON REPLACEMENT SHEETS 8BS-8BW RELATES TO THE WHOLE OF THE LOT IN THIS SECTION. NO LEVEL 2, 1 & BELOW PLAN SHEETS EXIST FOR THIS SECTION.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8AZ & 8CA
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8AZ

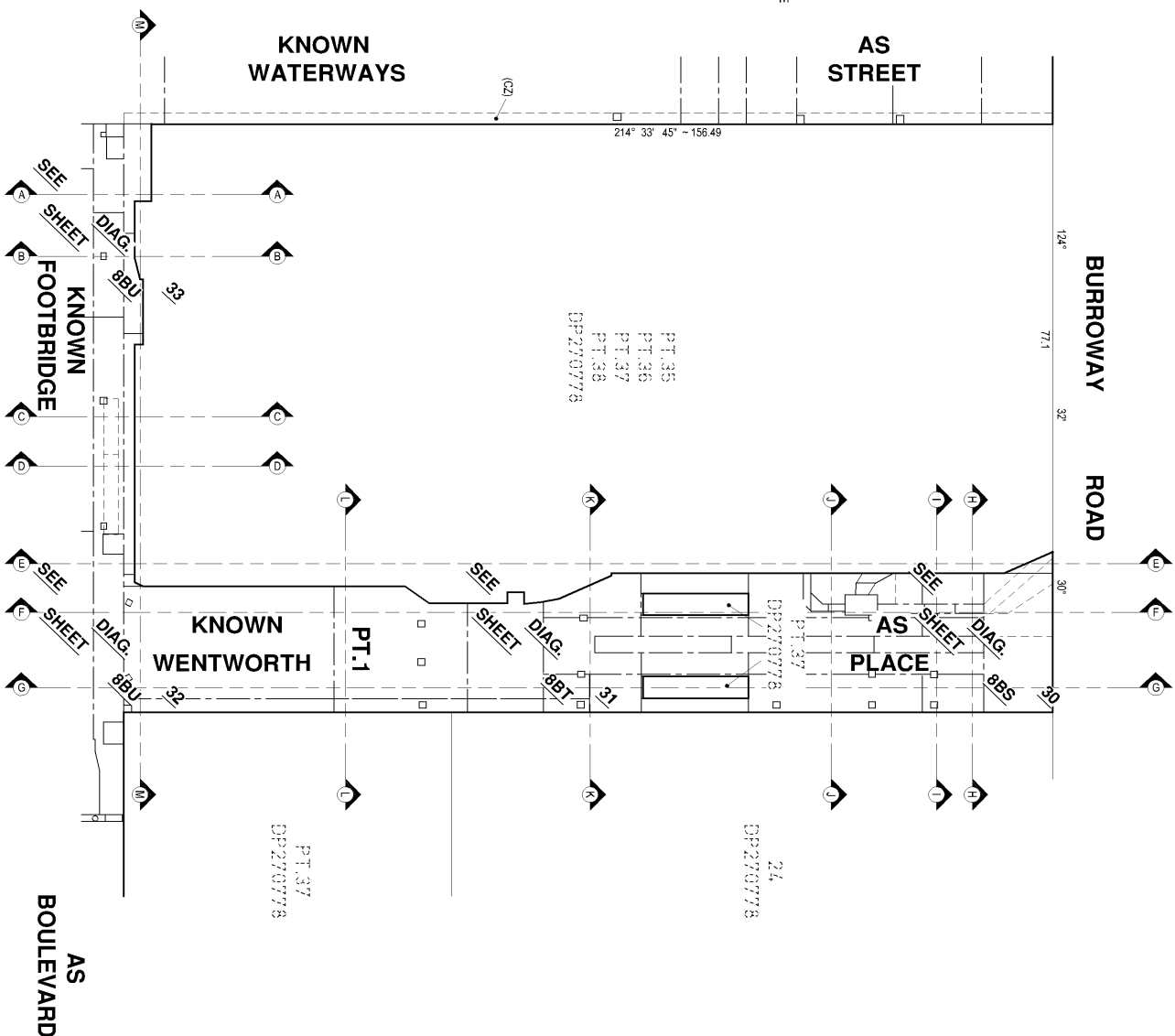
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

▲ denotes SECTION (SEE DETAIL PLAN ADDITIONAL SHEETS 139 - 238 FOR DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

(CZ) - EASEMENT TO PERMIT ENCRoACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM) (DP270778 DOC.10)



THIS IS SHEET 8BR OF DP270778 AND IT REPLACES SHEETS 8AG-8AY OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:500

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BR

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 20 OF 28 SHEETS)

LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL, AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A2 & 8C4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 8A2
5. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

Bd denotes DEPTH RL OF LOT BOUNDARY
C denotes CONNECTION
WMP denotes KNOWN AS WENTWORTH PLACE
PT.37 denotes PT.37 IN DP270778

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

EASEMENTS AFFECTING LOT 1

- (CX) - EASEMENT FOR ELEC RIGITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
(DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
(DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
(DO) - POSITIVE COVENANT (DP270778 DOC.10)
(DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1	PART LOT 1 IS UNLIMITED IN DEPTH AND HEIGHT
NOTE 2	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 3	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL2.85 AND RL3.15 AND UNLIMITED IN HEIGHT
NOTE 4	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.15 AND RL3.2 AND UNLIMITED IN HEIGHT
NOTE 5	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.25 AND RL3.93 AND UNLIMITED IN HEIGHT
NOTE 8	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL2.5 AND RL2.8 AND UNLIMITED IN HEIGHT
NOTE 9	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.55 AND UNLIMITED IN HEIGHT
NOTE 10	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.3 AND UNLIMITED IN HEIGHT
NOTE 11	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.5 AND UNLIMITED IN HEIGHT
NOTE 15	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.2 AND RL3.85 AND UNLIMITED IN HEIGHT
NOTE 16	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.15 AND RL4.5 AND UNLIMITED IN HEIGHT
NOTE 17	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.25 AND UNLIMITED IN HEIGHT
NOTE 21	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.5 AND RL4.3 AND UNLIMITED IN HEIGHT
NOTE 22	PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.25 AND UNLIMITED IN HEIGHT
NOTE 25	PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.3 AND RL4.85 AND UNLIMITED IN HEIGHT
NOTE 41	PART LOT 1 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL1.9

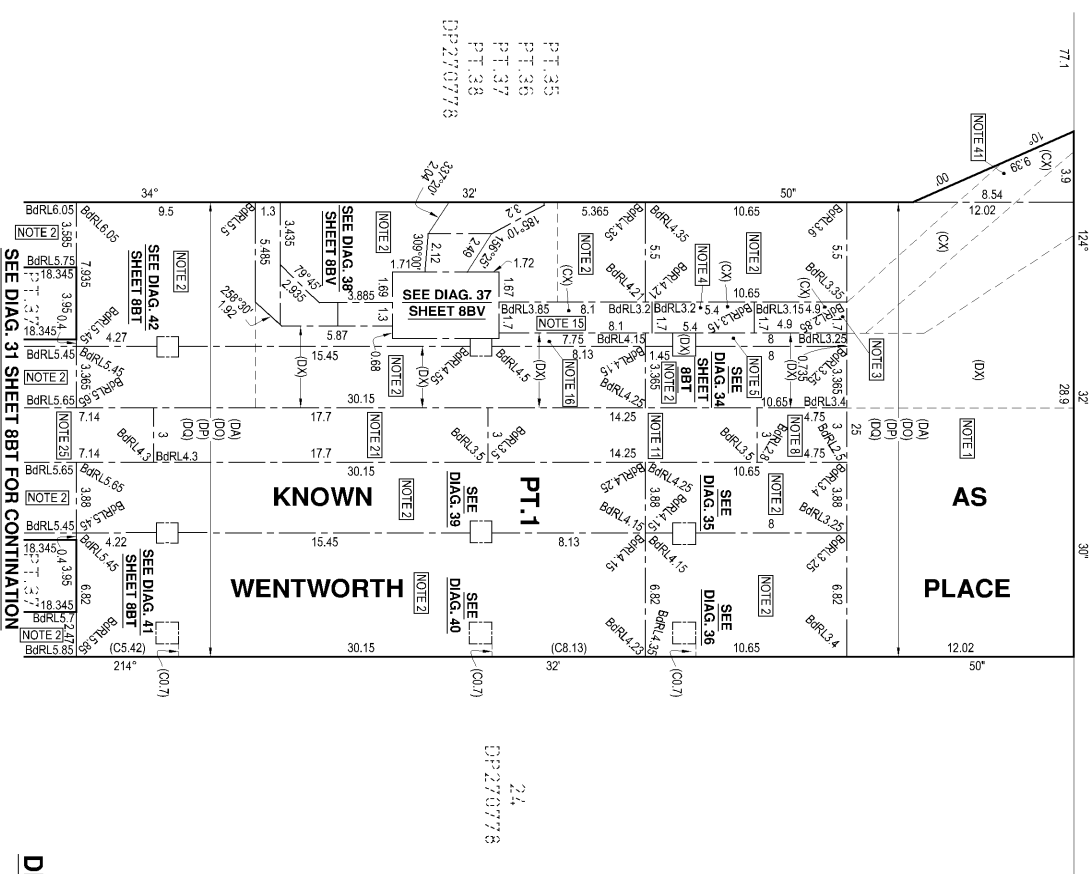
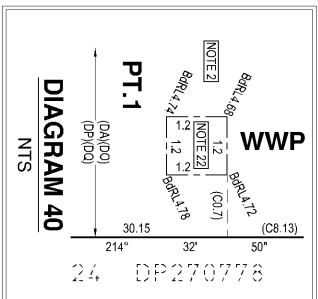
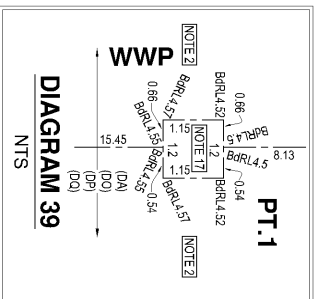
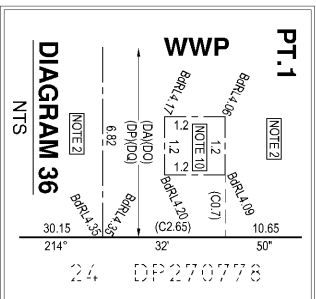
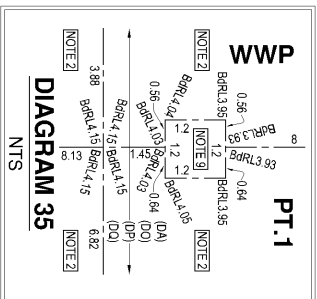


DIAGRAM 30

1:200

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyors Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BS

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 21 OF 28 SHEETS)

LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 842 & 804
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 842
5. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

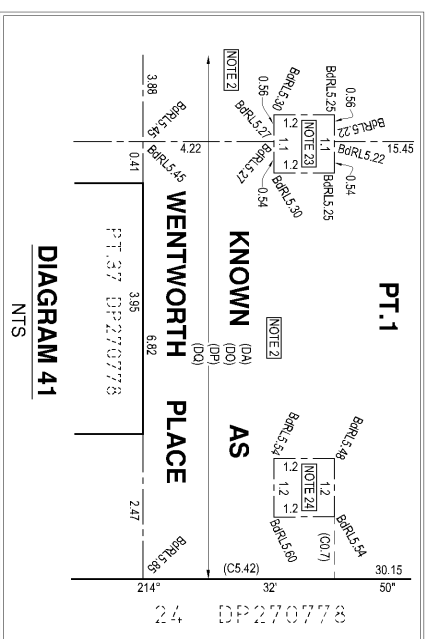
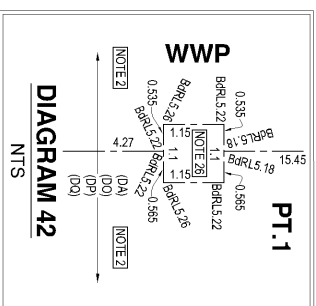
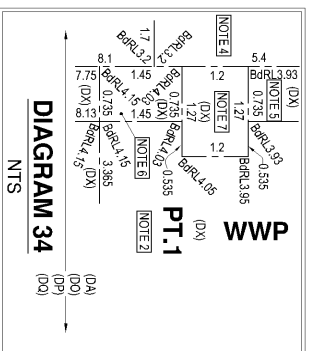
Bd denotes DEPTH RL OF LOT BOUNDARY
C denotes CONNECTION
WWP denotes KNOWN AS WENTWORTH PLACE--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

EASEMENTS AFFECTING LOT 1

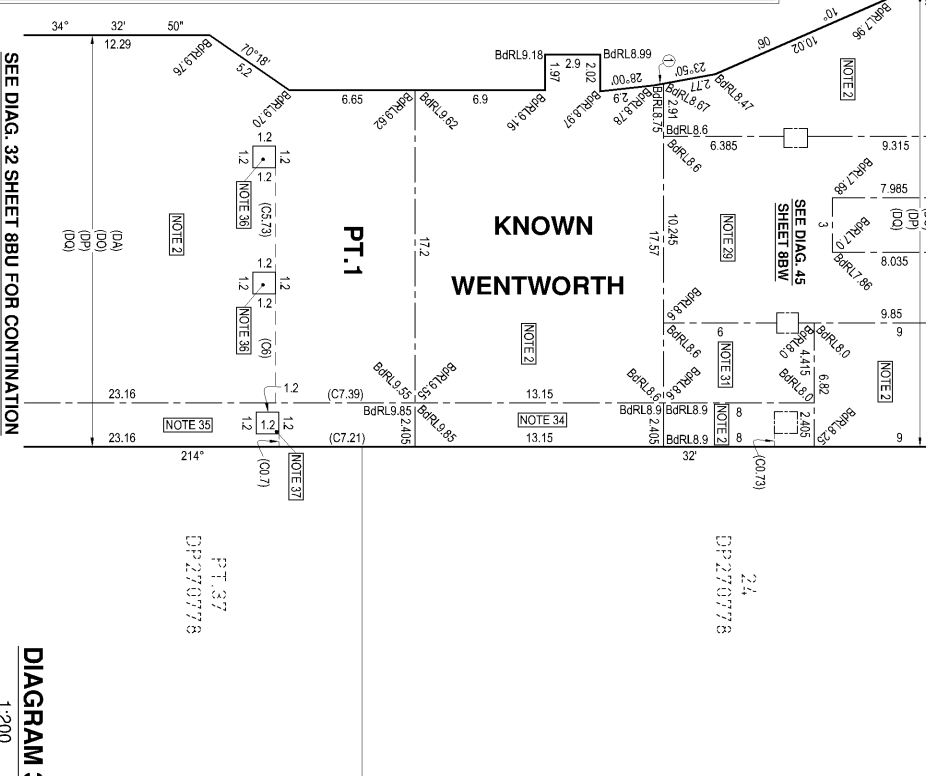
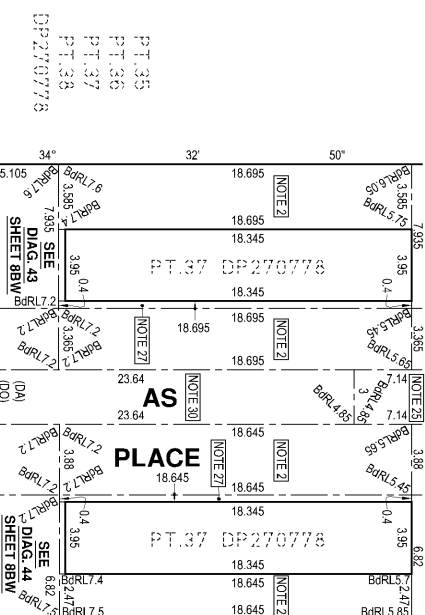
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DP270778 DOC.10)
(DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
(DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
(DO) - POSITIVE COVENANT (DP270778 DOC.10)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 3.15 AND RL 3.2 AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 3.25 AND RL 3.93 AND UNLIMITED IN HEIGHT
- NOTE 6 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 4.03 AND RL 4.15 AND UNLIMITED IN HEIGHT
- NOTE 7 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 3.8 AND UNLIMITED IN HEIGHT
- NOTE 23 PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.9 AND UNLIMITED IN HEIGHT
- NOTE 24 PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.05 AND UNLIMITED IN HEIGHT
- NOTE 25 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 4.3 AND RL 4.85 AND UNLIMITED IN HEIGHT
- NOTE 26 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.95 AND UNLIMITED IN HEIGHT
- NOTE 27 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 5.45 AND RL 7.20 AND UNLIMITED IN HEIGHT
- NOTE 29 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 7.20 AND RL 8.60 AND UNLIMITED IN HEIGHT
- NOTE 30 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 4.85 AND RL 7.0 AND UNLIMITED IN HEIGHT
- NOTE 31 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 8.00 AND RL 8.60 AND UNLIMITED IN HEIGHT
- NOTE 34 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 8.90 AND RL 9.85 AND UNLIMITED IN HEIGHT
- NOTE 35 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 9.85 AND RL 10.20 AND UNLIMITED IN HEIGHT
- NOTE 36 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.45 AND UNLIMITED IN HEIGHT
- NOTE 37 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.85 AND UNLIMITED IN HEIGHT



Schedule of short lines		
#	Bearing	Distance
1	23°50'	0.48



SEE DIAG. 32 SHEET 8BU FOR CONTINUATION

DIAGRAM 31

1:200

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyors Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:200
& AS SHOWN

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BT

MGA

COMMUNITY PROPERTY PLAN
COMMUNITY PROPERTY LOT ONLY
(SHEET 22 OF 28 SHEETS)

LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A2 & 8C4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 9A2

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

EASEMENTS AFFECTING LOT 1

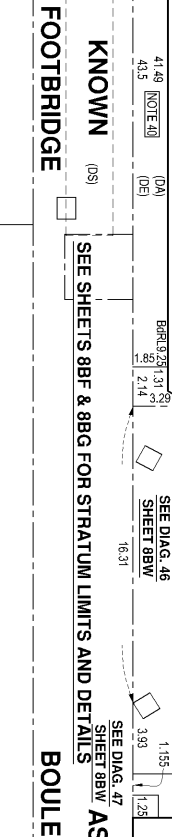
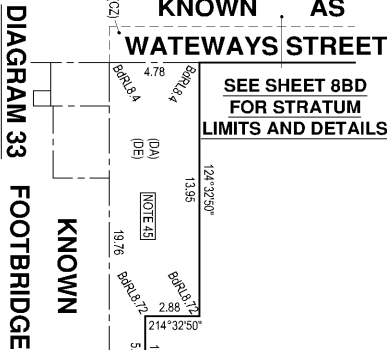
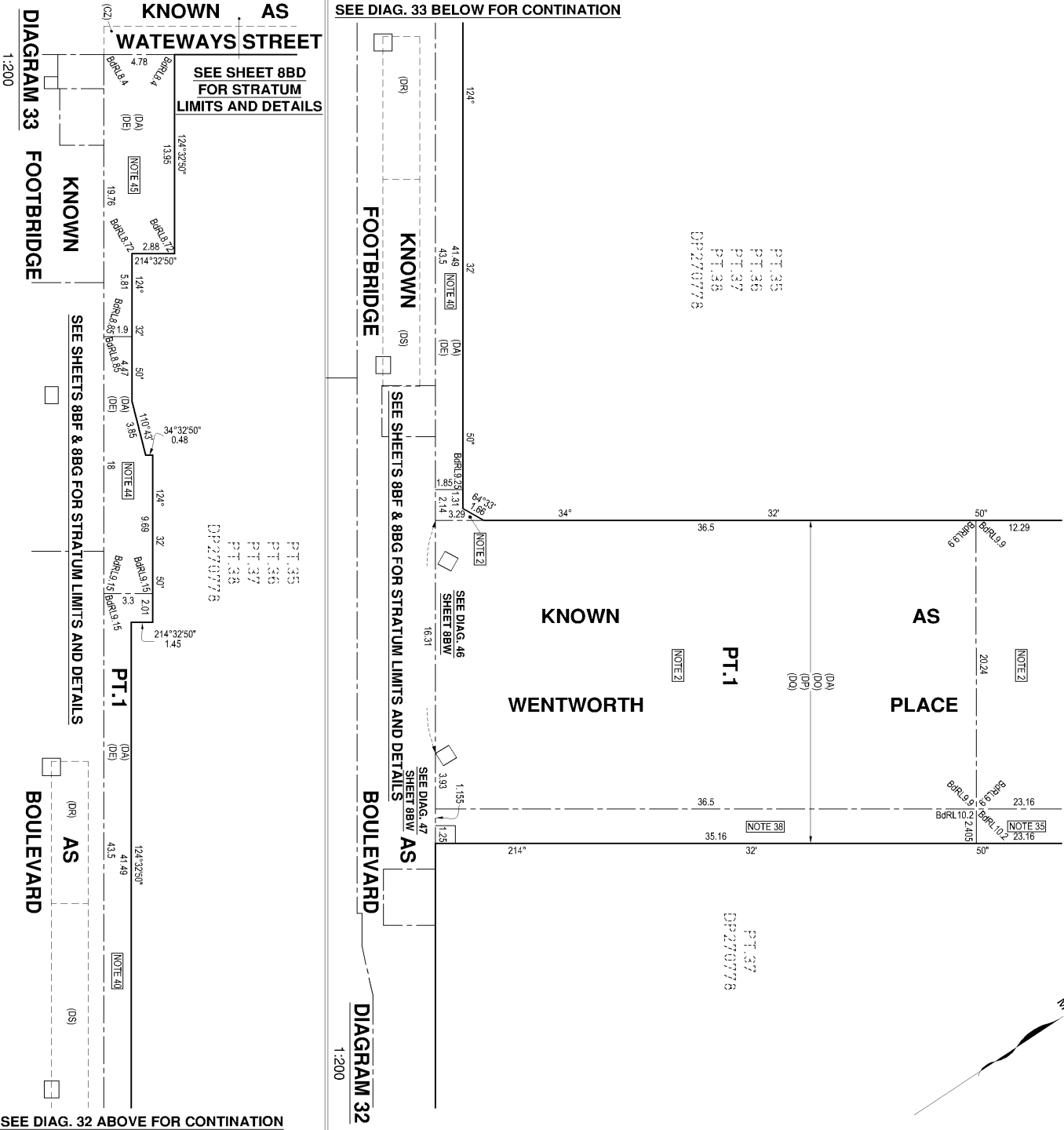
- (C2) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DE) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DO) - POSITIVE COVENANT (DP270778 DOC.10)
- (DR) - EASEMENT FOR ACCESS AND USE OF PET PARKING 2.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.10)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 35 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.85 AND RL10.20 AND UNLIMITED IN HEIGHT
- NOTE 38 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.10 AND RL10.20 AND UNLIMITED IN HEIGHT
- NOTE 40 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.15 AND RL9.25 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.4
- NOTE 44 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.85 AND RL9.15 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.4
- NOTE 45 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.40 AND RL8.85 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.4

SEE DIAG. 31 SHEET 8BT FOR CONTINATION

SEE DIAG. 33 BELOW FOR CONTINATION



SEE DIAG. 32 ABOVE FOR CONTINATION

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:200

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BU

THIS IS SHEET 8BU OF DP270778 AND IT REPLACES SHEETS 9AG-9AY OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10	20	30	40	50	100	150	200
Table of Plan							

COMMUNITY PROPERTY PLAN

COMMUNITY PROPERTY LOT ONLY
(SHEET 23 OF 28 SHEETS)

LEVEL 3 (CONT.)

PART LOT 1 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR INHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 942 & 943
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 3 SEE AREA TABLE ON SHEET 942

Bd denotes DEPTH RL OF LOT BOUNDARY

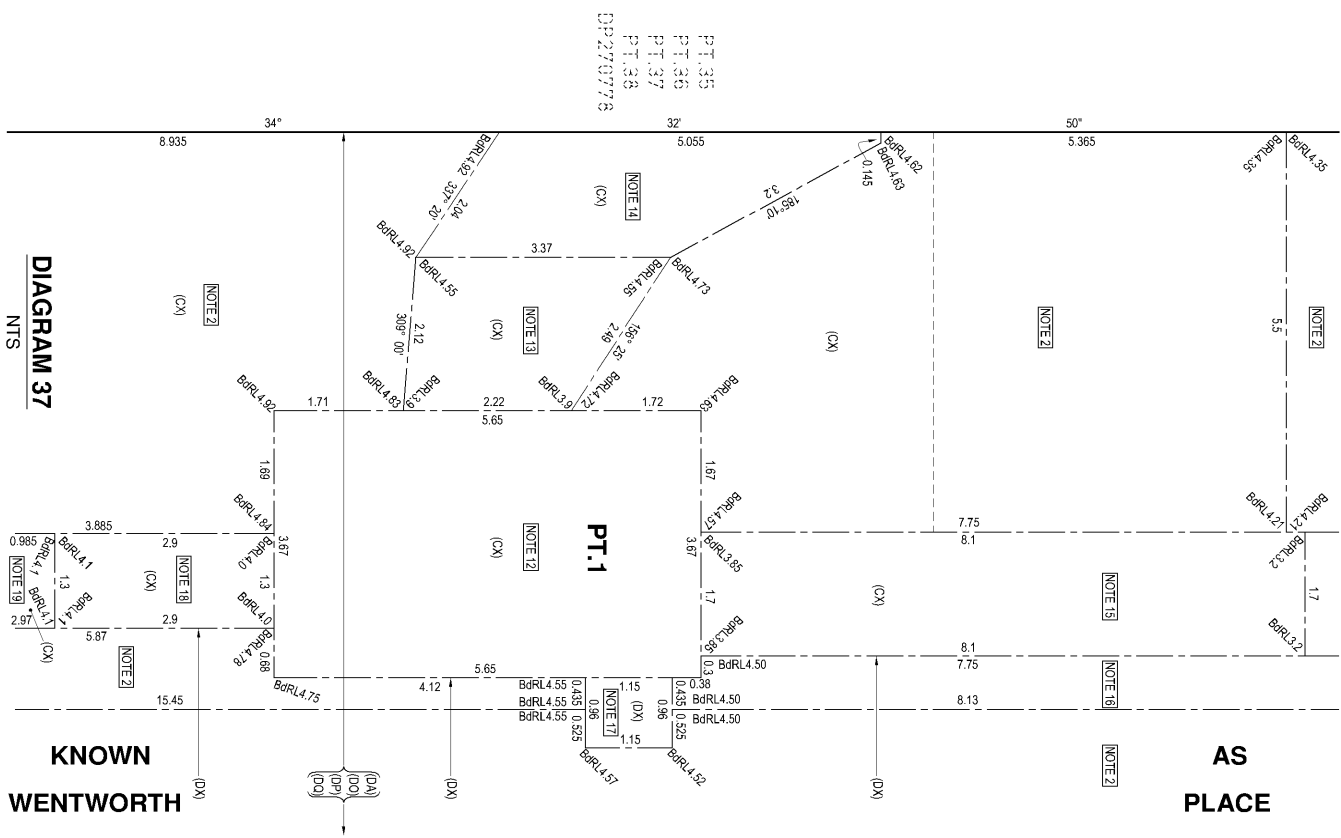
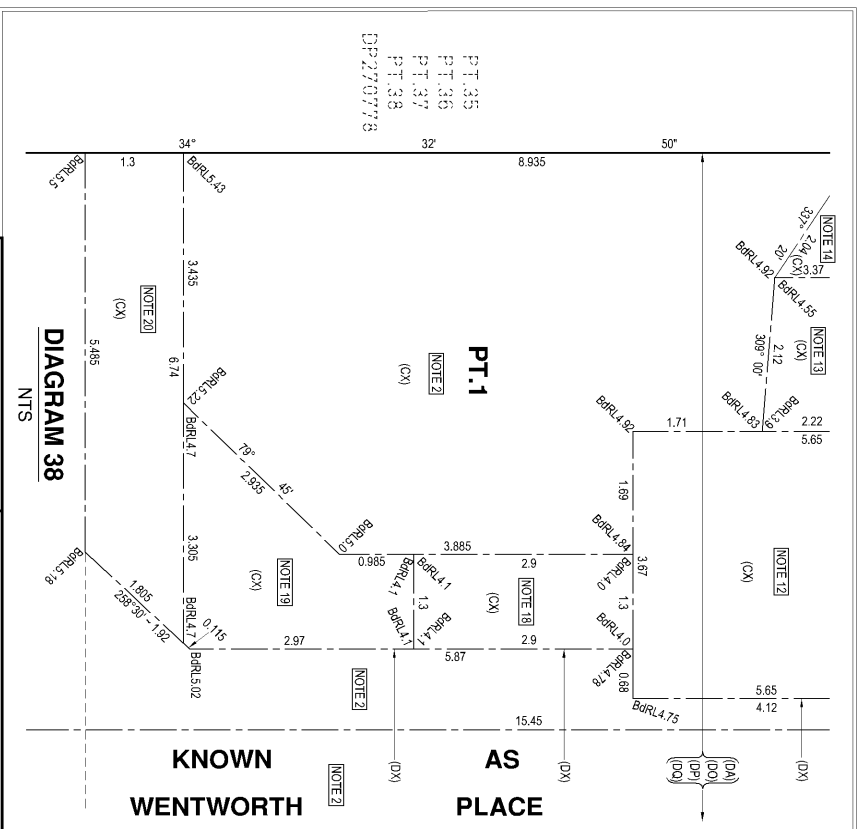
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

EASEMENTS AFFECTING LOT 1

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DO) - POSITIVE COVENANT (DP270778 DOC.10)
- (DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)

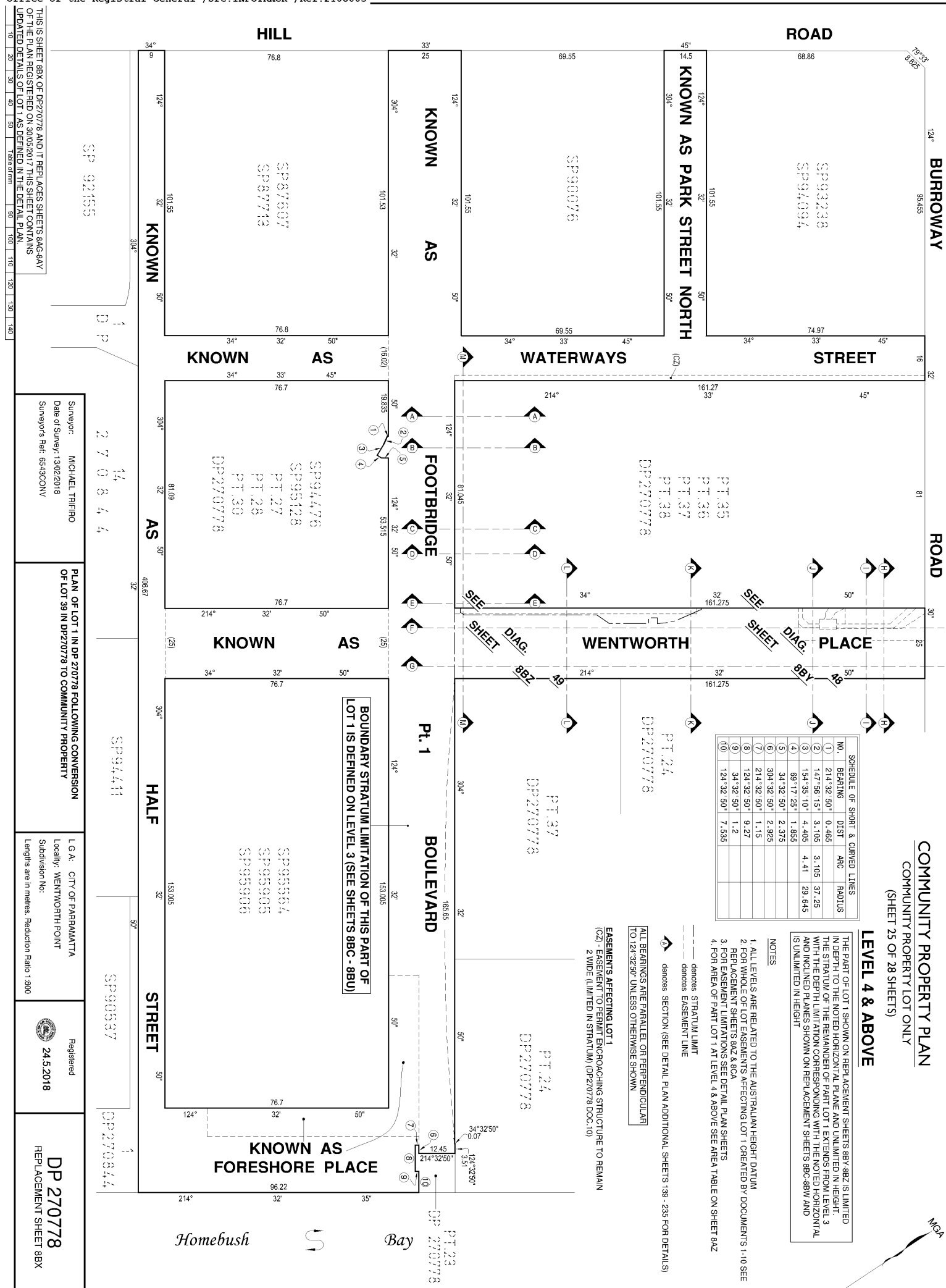
SCHEDULE OF BOUNDARY LIMITS

- NOTE 2 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 12 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.4 AND UNLIMITED IN HEIGHT
- NOTE 13 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.9 AND RL.4.55 AND UNLIMITED IN HEIGHT
- NOTE 14 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.4.55 AND UNLIMITED IN HEIGHT
- NOTE 15 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.2 AND RL.3.85 AND UNLIMITED IN HEIGHT
- NOTE 16 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.4.15 AND RL.4.5 AND UNLIMITED IN HEIGHT
- NOTE 17 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.4.25 AND UNLIMITED IN HEIGHT
- NOTE 18 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.0 AND RL.4.1 AND UNLIMITED IN HEIGHT
- NOTE 19 PART LOT 1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.4.1 AND RL.4.7 AND UNLIMITED IN HEIGHT
- NOTE 20 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.4.7 AND UNLIMITED IN HEIGHT

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.:
Lengths are in metres. Reduction Ratio AS SHOWNRegistered
24.5.2018DP 270778
REPLACEMENT SHEET 89V



COMMUNITY PROPERTY PLAN
COMMUNITY PROPERTY LOT ONLY
(SHEET 26 OF 28 SHEETS)

LEVEL 4 & ABOVE(CONT.)

PART LOT 1 SHOWN ON THIS SHEET IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL PLANE SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. FOR WHOLE OF LOT EASEMENTS AFFECTING LOT 1 CREATED BY DOCUMENTS 1-10 SEE REPLACEMENT SHEETS 8A2 & 8C4
3. FOR EASEMENT LIMITATIONS SEE DETAIL PLAN SHEETS
4. FOR AREA OF PART LOT 1 AT LEVEL 4 & ABOVE SEE AREA TABLE ON SHEET 8A2

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT
- - - - - denotes EASEMENT LIMIT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS AFFECTING LOT 1

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DE) - EASEMENT TO PERMIT ENCRORCHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DO) - POSITIVE COVENANT (DP270778 DOC.10)
- (DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 1 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL13.4 AND UNLIMITED IN HEIGHT

NOTE 2 THE STRATUM OF PART LOT 1 IN THIS AREA EXTENDS FROM THE HORIZONTAL AND INCLINED PLANES SHOWN ON LEVEL 3 AND IS UNLIMITED IN HEIGHT

BURROWWAY

ROAD

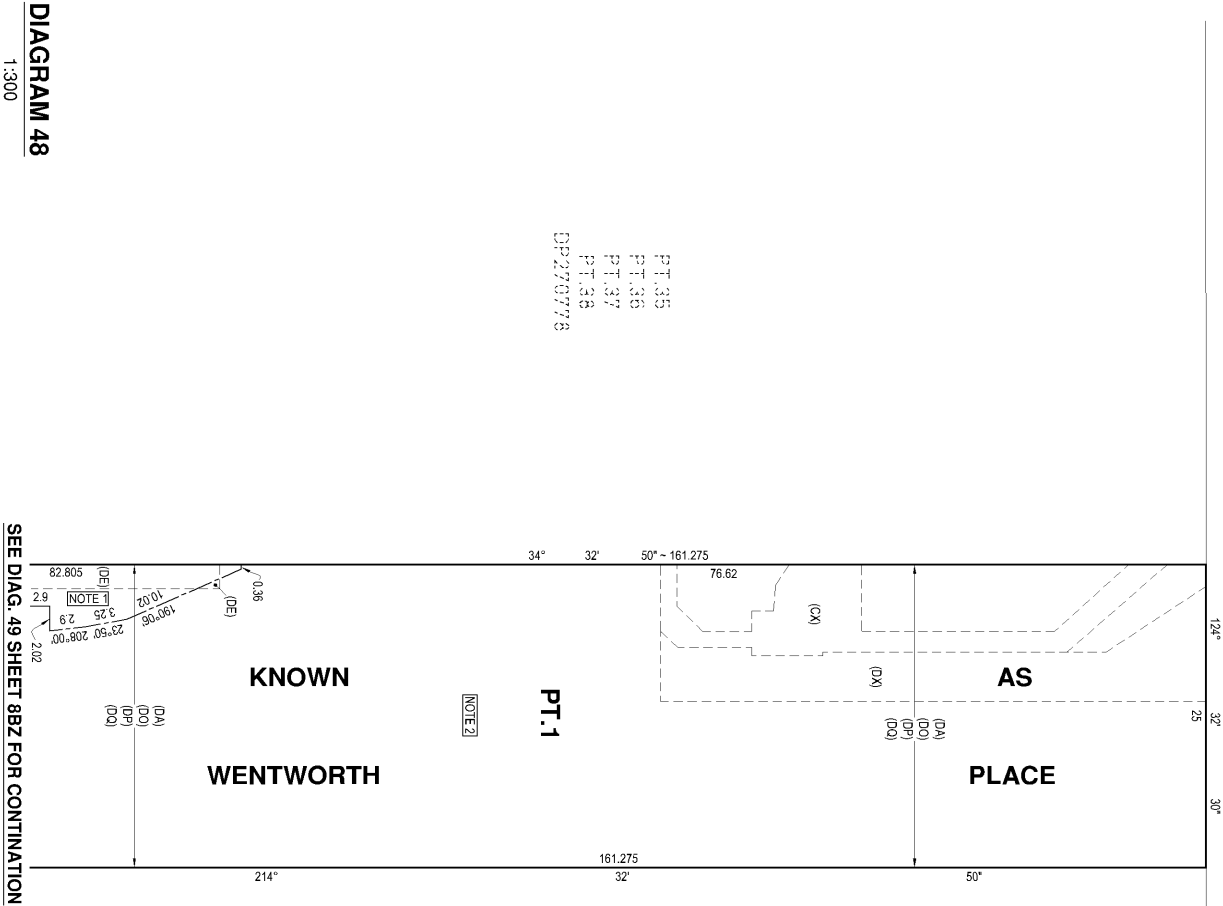
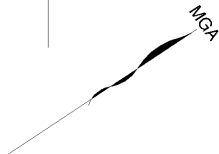


DIAGRAM 48

1:300

SEE DIAG. 49 SHEET 8B2 FOR CONTINUATION

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:300

Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8BY

THIS IS SHEET 8BY OF DP270778 AND IT REPLACES SHEETS 8AG-8AY OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10	20	30	40	50	60	70	80	90	100	110	120	130	140
TABLE OF PLAN													

LEVEL 4 & ABOVE (CONT.)

NOTES

- Bd** denotes DEPTH RL OF LOT BOUNDARY

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

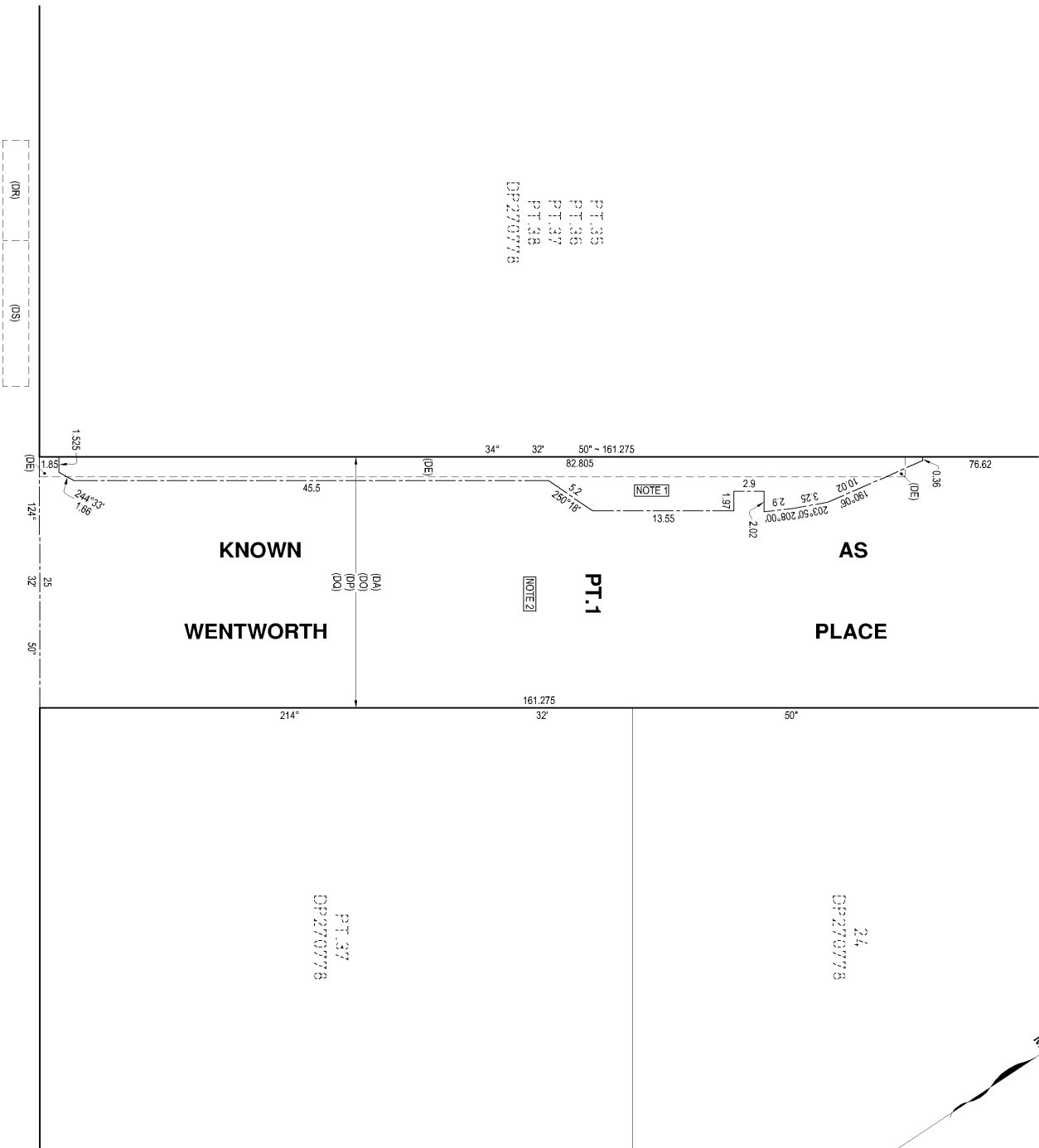
- (DE) - EASEMENT TO PERMIT ENGORGING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRAIGHT) (DP220778 DOC.10)
(D) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRAIGHT) (DP220778 DOC.10)
(DP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRAIGHT) (DP220778 DOC.10)
(DP) - POSITIVE COVENANT (DP220778 DOC.10)
(DR) - EASEMENT FOR ACCESS AND USE PET PARKING 2.5 WIDE (LIMITED IN STRAIGHT) (DP220778 DOC.10)
(DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRAIGHT) (DP220778 DOC.10)

NOTE 1

NOTE 2

THE STRATUM OF PART LOT 1 IN THIS AREA EXTENDS FROM THE HORIZONTAL AND INCLINED PLANES SHOWN ON LEVEL 3 AND IS UNLIMITED IN HEIGHT

THIS IS SHEET 8BZ OF DP270778 AND IT REPLACES SHEETS 8AG-8AY OF THE PLAN REGISTERED ON 30/05/2017 THIS SHEET CONTAINS UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.



COMMUNITY PROPERTY LOT ONLY

(SHEET 28 OF 28 SHEETS)

WHOLE OF LOT EASEMENTS AFFECTING LOT 1
EASEMENT FOR SERVICES (DP270778 DOC.1)

EASEMENTS AFFECTING LOT 1

- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.2)
- (J) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC.1)
- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (O) - RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (W) - RIGHT OF ACCESS 20 WIDE (DP270778 DOC.4)
- (X) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.1)
- (AC) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)
- (AM) - EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.6)
- (AP) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AT) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AU) - POSITIVE COVENANT (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (BC) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.8)
- (BO) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.8)
- (BO) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.8)
- (BY) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.8)
- (BY) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.9)
- (CO) - RESTRICTION ON THE USE OF LAND 5 WIDE (DP270778 DOC.9)
- (CP) - POSITIVE COVENANT 5 WIDE (DP270778 DOC.9)
- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (CZ) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DE) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DO) - POSITIVE COVENANT (DP270778 DOC.10)
- (DR) - EASEMENT FOR ACCESS AND USE PET PARKING 2.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.10)
- (DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
- (B) - BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.6)
- EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.6)
- BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.6)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.6)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.6)
- EASEMENT FOR SERVICES (DP270778 DOC.6)
- (V) - BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.2)
- EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.2)
- BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.2)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.2)
- BENEFITED BY AN EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (Z) - BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.2)
- EASEMENT FOR SERVICES (DP270778 DOC.2)
- (A) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.7)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.7)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.7)
- EASEMENT FOR SERVICES (DP270778 DOC.7)
- BENEFITED BY AN EASEMENT FOR DRAINAGE OF WATER (DP270778 DOC.7)
- EASEMENT FOR DRAINAGE OF WATER (DP270778 DOC.7)
- (A2) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.1)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.1)

- (A5) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.8)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.8)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.8)
- EASEMENT FOR SERVICES (DP270778 DOC.8)
- (A6) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.9)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.9)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.9)
- EASEMENT FOR SERVICES (DP270778 DOC.9)
- (A7) - BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.10)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.10)
- BENEFITED BY AN EASEMENT FOR SERVICES (DP270778 DOC.10)
- EASEMENT FOR SERVICES (DP270778 DOC.10)
- BENEFITED BY AN EASEMENT FOR CONSTRUCTION PURPOSES (DP270778 DOC.10)
- EASEMENT FOR CONSTRUCTION PURPOSES (DP270778 DOC.10)
- BENEFITED BY AN EASEMENT FOR CRANE JIB SWING (DP270778 DOC.10)
- EASEMENT FOR CRANE JIB SWING (DP270778 DOC.10)
- BENEFITED BY AN EASEMENT FOR NOISE, VIBRATION AND DUST (DP270778 DOC.10)
- EASEMENT FOR NOISE, VIBRATION AND DUST (DP270778 DOC.10)
- (A4) - BENEFITED BY AN EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.5)
- EASEMENT FOR SERVICES (DP270778 DOC.5)
- BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.5)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.5)
- (A) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (DP270778 DOC.5)
- EASEMENT FOR SERVICES (DP270778 DOC.5)
- BENEFITED BY AN EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.5)
- EASEMENT FOR SUPPORT AND SHELTER (DP270778 DOC.5)
- (B1) - BENEFITED BY EASEMENT FOR TEMPORARY SERVICES 3.865 WIDE (LIMITED IN STRATUM) (DP270778 DOC.8) (SEE SHEET 1)
- (XM) - LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) - SEE PA40680 (SEE SHEET 1)
- (RU) - RESTRICTION ON THE USE OF LAND (DP270778 DOC.7)

THIS IS SHEET 8CA OF DP270778 AND IT REPLACES SHEETS 8AG-8AV
OF THE PLAN REGISTERED ON 30/03/2017. THIS SHEET CONTAINS
UPDATED DETAILS OF LOT 1 AS DEFINED IN THE DETAIL PLAN.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table 07 (mm)

Surveyor: MICHAEL TRIFIRO
Date of Survey: 13/02/2018
Surveyor's Ref: 6543CONV

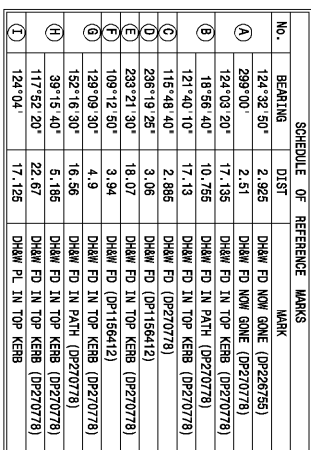
PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION
OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres, Reduction Ratio N/A



Registered
24.5.2018

DP 270778
REPLACEMENT SHEET 8CA



LOT 7 IS A DEVELOPMENT LOT

EASEMENT TO PERMIT ENCRoACHING STRUCTURE TO REMAIN (WHOLE OF THE LOT)

EASEMENT FOR SERVICES (WHOLE OF THE LOT)

EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF THE LOT)

(A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED

(G) - EASEMENT FOR SUI PROPT & SHE TER (WIDE DP 11566412)

(J) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5.8

(M) - EASEMENT TO PERMIT ENCOACHING STRICTLY TO REMAIN VARIABLE WIDTH

(N) - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM)

(P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM)

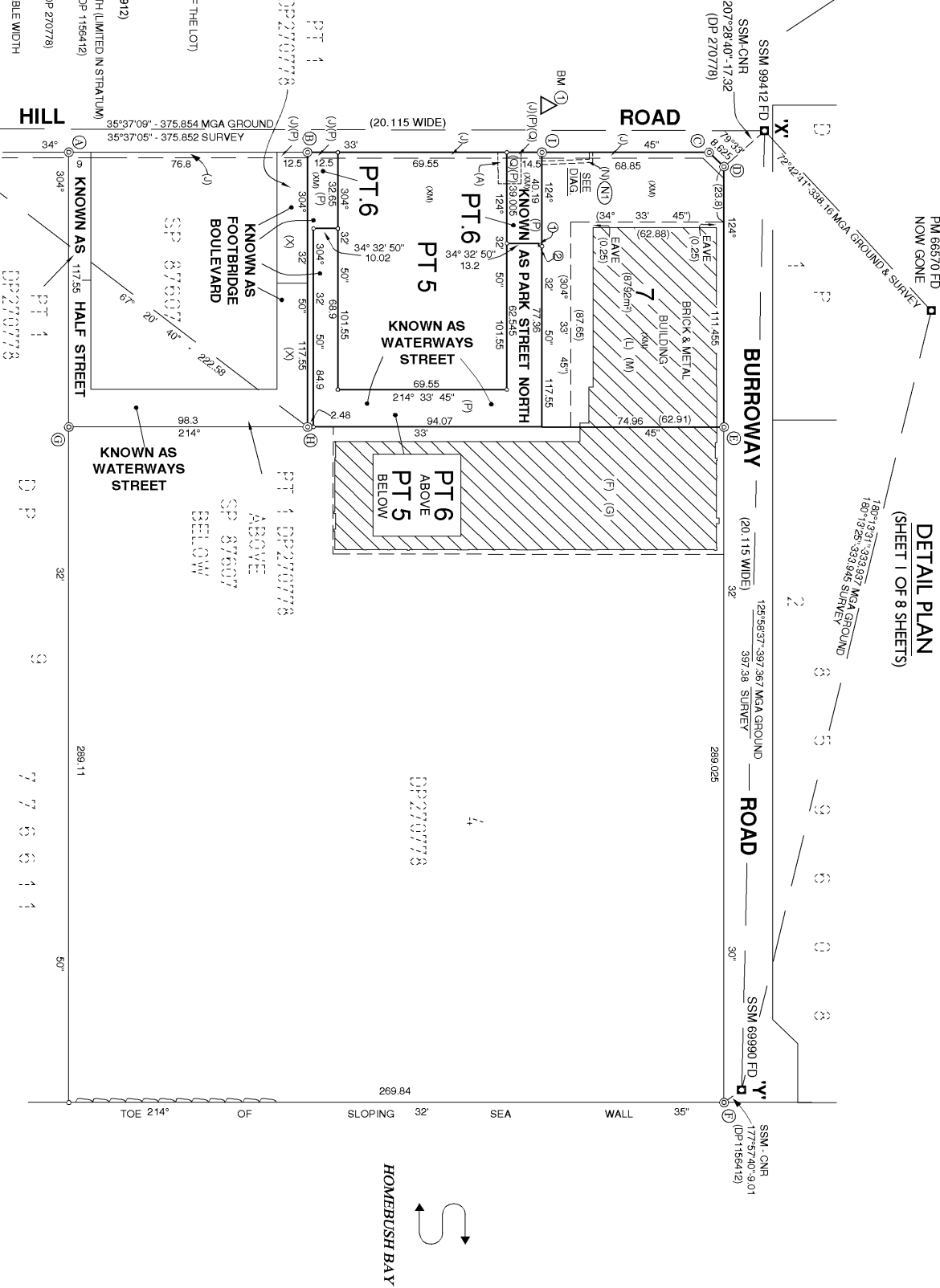
(Q) - RIGHT OF CARRIAGEWAY 6' WIDE (LIMITED IN STRATUM),

(N1) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.8

ORIGIN OF LEVELS:

NOTE: BENCH MARKS SHOWN HEREON SHOULD NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN DEFINING THE STRATUM BOUNDARY OF LOT 5 & 6.

THIS IS SHEET 9 OF DP 270778 WHICH REPLACES SHEET 2 AS REGARDS LOT 3 AND IS AN ADDITIONAL SHEET.



MARK	MGA CO-ORDINATES		HORIZONTAL				VERTICAL				
	EASTING	NORTHING	CLASS	ORDER	METHOD	ORIGIN	R.L.	CLASS	ORDER	METHOD	ORIGIN
PM 666570	322 458.008	6 255 889.012	B	2	SC1MS	SC1MS	1.619	LC	L3	SC1MS	SC1MS
SSM 66990	322 456.695	6 255 565.083	B	2	SC1MS	SC1MS	1.70	D	4	SC1MS	SC1MS
SSM 93729	321 755.313	6 255 223.343	B	2	SC1MS	SC1MS	2.187	LC	L3	SC1MS	SC1MS
SSM 99411	321 916.238	6 255 446.987	B	2	SC1MS	SC1MS	2.18	D	4	SC1MS	SC1MS
SSM 99412	322 135.190	6 255 788.517	B	2	SC1MS	SC1MS	1.70	D	4	SC1MS	SC1MS
BM (1) RM 99401	322 065.4	6 255 724.5	D	4	TRAV	CALC	2.01	D	4	TRAV	CALC

COMBINED SEA LEVEL SCALE FACTOR 0.999986 ZONE 56

SOURCE: MGA COORDINATES AND HEIGHTS ADOPTED FROM SC1MS ON 17-05-2014

Surveyor: **MICHAEL TRIFIRO**

PLAN OF SUBDIVISION OF LOT 3 IN DP 270778

Surveyor: MICHAEL TRIFIRO
Date of Survey: 18-06-2014
Surveyor's Ref: 5763_D

L.G.A.: AUBURN
Locality: WENTWORTH POINT
Subdivision No.: 15/2014
Lengths are in metres. Reduction Ratio 1:1250

Registered
14.8.2014

DP 270778
ADDITIONAL SHEET 9

LEVEL 1 & 2

PART LOTS 5 AND 6 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

h denotes HEIGHT RL OF BOUNDARY

Ed denotes DEPTH RL OF EASEMENT

FW denotes FACE OF CONCRETE WALL

CL denotes CENTRE OF 0.2 WIDE CONCRETE WALL

--- indicates STRATUM BOUNDARY LINE

--- indicates EASEMENT LINE

ⓑ denotes SECTION SEE SHEETS 7 & 8

NOTE 1 PART LOT 5 IS UNLIMITED IN DEPTH AND HEIGHT

NOTE 2 PART LOT 5 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL's SHOWN ON THE PLAN

NOTE 3 PART LOT 5 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO RL 3.05

NOTE 4 PART LOT 5 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO RL 4.2

NOTE 5 PART LOT 5 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO RL 5.0

NOTE 6 PART LOT 5 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO RL 5.2

NOTE 7 PART LOT 5 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO RL 5.1

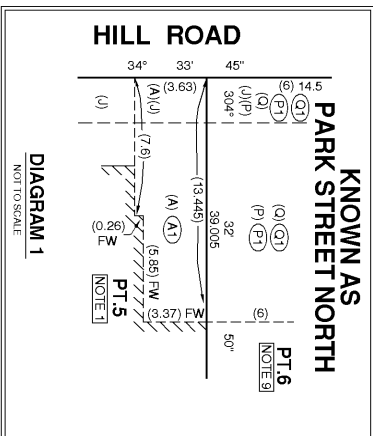
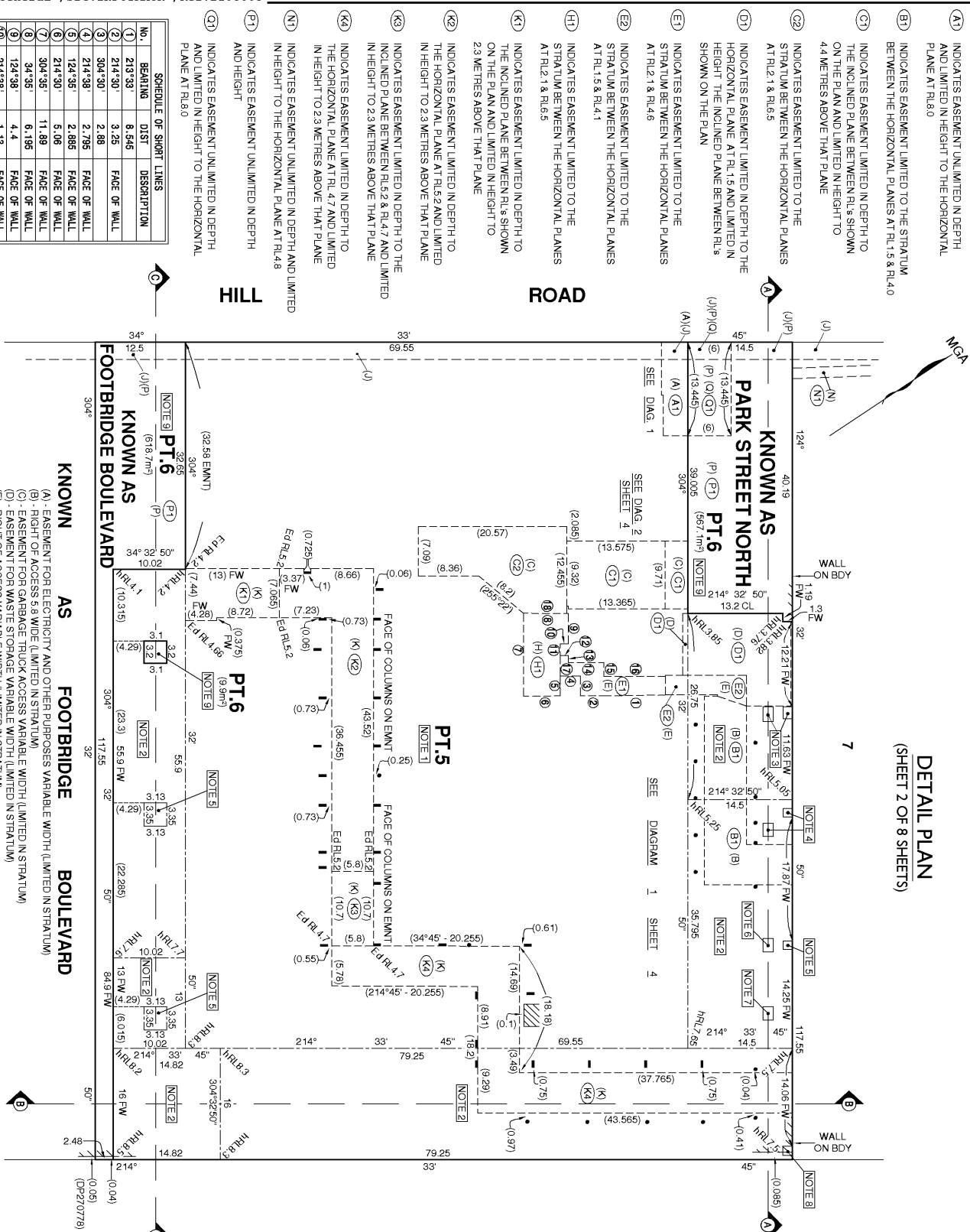
NOTE 8 PART LOT 5 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO RL 5.9

NOTE 9 PART LOT 6 IS UNLIMITED IN DEPTH AND HEIGHT

THE AREA OF LOT 5 AT LEVEL 1 & 2 IS 1 0155 ha
THE AREA OF LOT 6 AT LEVEL 1 & 2 IS 1196m² (N3 PARTS)

SEE SHEET 6 FOR PUBLIC RIGHT OF ACCESS DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

DETAIL PLAN
(SHEET 2 OF 8 SHEETS)

No.	BEARING	DIST	DESCRIPTION
1	215°33'	8.545	FACE OF WALL
2	214°30'	3.25	FACE OF WALL
3	304°30'	2.88	FACE OF WALL
4	124°38'	2.785	FACE OF WALL
5	124°35'	2.885	FACE OF WALL
6	214°30'	5.06	FACE OF WALL
7	304°35'	11.89	FACE OF WALL
8	34°35'	6.185	FACE OF WALL
9	124°38'	4.4	FACE OF WALL
10	214°38'	1.13	FACE OF WALL
11	124°35'	1.12	FACE OF WALL
12	34°38'	0.985	FACE OF WALL
13	124°25'	0.985	FACE OF WALL
14	34°38'	4.94	FACE OF WALL
15	124°31°50'	1.965	FACE OF WALL
16	34°32°50'	8.525	FACE OF WALL
17	124°35'	2.91	FACE OF WALL
18	214°36'	6.005	FACE OF WALL

THIS IS SHEET 10 OF DP 270778 WHICH REPLACES SHEET 2 AS REGARDS LOT 3 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO

Date of Survey: 18-06-2014

Surveyor's Ref: 5793_D

PLAN OF SUBDIVISION OF LOT 3 IN DP 270778

L.G.A. ALBURN

Locality: WENTWORTH POINT

Subdivision No: 152014

Lengths are in metres. Reduction Ratio 1:400

Registered



14.8.2014

DP 270778
ADDITIONAL SHEET 10

LEVEL 3 & ABOVE

(Q1) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.0



DP 270778
ADDITIONAL SHEET 11

DETAIL PLAN

(SHEET 5 OF 8 SHEETS)

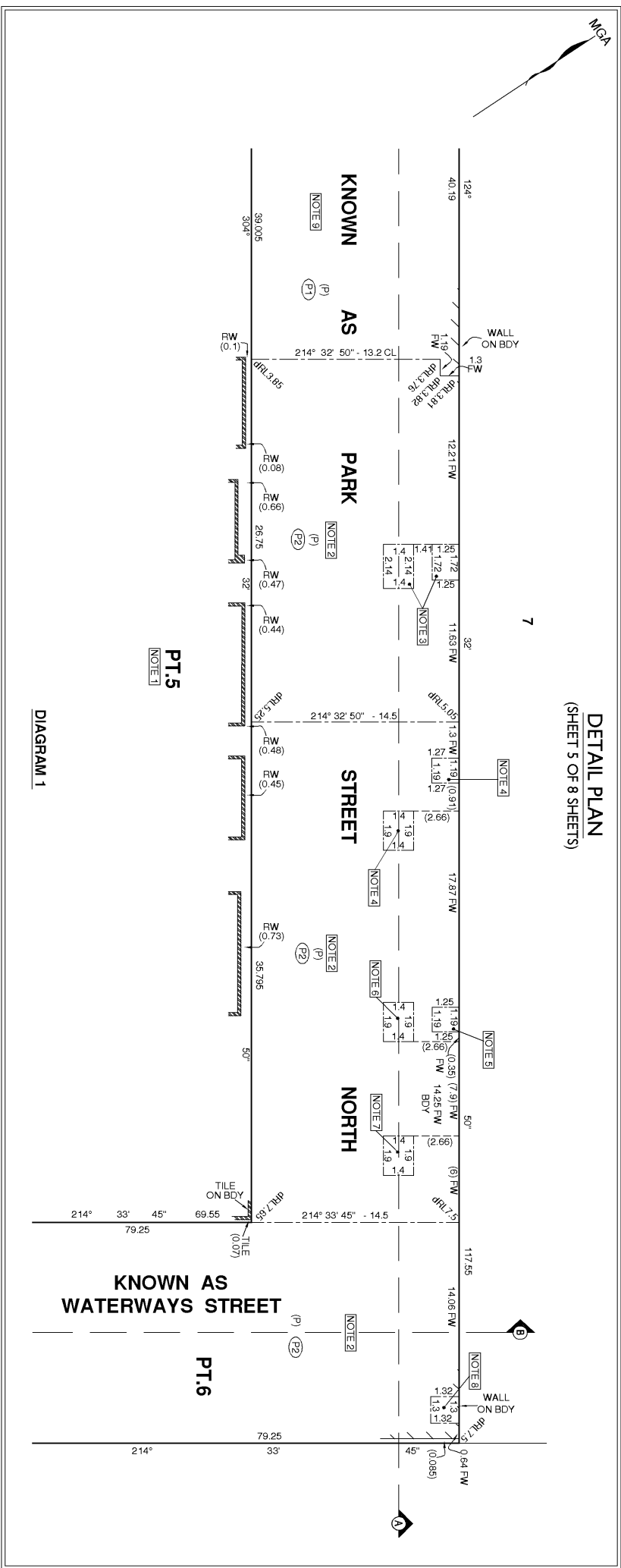


DIAGRAM 1

THIS IS SHEET 13 OF DP 270778 WHICH REPLACES SHEET 2 AS REGARDS LOT 3 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

<p>Surveyor: MICHAEL TRIFFINO</p> <p>Date of Survey: 18-06-2014</p> <p>Surveyor's Ref: 5763_D</p>	<p>PLAN OF SUBDIVISION OF LOT 3 IN DP 270778</p>	<p>L.G.A. ALBURN</p> <p>Locality: WENTWORTH POINT</p> <p>Subdivision No: 15/2014</p> <p>Lengths are in metres. Reduction Ratio 1:200</p>	<p>Registered</p> <p>14.8.2014</p>	<p>DP 270778</p> <p>ADDITIONAL SHEET 13</p>
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- (A) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STATUTE)
- (B) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 8.5 WIDE (DP 270778)
- (C) - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STATUTE)
- (D) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STATUTE)
- (E) - RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STATUTE)

DP 270778
ADDITIONAL SHEET 14

THIS IS SHEET 14 OF DP 270778 WHICH REPLACES SHEET 2
AS REGARDS LOT 3 AND IS AN ADDITIONAL SHEET.

**KNOWN AS
WATERWAYS
STREET**



**KNOWN AS
PARK STREET
NORTH**



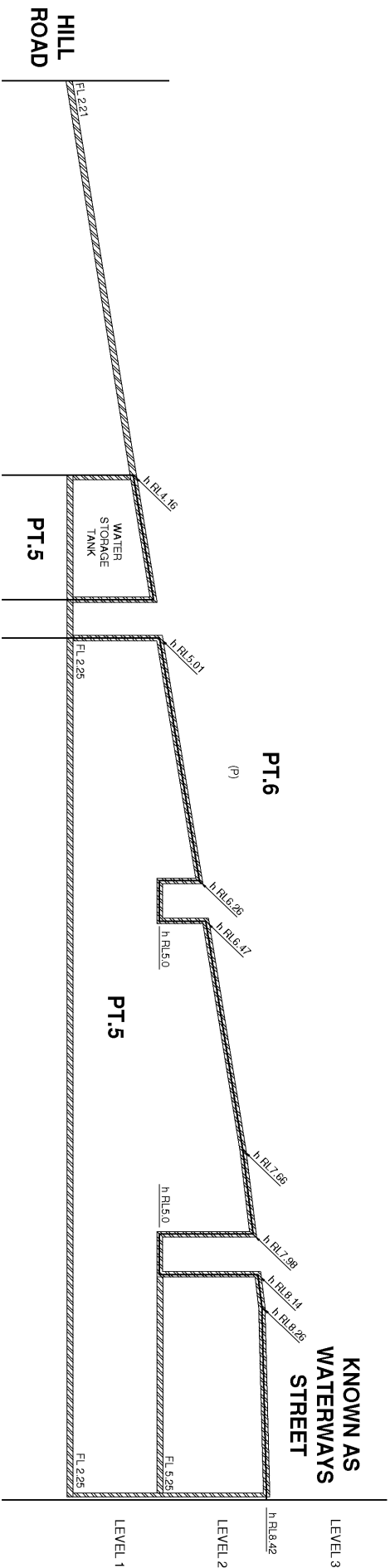
- SECTION B-B**
WATERWAYS STREET
SCALE 1:250 HOR 1:100 VER

THIS IS SHEET 15 OF DP 270778 WHICH REPLACES SHEET 2 AS REGARDS LOT 3 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL THERRO Date of Survey: 18-06-2014 Surveyor's Ref: 5769_D	PLAN OF SUBDIVISION OF LOT 3 IN DP 270778	L G A ALBURN Locality: WENTWORTH POINT Subdivision No: 15/2014 Lengths are in metres. Reduction Ratio AS SHOWN	Registered 14.8.2014	DP 270778 ADDITIONAL SHEET 15
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DETAIL PLAN

(SHEET 8 OF 8 SHEETS)



SECTION C-C
FOOTBRIDGE BOULEVARD
SCALE 1:250 HOR 1:100 VER

NOTES:

- 1 ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
- h denotes HEIGHT RL OF BOUNDARY AND DEPTH RL OF RIGHT OF PUBLIC ACCESS
- FL denotes FINISHED CONCRETE LEVEL

(P) RIGHT OF PUBLIC ACCESS 12.5, 14.5 & 16 WIDE (LIMITED IN STRATUM)

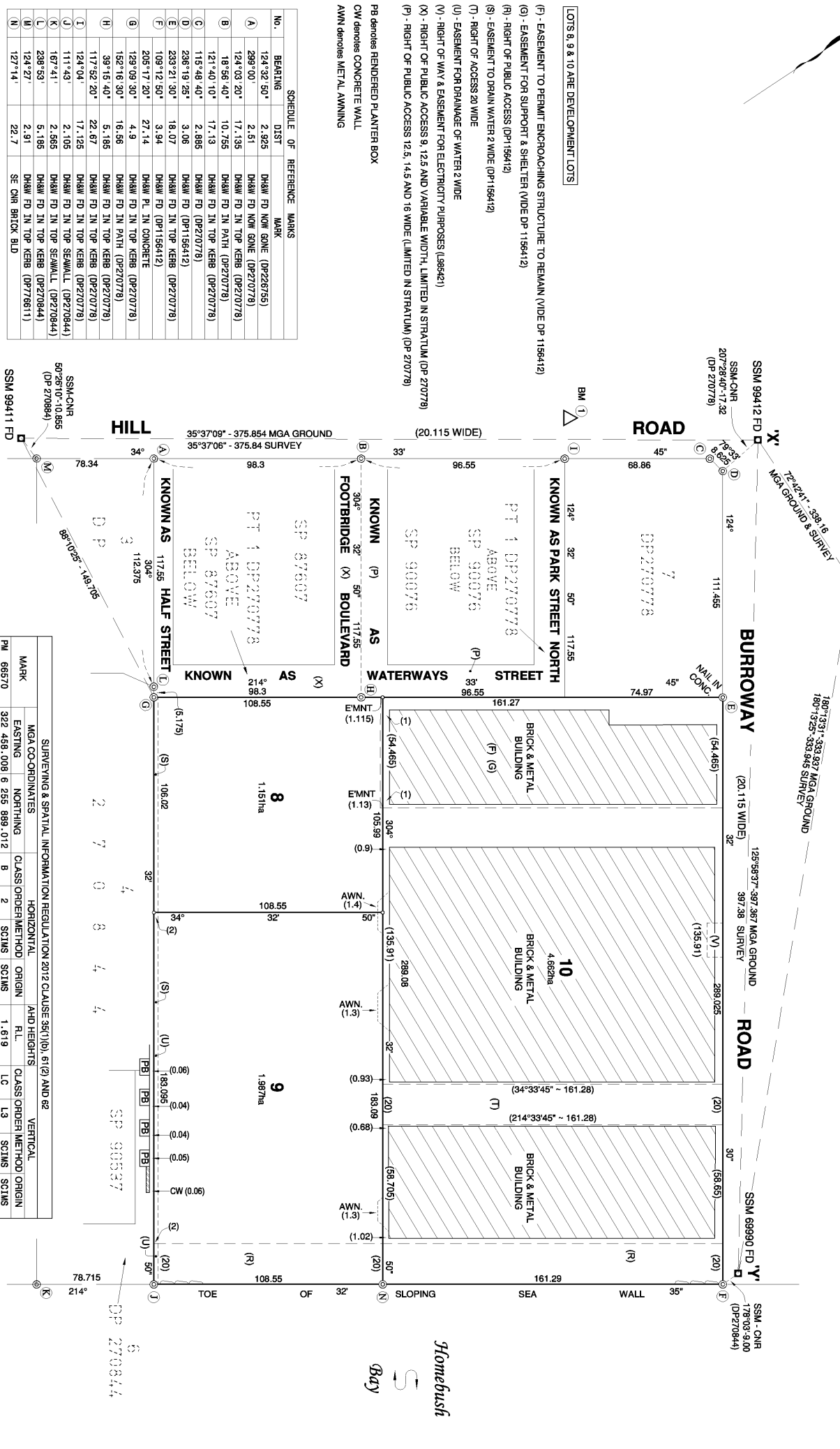
SEE SHEET 7 FOR PUBLIC RIGHT OF ACCESS DETAILS

THIS IS SHEET 16 OF DP 270778 WHICH REPLACES SHEET 2 AS REGARDS LOT 3 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: MICHAEL TRIFIRO Date of Survey: 18-06-2014 Surveyor's Ref: 5763_D	PLAN OF SUBDIVISION OF LOT 3 IN DP 270778	L.G.A.: ALBURN Locality: WENTWORTH POINT Subdivision No: 15/0014 Lengths are in metres. Reduction Ratio AS SHOWN	Registered 14.8.2014	DP 270778 ADDITIONAL SHEET 16
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DETAIL PLAN
(SHEET 1 OF 1 SHEETS)



SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 36(1)(b), 61(2) AND 62			
MGA CO-ORDINATES		HORIZONTAL	
MARK	EASTING	NORTHING	CLASS ORDER METHOD ORIGIN
PM 66570	322 456.008	6 255 889.012	B 2 SCINS SCINS 1.619 LC L3 SCINS SCINS
SSM 69990	322 456.695	6 255 555.083	B 2 SCINS SCINS 1.70 D 4 SCINS SCINS
SSM 99411	321 916.298	6 255 482.987	B 2 SCINS SCINS 2.10 D 4 SCINS SCINS
SSM 99412	322 135.130	6 255 788.517	B 2 SCINS SCINS 1.78 D 4 SCINS SCINS
BM 1 RM DRHW	322 065.4	6 255 724.5	D 4 TRAV DP270778 2.01
COMBINED SEA LEVEL SCALE FACTOR 0.999986 ZONE 56			
SOURCE: MGA COORDS & AHD HEIGHTS ADOPTED FROM SCIMS ON 12-03-2015			

THIS IS SHEET 17 OF DP 270778 WHICH REPLACES SHEET 2 AS REGARDS LOT 4 AND IS AN ADDITIONAL SHEET.

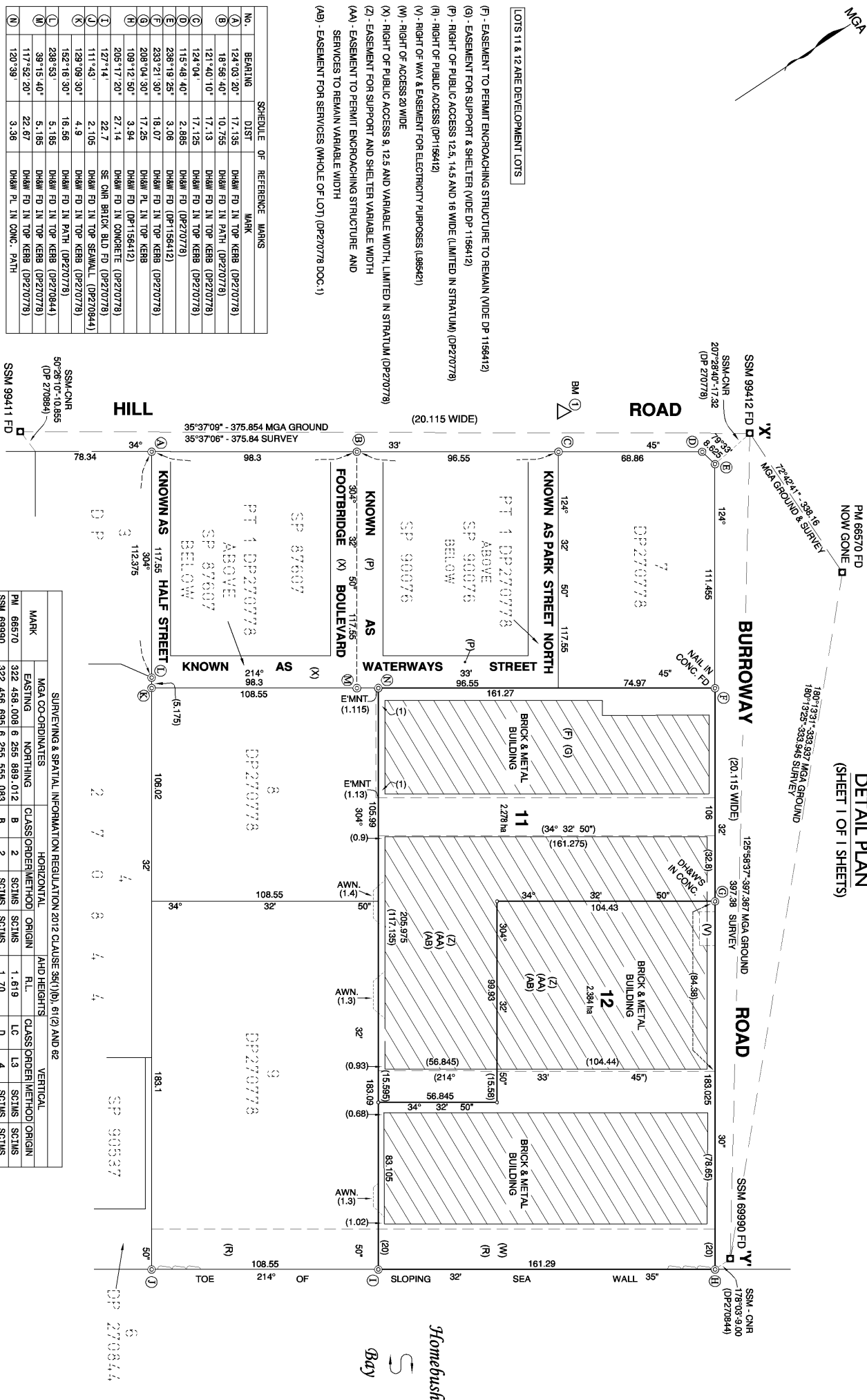
Surveyor: MICHAEL THIRFRO
Date of Survey: 13-03-2015
Surveyor's Ref: 6182-LAS

PLAN OF SUBDIVISION OF LOT 4 IN DP270778

L G A AUBURN
Locality: HOMERUSH BAY
Subdivision No. SC 5/2015
Lengths are in metres. Reduction Ratio 1:1250

Registered
9.4.2015

DP 270778
ADDITIONAL SHEET 17



SURVEYING & SPATIAL INFORMATION REGULATORY 2012 CLAUSE 35(1)(b), 61(2) AND 82									
MARK	MGA CO-ORDINATES		HORIZONTAL			AD HEIGHTS		VERTICAL	
	EASTING	NORTHING	CLASS	ORDER/METHOD	ORIGIN	R.L.	CLASS	ORDER/METHOD	ORIGIN
PM 66570	322 458 008	6 255 889 012	B	2	SCIMS	SCIMS	Lc	L3	SCIMS
BSM 69390	322 456 695	6 255 585 103	B	2	SCIMS	SCIMS	1.70	D	SCIMS
BSM 99411	321 916 238	6 255 482 987	B	2	SCIMS	SCIMS	2.10	D	SCIMS
BSM 99412	322 135 130	6 255 788 517	B	2	SCIMS	SCIMS	1.78	D	SCIMS
BM ① PM DRAIN	322 085.4	6 255 724.5	D	4	TRAV	PR22/0778	2.01	D	4

COMBINED SEA LEVEL SCALE FACTOR 0.998988 ZONE 56

SOURCE: MGA COORDS & AD HEIGHTS ADOPTED FROM SCIMS ON 12-03-2015

THIS IS SHEET 18 OF DP 270778 WHICH REPLACES SHEET 17 AS REGARDS LOT 10 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRILFIRO
Date of Survey: 29-05-2015
Surveyor's Ref: 6182-L10S

PLAN OF SUBDIVISION OF LOT 10 IN DP270778

3N



Registered
23.9.2015

DP 270778
ADDITIONAL SHEET 18

DETAIL PLAN
(SHEET 1 OF 3 SHEETS)

LOTS 14 & 15 ARE STRATUM LOTS. REFER TO SHEETS 2 & 3 FOR DETAILS OF BOUNDARY LIMITS

LOT 13 IS UNLIMITED IN HEIGHT AND DEPTH
LOT 14 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANS SHOWN ON THIS PLAN. THE HEIGHT LIMITATION CORRESPONDS TO THE DEPTH LIMITATION OF LOT 15 ON LEVEL 3 WHERE OVER.
LOT 15 IS LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANS SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT.

LOTS 13 & 14 ARE DEVELOPMENT LOTS

EASEMENTS:

EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN (WHOLE OF THE LOT)
EASEMENT FOR SERVICES (WHOLE OF THE LOT)
EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF THE LOT)

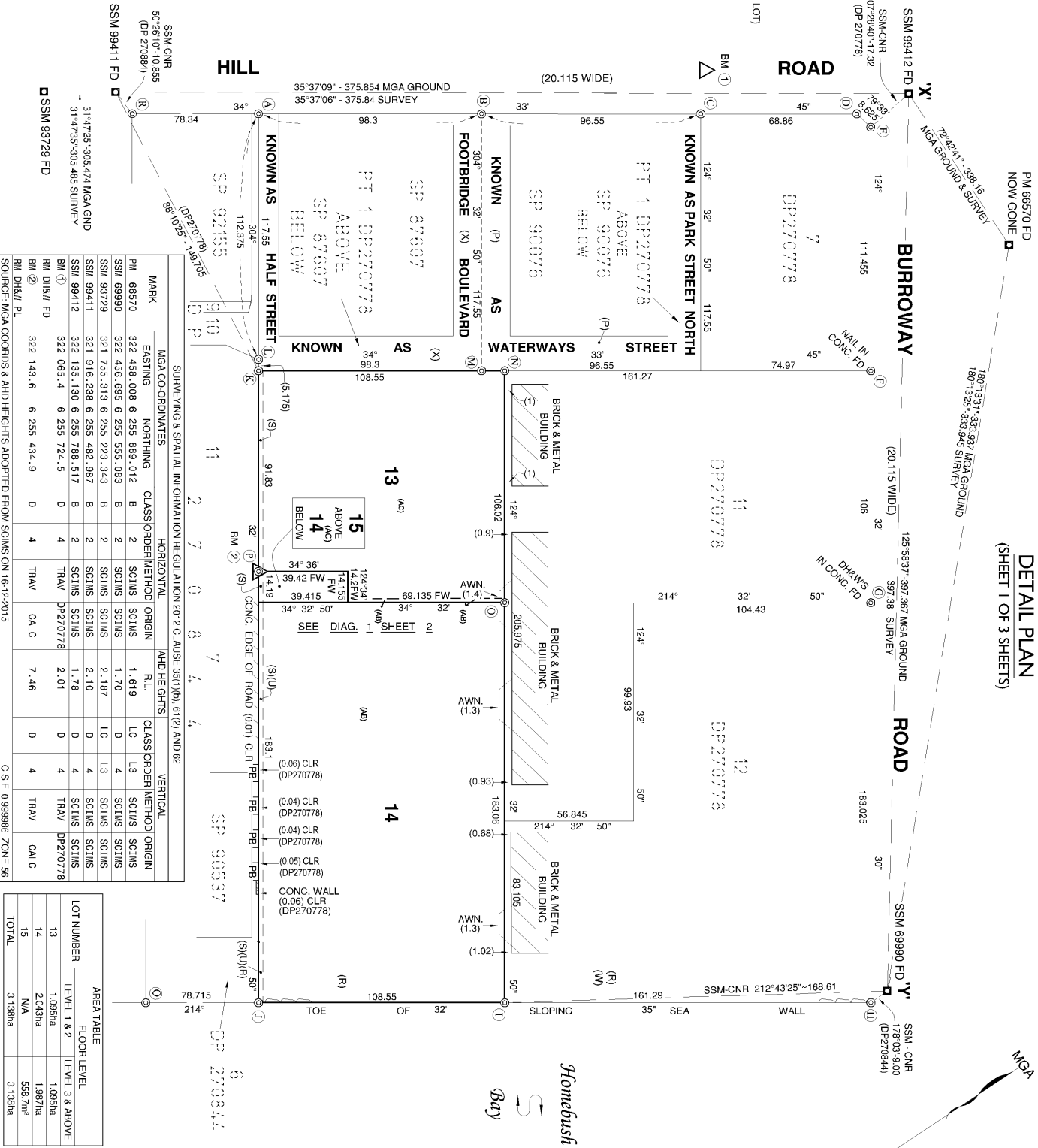
EXISTING EASEMENTS:

- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM) (DP27078 DOC. 2)
- (R) - RIGHT OF PUBLIC ACCESS (DP156412)
- (S) - EASEMENT TO DRAIN WATER 2 WIDE (DP1156412)
- (U) - EASEMENT FOR DRAINAGE OF WATER 2 WIDE (DP27078 DOC. 3)
- (W) - RIGHT OF ACCESS 20 WIDE (DP27078 DOC. 4)
- (X) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH, LIMITED IN STRATUM (DP27078 DOC. 1)

NOTES:
P8 denotes CEMENT RENDERED PLANTER BOX
P19 denotes FACE OF WALL

SCHEDULE OF REFERENCE MARKS		
No.	BEARING	DIST
(A)	124° 03' 20"	17.135
(B)	18° 56' 40"	10.755
(C)	121° 40' 10"	17.13
(D)	124° 04'	17.125
(E)	115° 48' 40"	2.885
(F)	236° 19' 25"	3.06
(G)	233° 21' 30"	18.07
(H)	208° 04' 30"	17.25
(I)	109° 12' 50"	3.94
(J)	205° 17' 20"	27.14
(K)	127° 14'	22.7
(L)	111° 43'	2.105
(M)	129° 09' 30"	4.9
(N)	152° 16' 30"	16.56
(O)	238° 53'	5.185
(P)	39° 15' 40"	5.185
(Q)	117° 52' 20"	22.67
(R)	120° 39'	3.36
(S)	35° 38'	8.005
(T)	291° 00'	2.225
(U)	167° 41'	2.985
(V)	124° 27'	2.91

ORIGIN OF LEVELS:
SSM 65720 - RL 2.187 AHD & PM 66570 (NOW GONE) - RL 1.619 AHD
ALL LEVELS SHOWN RELATE TO AUSTRALIAN HEIGHT DATUM.
NOTE: BENCH MARKS SHOWN HEREON SHOULD NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN DEFINING THE STRATUM BOUNDARY OF LOTS 13, 14 & 15.



SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 35(1)(b) 6(1)(2) AND 6(2)			
MARK	EASTING	NORTHING	CLASS ORDER/METHOD
PM 66570	322 458.008	6 255 889.012	B 2 SCINS
SSM 69990	322 456.695	6 255 555.083	B 2 SCINS
SSM 93729	321 755.313	6 255 223.343	B 2 SCINS
SSM 99411	321 916.288	6 255 482.987	B 2 SCINS
SSM 99412	322 135.130	6 255 788.517	B 2 SCINS
BM ①	322 065.4	6 255 724.5	D 4 TRAV
BM ②	322 143.6	6 255 434.9	D 4 TRAV
RM D&W PL	322 143.6	6 255 434.9	D 4 TRAV

AREA TABLE	
LOT NUMBER	FLOOR LEVEL
13	LEVEL 1 & 2
14	LEVEL 3 & ABOVE
15	LEVEL 1 & 2
TOTAL	3.138ha

Surveyor: MICHAEL TIRFIO

Date of Survey: 10-12-2015

Surveyor's Ref: 61824885

Exemption No: 16115

PLAN OF SUBDIVISION OF LOTS 8 AND 9 IN DP270778

Locality: WENTWORTH POINT

Subdivision No: SC-30/2015

Lengths are in metres. Reduction Ratio 1:1250

Registered

14.4.2016

DP 270778

ADDITIONAL SHEET 19

DETAIL PLAN
(SHEET 2 OF 3 SHEETS)

LEVEL 1 & 2

LOTS 14 & 15 ARE STRATUM LOTS. BOUNDARY LIMITATIONS ARE AS SHOWN ON THIS PLAN.

LOT 13 IS UNLIMITED IN HEIGHT AND DEPTH

LOT 14 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN. THE HEIGHT LIMITATION CORRESPONDS TO THE DEPTH LIMITATION OF LOT 15 ON LEVEL 3 WHERE OVER.

LOT 15 IS LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT.

EXISTING EASEMENTS:

- (S) - EASEMENT TO DRAIN WATER 2 WIDE (DP1156412)
(U) - EASEMENT FOR DRAINAGE OF WATER 2 WIDE (DP270778 DOC. 3)

SCHEDULE OF REFERENCE MARKS			
NO.	BEARING	DIST	MARK
(P)	291°00'	2.225	DAWN PL. IN CONC.

SCHEDULE OF SHORT LINES			
NO.	BEARING	DIST	
(1)	33°46'	1.2	
(2)	306°17'	2.5	
(3)	295°50'	1.09	
(4)	28°50'	1.1	
(5)	115°50'	1.09	
(6)	205°50'	1.1	

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
hrl denotes HEIGHT RL OF BOUNDARY
FW denotes FACE OF WALL
--- Indicates STRATUM BOUNDARY LINE



denotes SECTION SEE SHEET 3

NOTE 1 LOT 14 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.7

NOTE 2 LOT 14 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.6

NOTE 3 LOT 14 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.65

NOTE 4 LOT 14 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.35

NOTE 5 LOT 14 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.0

NOTE 6 LOT 14 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.05

NOTE 7 LOT 14 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.45

NOTE 8 LOT 14 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.6

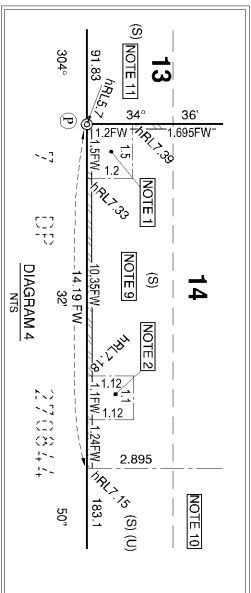
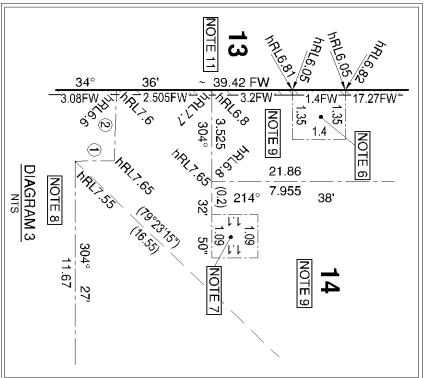
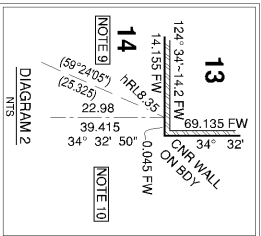
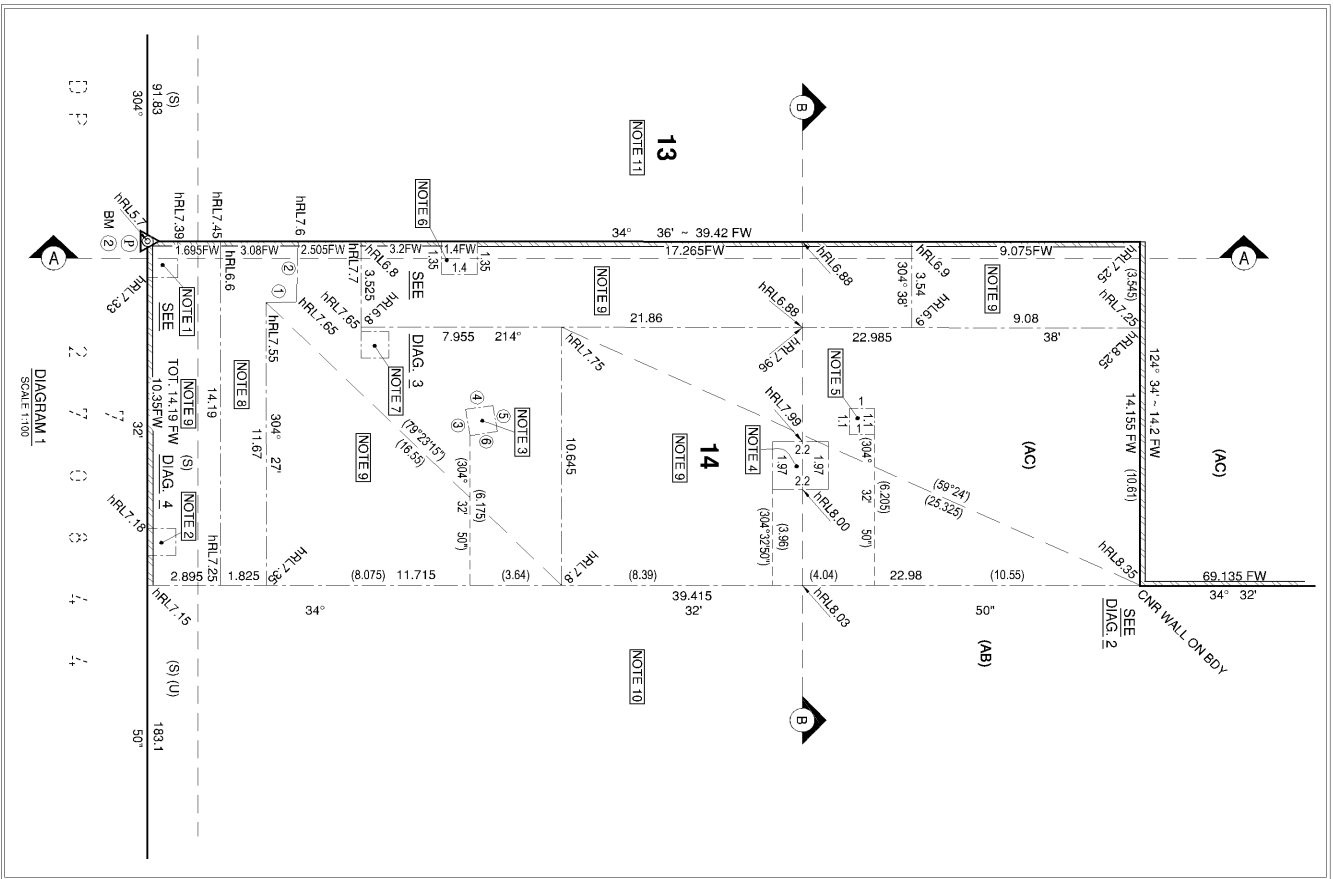
NOTE 9 LOT 14 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE BETWEEN RL5 SHOWN ON THE PLAN

NOTE 10 LOT 14 IS UNLIMITED IN DEPTH AND HEIGHT

NOTE 11 LOT 13 IS UNLIMITED IN DEPTH AND HEIGHT

THE AREA OF LOT 13 AT LEVEL 1 & 2 IS 1.059ha
THE AREA OF LOT 14 AT LEVEL 1 & 2 IS 2.043ha

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 304°32'50" UNLESS OTHERWISE SHOWN



(AB) - BENEFITED BY RIGHT OF ACCESS 20 WIDE - DP270778 (DOC.4)
(AC) - BENEFITED BY EASEMENT FOR DRAINAGE OF WATER 2 WIDE - DP270778 (DOC.3)
THIS IS SHEET 20 OF DP 270778 WHICH REPLACES SHEET 17 AS REGARDS LOTS 8 AND 9 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 10-12-2015
Surveyor's Ref: 61824885
Exemption No. 16115

PLAN OF SUBDIVISION OF LOTS 8 AND 9 IN DP270778

L G A ALBURN
Locality: WENTWORTH POINT
Subdivision No. SC-3002015
Lengths are in metres. Reduction Ratio:
AS SHOWN



Registered
14.4.2016

DP 270778
ADDITIONAL SHEET 20

7-2704



NOTES:

- THIS IS SHEET 21 OF DP 270778 WHICH REPLACES SHEET 1 AS REGARDS LOTS 8 AND 9 AND IS AN ADDITIONAL SHEET.

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

<p>Surveyor: MICHAEL TRIFIRO</p> <p>Date of Survey: 10-12-2015</p> <p>Surveyor's Ref: 6182-1895</p> <p>Exemption No. 16/15</p>	<p>PLAN OF SUBDIVISION OF LOTS 8 AND 9 IN DP270778</p>	<p>L G A. AUBURN</p> <p>Locality: WENTWORTH POINT</p> <p>Subdivision No. SC-30/2015</p> <p>Lengths are in metres. Reduction Ratio:</p> <p>AS SHOWN</p>	<p>Registered</p> <p></p> <p>14.4.2016</p>	<p>DP 270778</p> <p>ADDITIONAL SHEET 21</p>
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WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ePlan Sheet No. 1 of 9 Sheets

DETAIL PLAN
(SHEET 1 OF 9 SHEETS)

LOTS 16, 17 & 18 ARE STRATUM LOTS LIMITED IN HEIGHT & DEPTH AS SHOWN ON THIS PLAN. REFER TO SHEETS 2 - 9 FOR DETAILS

EASEMENTS CREATED BY THIS PLAN:

- (AO) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM)
(AM) - EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM)

EASEMENTS AFFECTING THE WHOLE OF LOTS 16-18 CREATED BY THIS PLAN:

- EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF THE LOT)
EASEMENT FOR SERVICES (WHOLE OF THE LOT)
EASEMENT TO PERMIT ENROACHING STRUCTURE TO REMAIN (WHOLE OF THE LOT)

EASEMENTS AFFECTING THE WHOLE OF LOTS 16-17 CREATED BY THIS PLAN:

- EASEMENT FOR EMERGENCY EGRESS (WHOLE OF THE LOT)

EXISTING EASEMENTS:

- (U) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC. 1)
(N) - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
(P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
(X) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH, LIMITED IN STRATUM (DP270778 DOC. 1)
EXISTING WHOLE OF LOT EASEMENTS:
EASEMENT FOR SERVICES (WHOLE OF THE LOT) (DP270778 DOCS 1 & 2)

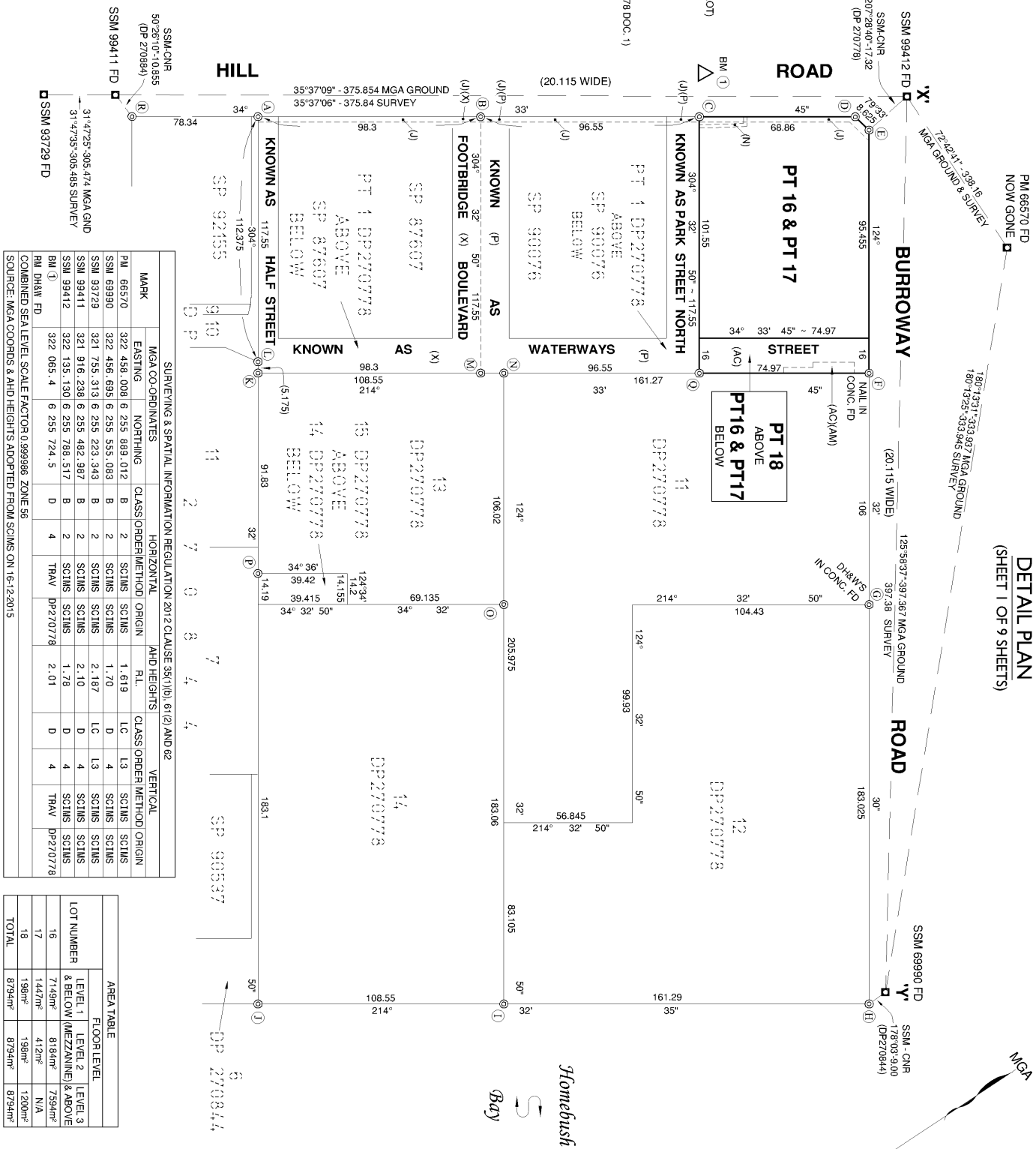
SCHEDULE OF REFERENCE MARKS

No.	BEARING	DIST	MARK
(A)	124°03'20"	17.135	DX&W FD IN TOP KERB (DP270778)
(B)	18°56'40"	10.755	DX&W FD IN PATH (DP270778)
(C)	121°40'10"	17.13	DX&W FD IN TOP KERB (DP270778)
(D)	124°04'	17.125	DX&W FD IN TOP KERB (DP270778)
(E)	115°48'40"	2.885	DX&W FD IN TOP KERB (DP270778)
(F)	236°19'25"	3.06	DX&W FD IN TOP KERB (DP270778)
(G)	233°21'30"	18.07	DX&W FD IN TOP KERB (DP270778)
(H)	208°04'30"	17.25	DX&W FD IN TOP KERB (DP270778)
(I)	109°12'50"	3.94	DX&W FD IN CONC. (DP1156412)
(J)	205°17'20"	27.14	DX&W FD IN CONC. (DP270778)
(K)	127°14'	22.7	SE COR BRICK BLD FD (DP270778)
(L)	111°43'	2.105	DX&W FD IN TOP SEWALL (DP270844)
(M)	129°09'30"	4.9	DX&W FD IN TOP KERB (DP270778)
(N)	152°16'30"	16.56	DX&W FD IN TOP KERB (DP270778)
(O)	238°53'	5.185	DX&W FD IN TOP KERB (DP270844)
(P)	39°15'40"	5.185	DX&W FD IN TOP KERB (DP270778)
(Q)	117°32'20"	22.67	DX&W FD IN TOP KERB (DP270778)
(R)	120°39'	3.36	DX&W FD IN CONC. PATH (DP270778)
(S)	35°38'	8.005	DX&W FD IN CONC. (DP270778)
(T)	291°00'	2.225	DX&W FD IN CONC. (DP270778)
(U)	56°39'	4.655	DX&W PL IN PATH
(V)	124°27'	2.91	DX&W FD IN TOP KERB (DP270611)

ORIGIN OF LEVELS:

SSM 93729 - RL 2.187 AND 8 PM 66570 (NOW GONE) - RL 1.619 AND ALL LEVELS SHOWN RELATE TO AUSTRALIAN HEIGHT DATUM.
NOTE: BENCH MARKS SHOWN HEREON SHOULD NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN DEFINING THE STRATUM BOUNDARY OF LOTS 16, 17 & 18.

THIS IS SHEET 22 OF DP 270778 WHICH REPLACES SHEET 9 AS REGARDS LOT 7 AND IS AN ADDITIONAL SHEET.



Surveyor: MICHAEL TRIFIRO
Date of Survey: 19-01-2016
Surveyors Plat: 6064
Exemption No. 16/10

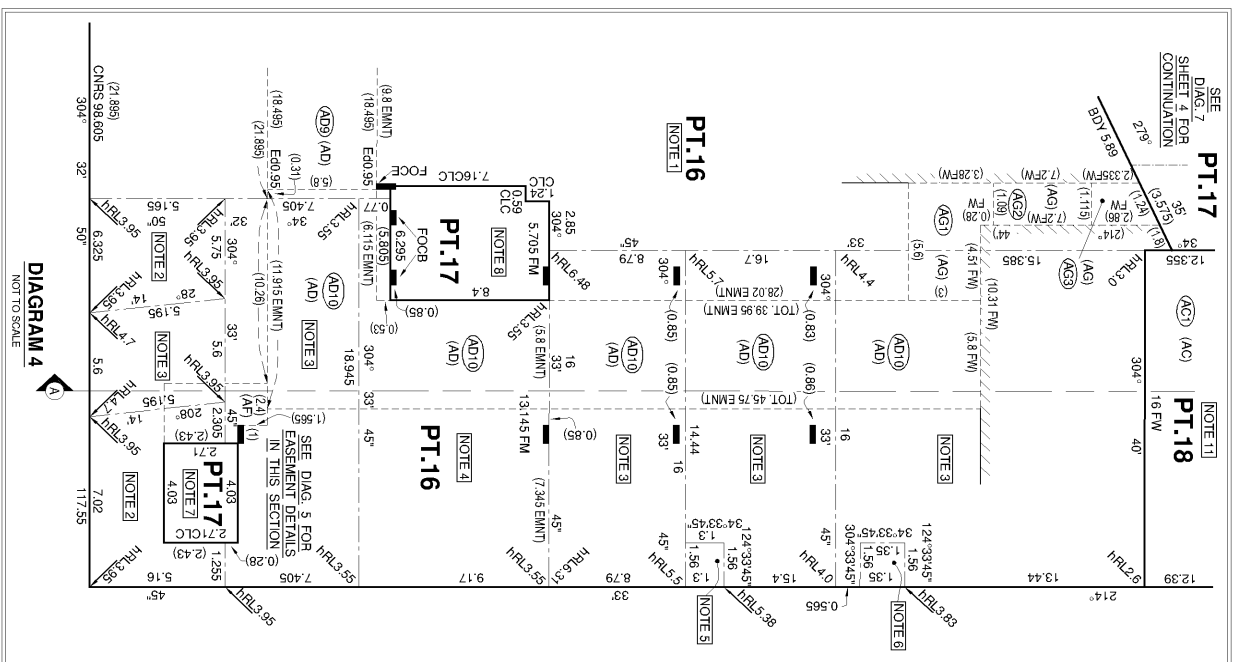
PLAN OF SUBDIVISION OF LOT 7 IN DP270778

LGA: ALBURN
Locality: WENTWORTH POINT
Subdivision No: SC-11/2015
Lengths are in metres. Reduction Ratio 1:1250

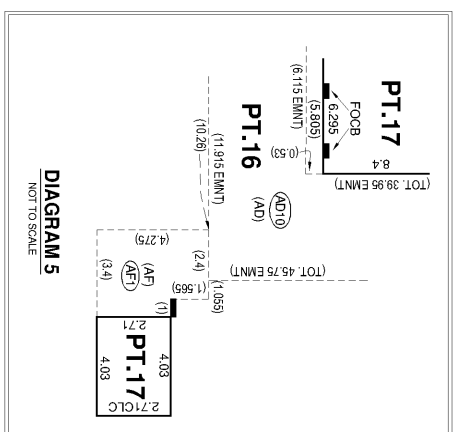
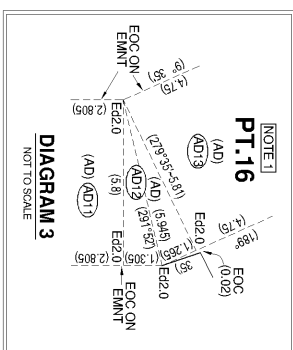
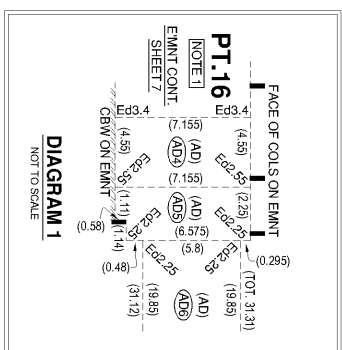
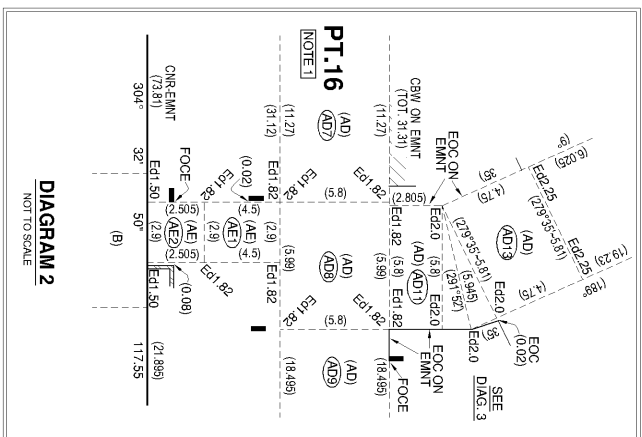
Registered
14.4.2016

DP 270778

ADDITIONAL SHEET 22



DETAIL PLAN (SHEET 3 OF 9 SHEETS)



SCHEDULE OF BOUNDARY LIMITS	
NOTE 1	PART LOT 16 IS UNLIMITED IN DEPTH AND HEIGHT
NOTE 2	PART LOT 16 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.95
NOTE 3	PART LOT 16 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
NOTE 4	PART LOT 16 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.55
NOTE 5	PART LOT 16 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.4
NOTE 6	PART LOT 16 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL2.9
NOTE 7	PART LOT 17 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.95
NOTE 8	PART LOT 17 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.55
NOTE 11	PART LOT 18 IS UNLIMITED IN DEPTH AND HEIGHT

NOTES (CONT.):
 FW denotes FACE OF WALL
 FOC denotes FACE OF COLUMN ON BOUNDARY
 FOC denotes FACE OF COLUMN ON EASEMENT
 EOC denotes EDGE OF CONCRETE KERB
 EMT denotes EASEMENT
 TOT denotes TOTAL

--- indicates STRATUM BOUNDARY LINE
 --- indicates EASEMENT LINE
 A denotes SECTION SEE SHEET 9

SEE SHEET 8 FOR RIGHT OF PUBLIC ACCESS DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

PART LOTS 16, 17 AND 18 ARE STRATUM LOTS LIMITED IN HEIGHT AND LIMITED TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

EASEMENTS CREATED BY THIS PLAN
 (AG) - RIGHT OF PUBLIC ACCESS 5.8 WIDE (LIMITED IN STRATUM)
 (AD) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (AE) - RIGHT OF ACCESS 2.5 WIDE (LIMITED IN STRATUM)
 (AF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (AG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

EXISTING EASEMENTS
 (B) - RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (DP270778 DOC 2)

THIS IS SHEET 2A OF DP 270778 WHICH REPLACES SHEET 9 AS REGARDS LOT 7 AND IS AN ADDITIONAL SHEET.


Surveyor: MICHAEL TRIFIRO
 Date of Survey: 19-01-2016
 Surveyors Plat 6064
 Exemption No. 16110

PLAN OF SUBDIVISION OF LOT 7 IN DP270778

LGA: ALBURN
 Locality: WENTWORTH POINT
 Subdivision No: SC-112015
 Lengths are in metres. Reduction Ratio 1:400

Registered
 14.4.2016

DP 270778
 ADDITIONAL SHEET 2A

 indicates STRATUM BOUNDARY LINE
 indicates EASEMENT LINE
 denotes SECTION SEE SHEET 9

(A)1 INDICATES EASEMENT UNLIMITED IN DEPTH AND HEIGHT

(A)2 INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.1, 82 & RL.0.55 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THAT PLANE

(A)3 INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.25 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THAT PLANE

(AG1) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL0.95 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.45

(AG3) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.2,3 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4,4

(AH2) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.1.10 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.39

(AH3) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.2.25 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.39

(AH4) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.25 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.6

(AH5) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.25 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.0

THIS IS SHEET 25 OF DP 270778 WHICH REPLACES SHEET 9 AS REGARDS LOT 7 AND IS AN ADDITIONAL SHEET.

NOTE 1 PART LOT 16 IS UNLIMITED IN DEPTH AND HEIGHT

NOTE 3 PART LOT 16 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLUDED PLANE BETWEEN THE R/L'S SHOWN ON THE PLAN

NOTE 9 PART LOT 17 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.8

NOTE 10 PART LOT 17 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.0

NOTE 11 PART LOT 18 IS UNLIMITED IN DEPTH AND HEIGHT

SEE SHEET 8 FOR RIGHT OF PUBLIC ACCESS DETAILS

PART LOTS 16, 17 AND 18 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

EASEMENTS CREATED BY THIS PLAN

(AD) - RIGHT OF PUBLIC ACCESS, 16 WIDE (LIMITED IN STRUTUM)
(AG) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(AG) - EASEMENT FOR PEDESTRIAN ACCESS
VARIABLE WIDTH (LIMITED IN STRUTUM)
(AH) - EASEMENT FOR PEDESTRIAN ACCESS
VARIABLE WIDTH (LIMITED IN STRUTUM)

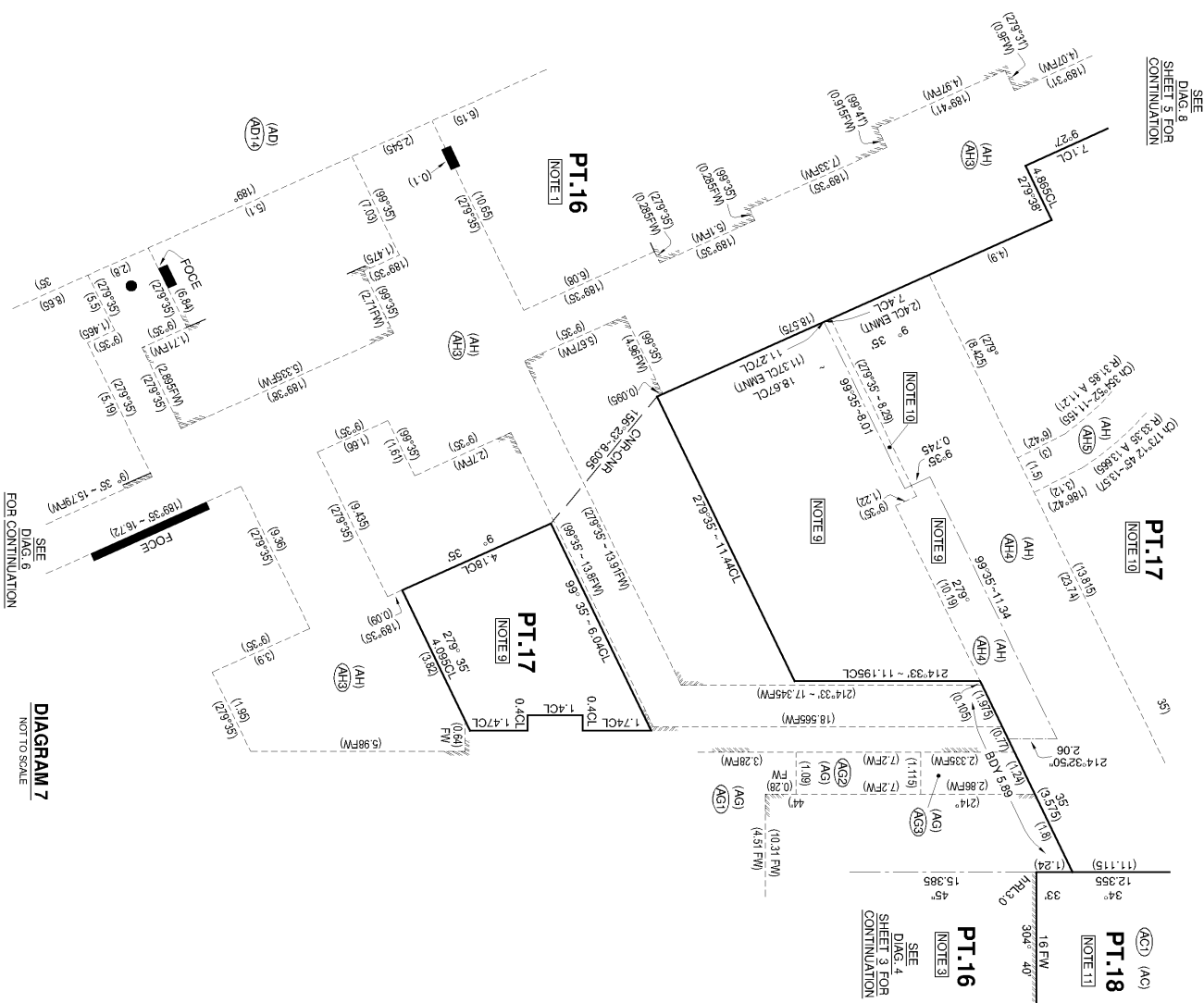
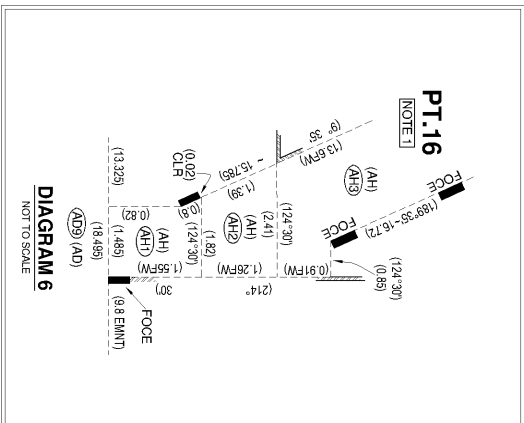


DIAGRAM 7
NOT TO SCALE

PLAN OF SUBDIVISION OF LOT 7 IN DP270778

LGA: AUBURN
Locality: WENTWORTH POINT
Subdivision No: SC-11/2015
Lengths are in metres. Reduction Ratio 1:400

Registered
14.4.2016

DP 270778
ADDITIONAL SHEET 25

D



(AN) - PROPOSED EASEMENT FOR DRAINAGE OF WATER 1.6 WIDE (LIMITED IN STRATUM

DP 270778

IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.33

LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 1.3

SEE
DIAG. 7
SHEET 4 FOR
CONTINUATION

DETAIL PLAN

(SHEET 6 OF 9 SHEETS)

LEVEL 2 (MEZZANINE)

PART LOTS 16, 17 AND 18 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

h denotes HEIGHT RL OF BOUNDARY

Ed denotes DEPTH RL OF EASEMENT

FW denotes FACE OF WALL

FM denotes FACE OF CONCRETE MEZZANINE WALL

EMNT denotes EASEMENT

CBW denotes CONCRETE BLOCK WALL

--- indicates STRATUM BOUNDARY LINE

--- indicates EASEMENT LINE

▲ denotes SECTION SEE SHEET 9

SEE SHEET 8 FOR RIGHT OF PUBLIC ACCESS DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 16 AT LEVEL 2 (MEZZANINE) IS 816m²
THE AREA OF LOT 17 AT LEVEL 2 (MEZZANINE) IS 412m²
THE AREA OF LOT 18 AT LEVEL 2 (MEZZANINE) IS 198m²

SCHEDULE OF BOUNDARY LIMITS

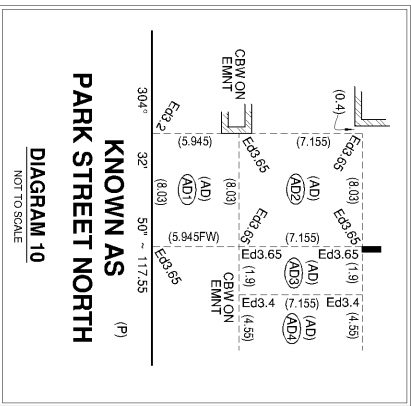
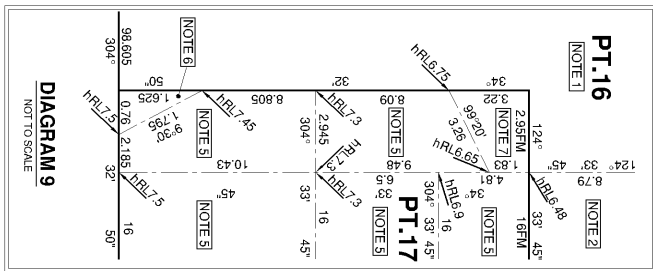
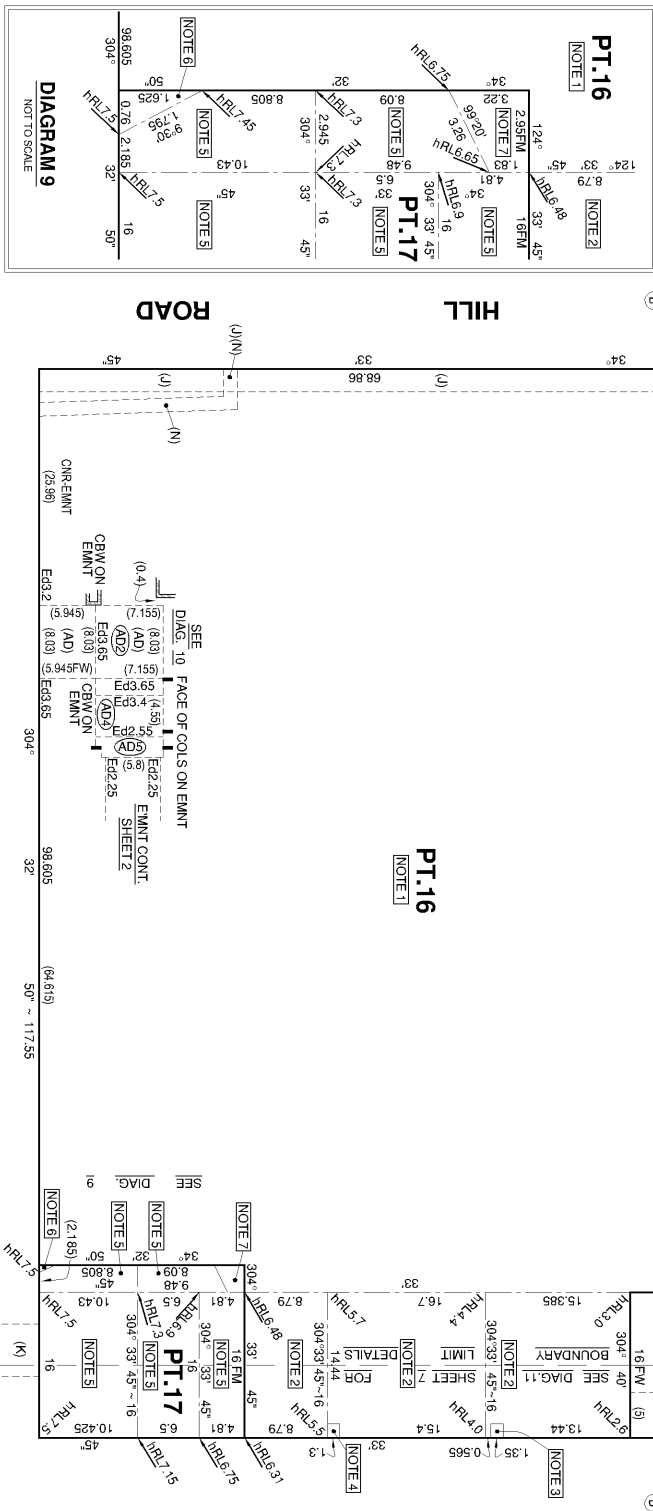
- NOTE 1** PART LOT 16 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL & INCLINED PLANES SHOWN ON THE PLAN (SHEETS 2,5), BEING THE LIMITATION IN HEIGHT OF THOSE PARTS OF LOT 17 ON LEVEL 1 WHERE OVER.
- NOTE 2** PART LOT 16 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 3** PART LOT 16 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL2.9
- NOTE 4** PART LOT 16 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.4
- NOTE 5** PART LOT 17 IS LIMITED IN DEPTH TO THE HORIZONTAL & INCLINED PLANES SHOWN ON THE PLAN (SHEETS 2,3), BEING THE LIMITATION IN HEIGHT OF THOSE PARTS OF LOT 16 & 17 ON LEVEL 1 WHERE OVER AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 6** PART LOT 17 IS LIMITED IN DEPTH TO THE HORIZONTAL & INCLINED PLANES SHOWN ON THE PLAN (SHEETS 2,3), BEING THE LIMITATION IN HEIGHT OF THOSE PARTS OF LOT 16 & 17 ON LEVEL 1 WHERE OVER AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.55
- NOTE 7** PART LOT 17 IS LIMITED IN DEPTH TO THE HORIZONTAL & INCLINED PLANES SHOWN ON THE PLAN (SHEETS 2,3), BEING THE LIMITATION IN HEIGHT OF THOSE PARTS OF LOT 16 & 17 ON LEVEL 1 WHERE OVER AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.5
- NOTE 8** PART LOT 18 IS UNLIMITED IN DEPTH AND HEIGHT

EXISTING EASEMENTS

- (U) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC. 1)
- (K) - RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (N) - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)

EASEMENTS CREATED BY THIS PLAN

- (AO) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM)
- (AD) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (AM) - EASEMENT TO ACCESS AND USE CLOAK AND COLLECT BAY 2.5 AND 5 WIDE (LIMITED IN STRATUM)



THIS IS SHEET 27 OF DP 270778 WHICH REPLACES SHEET 9 AS REGARDS LOT 7 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO Date of Survey: 19-01-2016 Surveyors Plat: 6064 Exemption No. 16/10		PLAN OF SUBDIVISION OF LOT 7 IN DP270778		LGA: ALBURN Locality: WENTWORTH POINT Subdivision No: SC-11/2015 Lengths are in metres. Reduction Ratio 1:400		Registered 14.4.2016		DP 270778 ADDITIONAL SHEET 27	
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SCHEDULE OF BOUNDARY LIMITS

- NOTE 1** PART LOT 16 IS UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL & INCLINED PLANES SHOWN ON THE PLAN (SHEETS 2,5), BEING THE LIMITATION IN HEIGHT OF THOSE PARTS OF LOT 17 ON LEVEL 1 WHERE OVER.
- NOTE 2** PART LOT 18 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 3** PART LOT 18 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 4** PART LOT 18 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.9 AND UNLIMITED IN HEIGHT
- NOTE 5** PART LOT 18 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.4 AND UNLIMITED IN HEIGHT

DETAIL PLAN

(SHEET 7 OF 9 SHEETS)

LEVEL 3 & ABOVE

PART LOTS 16, 17 AND 18 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
- d denotes DEPTH RL OF BOUNDARY
- Ed denotes DEPTH RL OF EASEMENT
- FW denotes FACE OF WALL
- RW denotes RENDERED WALL

--- indicates STRATUM BOUNDARY LINE

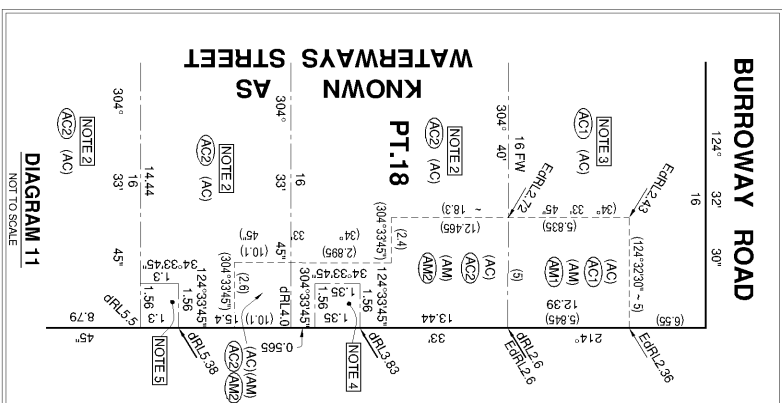
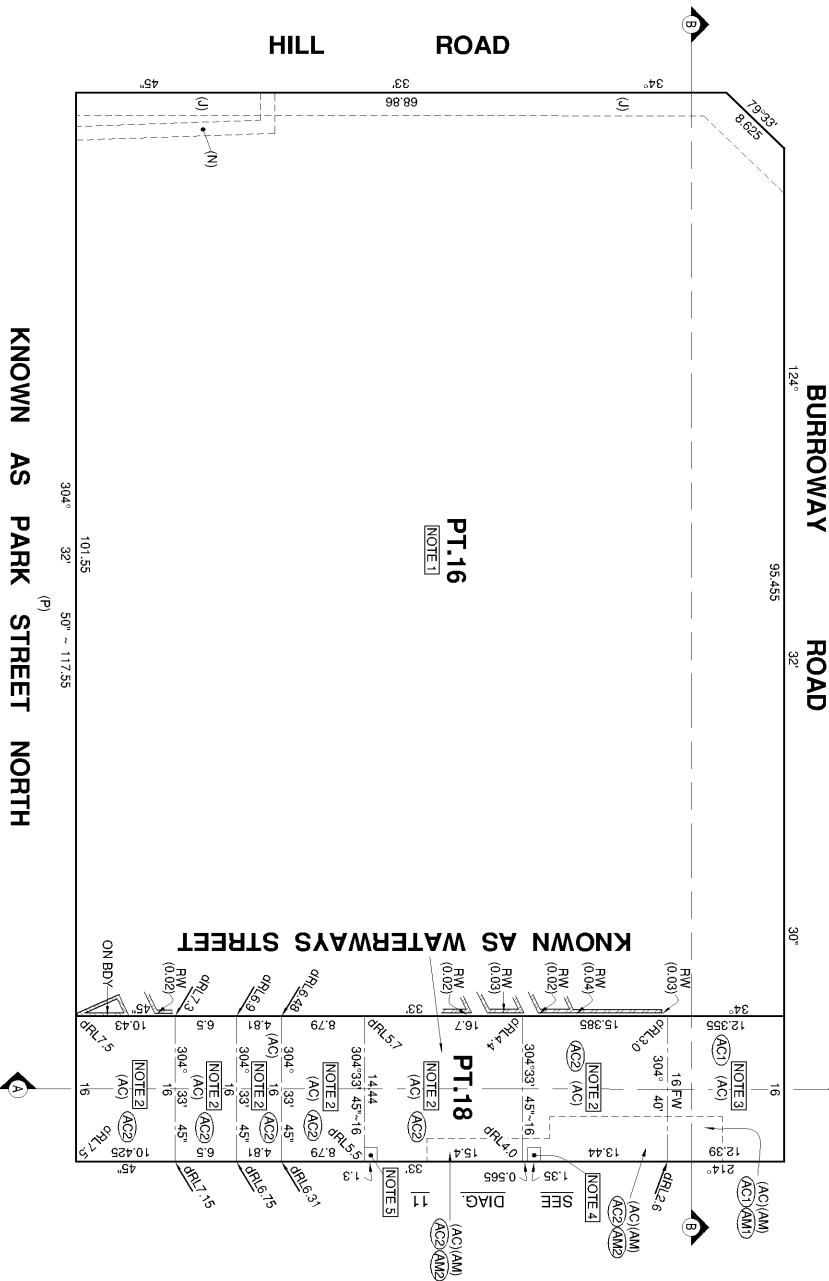
- - - - - indicates EASEMENT LINE

▲ denotes SECTION SEE SHEET 9

SEE SHEET 8 FOR RIGHT OF PUBLIC ACCESS DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 16 AT LEVEL 3 & ABOVE IS 7594m²
THE AREA OF LOT 18 AT LEVEL 3 & ABOVE IS 1200m²



- (AC1) INDICATES EASEMENT UNLIMITED IN DEPTH AND HEIGHT
- (AC2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER LIMITS OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
- (AM) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT.
- (AM2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER LIMITS OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT

EXISTING EASEMENTS

- (U) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (DP270778 DOC. 1)
- (N) - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.2)
- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)

EASEMENTS CREATED BY THIS PLAN

- (AC1) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM)
- (AM) - EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM)

THIS IS SHEET 28 OF DP 270778 WHICH REPLACES SHEET 9 AS REGARDS LOT 7 AND IS AN ADDITIONAL SHEET.

KNOWN AS PARK STREET NORTH**BURROWAY ROAD****HILL ROAD**Surveyor: **MICHAEL TRIFINO**

Date of Survey: 19-01-2016

Surveyor's Plat: 6064

Exemption No. 16/10

PLAN OF SUBDIVISION OF LOT 7 IN DP270778LGA: **AUBURN**Locality: **WENTWORTH POINT**

Subdivision No: SC-11/2015

Lengths are in metres. Reduction Ratio 1:400

Registered

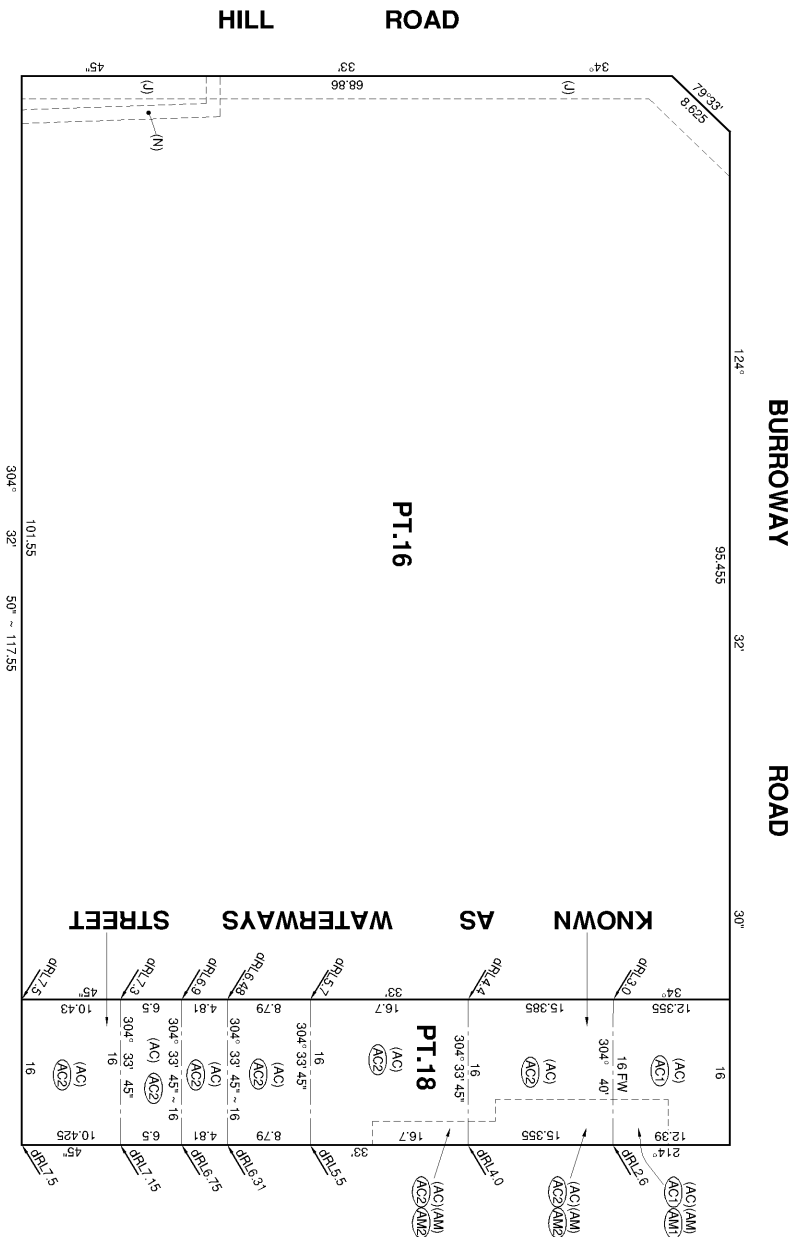


14.4.2016

DP 270778

ADDITIONAL SHEET 28

DETAIL PLAN
(SHEET 8 OF 9 SHEETS)



NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

d denotes DEPTH RL OF BOUNDARY

FW denotes FACE OF WALL

----- Indicates STRATUM BOUNDARY LINE

----- Indicates EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

(AC1) INDICATES EASEMENT UNLIMITED IN DEPTH AND HEIGHT

(AC2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER LIMITS OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT

(AM1) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN (DIAG. 10 SHEET 7) AND UNLIMITED IN HEIGHT.

(AM2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER LIMITS OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT

EXISTING EASEMENTS

(U) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 5.5 WIDE (DP270778 DOC 1)

(W) - EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC 2)

(P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC 2)

EASEMENTS CREATED BY THIS PLAN

(AC) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM)

(AM) - EASEMENT TO ACCESS AND USE CULVERT AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM)

THIS IS SHEET 29 OF DP 270778 WHICH REPLACES SHEET 9 AS REGARDS LOT 7 AND IS AN ADDITIONAL SHEET.

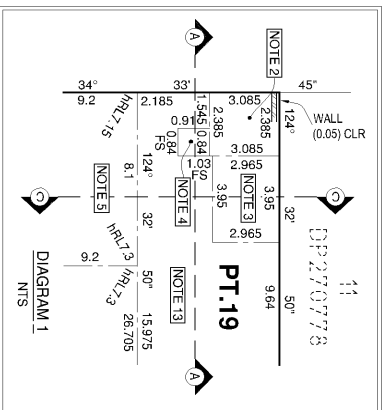
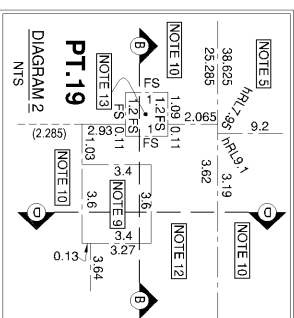
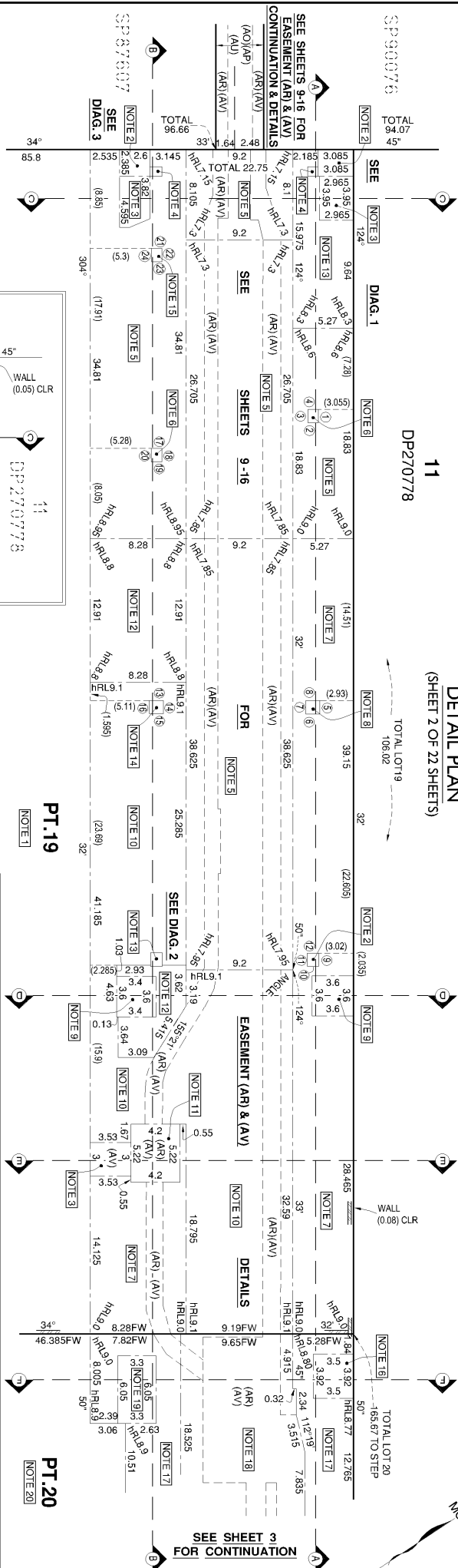
Surveyor: MICHAEL TRIFIRO Date of Survey: 19-01-2016 Surveyor's Plat: 6064 Exemption No. 16110	PLAN OF SUBDIVISION OF LOT 7 IN DP270778	LGA: AUBURN Locality: WENTWORTH POINT Subdivision No: SC-11/2015 Lengths are in metres. Reduction Ratio 1:400	Registered 14.4.2016	DP 270778 ADDITIONAL SHEET 29
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ADDITIONAL SHEET 30

DETAIL PLAN

(SHEET 2 OF 22 SHEETS)

11
DP270778



AREA TABLE		
LOT NUMBER	FLOOR LEVEL	No. OF PARTS
19	LEVEL 2 & BELOW	1
SEE SHEET 3 FOR AREAS OF LOTS 20-24 AT LEVEL 2 & BELOW		

LEVEL 2 & BELOW

PART LOTS 19 AND 20 ARE STRATUM LOTS LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN DEPTH.

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
- h denotes HEIGHT RL OF BOUNDARY
- SWP denotes STORM WATER PIT
- FS denotes FACE OF CONCRETE SWP
- FW denotes FACE OF WALL
- indicates STRATUM BOUNDARY LINE
- - - indicates EASEMENT LINE

denotes SECTION SEE SHEETS 17-22
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)
- (AV) - POSITIVE COVENANT
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)

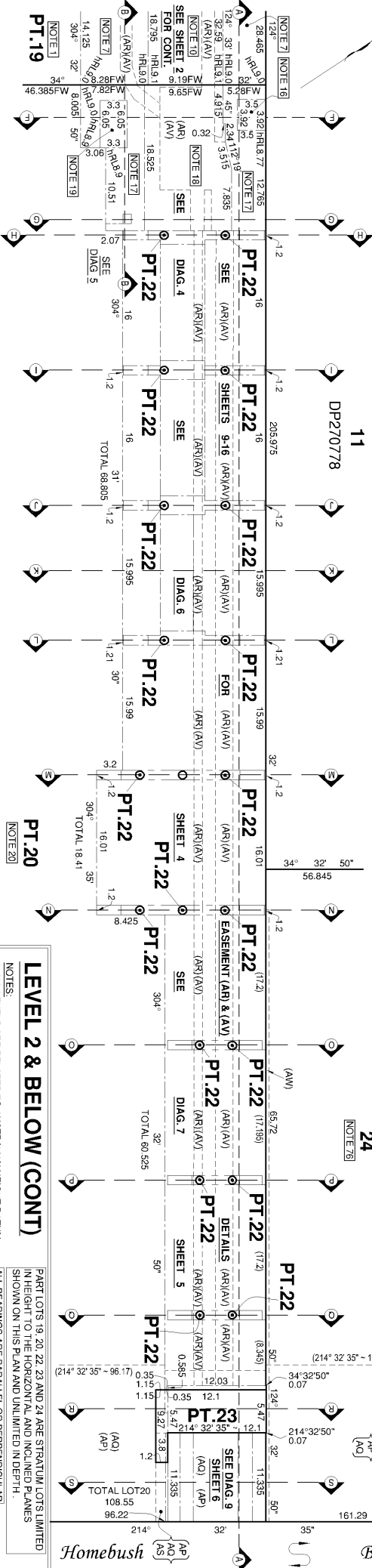
SEE SHEETS 9-16 FOR EASEMENT (AR) & (AV) DETAILS

SCHEDULE OF SHORT LINES			
No.	BEARING	DIST	DESCR PTION
1	124°32'50"	1.2	FACE OF CONC SHP
2	214°32'50"	0.9	FACE OF CONC SHP
3	304°32'50"	1.2	FACE OF CONC SHP
4	34°32'50"	0.9	FACE OF CONC SHP
5	124°32'50"	1.2	FACE OF CONC SHP
6	214°32'50"	1.2	FACE OF CONC SHP
7	304°32'50"	1.2	FACE OF CONC SHP
8	34°32'50"	1.2	FACE OF CONC SHP
9	124°32'50"	1.2	FACE OF CONC SHP
10	214°32'50"	1.0	FACE OF CONC SHP
11	304°32'50"	1.2	FACE OF CONC SHP
12	34°32'50"	1.0	FACE OF CONC SHP
13	34°32'50"	1.2	FACE OF CONC SHP
14	124°32'50"	1.2	FACE OF CONC SHP
15	214°32'50"	1.2	FACE OF CONC SHP
16	304°32'50"	1.2	FACE OF CONC SHP
17	34°32'50"	0.9	FACE OF CONC SHP
18	124°32'50"	0.9	FACE OF CONC SHP
19	214°32'50"	0.9	FACE OF CONC SHP
20	304°32'50"	1.2	FACE OF CONC SHP
21	34°32'50"	0.9	FACE OF CONC SHP
22	124°32'50"	1.2	FACE OF CONC SHP
23	214°32'50"	0.9	FACE OF CONC SHP
24	304°32'50"	1.2	FACE OF CONC SHP

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 2 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.2
- NOTE 3 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.5
- NOTE 4 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.35
- NOTE 5 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 6 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.8
- NOTE 7 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.0
- NOTE 8 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.95
- NOTE 9 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.1
- NOTE 10 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.1
- NOTE 11 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.75
- NOTE 12 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.8
- NOTE 13 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.3
- NOTE 14 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.0
- NOTE 15 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.55
- NOTE 16 PART LOT 20 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.05
- NOTE 17 PART LOT 20 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.5
- NOTE 18 PART LOT 20 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.85
- NOTE 19 PART LOT 20 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.2
- NOTE 20 PART LOT 20 IS UNLIMITED IN DEPTH AND HEIGHT

(SHEET 3 OF 22 SHEETS)



LEVEL 2 & BELOW (CONT)

- NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FACE OF CONCRETE HEADSTOCK IS BOUNDARY

- | | |
|-----|--|
| 3. | FACE OF ROUND CONCRETE COLUMN IS BOUNDARY |
| 4. | SEE SECTIONS FOR STRUCTURES TO BOUNDARY OFFSET |
| h. | denotes HEIGHT PL. OF BOUNDARY |
| CC | denotes CONNECTION TO CENTRE COLUMN |
| RC | denotes RAADIUS OF ROUND CONCRETE COLUMN |
| CI | denotes CIRCUMFERENCE OF CONCRETE COLUMN |
| SWP | denotes STORM WATER PIT |
| HS | denotes CONCRETE HEADSTOCK |
| FC | denotes FACE OF CONCRETE |
| FW | denotes FACE OF WALL |

--- indicates STRATUM BOUNDARY LINE
--- indicates EASEMENT LINE

SCHEDULE OF BOUNDARY LIMITS

- | | | | |
|---------|--|---------|--|
| NOTE 1 | PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT | NOTE 24 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL's 6.84 & 7.35 (SEE SECTION (b) - (d) FOR DETAILS) |
| NOTE 7 | PART LOT 19 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.0 | NOTE 25 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6 |
| NOTE 10 | PART LOT 19 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.1 | NOTE 26 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 25 |
| NOTE 16 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.05 | NOTE 27 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL's 6.98 & 7.07 (SEE SECTION (b) - (d) FOR DETAILS) |
| NOTE 17 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN | NOTE 28 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.75 |
| NOTE 18 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.85 | NOTE 29 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL's 6.67 & 7.17 (SEE SECTION (b) - (d) FOR DETAILS) |
| NOTE 19 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.2 | NOTE 30 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.05 |
| NOTE 20 | PART LOT 20 IS UNLIMITED IN DEPTH AND HEIGHT | NOTE 31 | PART LOT 22 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.9 |
| NOTE 21 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.4 | NOTE 32 | PART LOT 22 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.75 |
| NOTE 22 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.9 | NOTE 76 | LOT 24 IS UNLIMITED IN DEPTH AND HEIGHT |
| NOTE 23 | PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL's 6.75 & 7.24 (SEE SECTION (b) - (d) FOR DETAILS) | | |

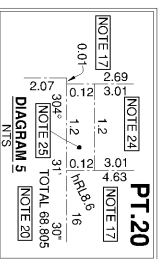
SCHEDULE OF SHORT LINES			
NO.	BEARING	DIST	DESCRIPTION
25	34 42	1.03	FACE OF CONC SWP
26	124 42	1.22	FACE OF CONC SWP
27	214 42	1.03	FACE OF CONC SWP
28	304 42	1.22	FACE OF CONC SWP

SEE SHEET 2 FOR AREA OF LOT 19 AT LEVEL 2 & BELOW	
	S. BELOW
20	1.039m
21	16.4m ²
22	80.1m ²
24	2.394m
	1

14.125
MRL 9.0
304°
34°
FW 46.385
32°
8.005
MRL 9.0
50°

(T)

AREABLE	
FLOOR LEVEL	No OF FLOORS BELOW
LEVEL 2	
LOT NUMBER	



THIS IS SHEET 33 OF DP 270778 WHICH REPLACES SHEETS 18-21 AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB
EXEMPTION No. 16/29

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778 AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND AFFECTING LOT 1 IN DP270778

Locality: WENTWORTH POINT
Subdivision No.: SC/84/2016
Lengths are in metres. Reduction Ratio 1:350
AND AS SHOWN

Registered
31.10.2016

DP 270778
ADDITIONAL SHEET 3

11 (SHEET 4 OF 22 SHEETS)



HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN DEPTH

- Ed denotes DEPTH RL OF EASEMENT
CC denotes CONNECTION TO CENTRE COLUMN
RC denotes RADIUS OF ROUND CONCRETE COLUMN
CI denotes CIRCUMFERENCE OF CONCRETE COLUMN
HS denotes CONCRETE HEADSTOCK
EC denotes FACE OF CONCRETE

A denotes SECTION SEE SHEETS 17-22

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRUTUM)
(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
(AW) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRUTUM)

SEE SHEETS 9-16 FOR EASEMENT (AR) & (AV) DETAILS

THIS IS SHEET 34 OF DP 270778 WHICH REPLACES SHEETS 18-21 AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

NOTE 16	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.8.05	NOTE 33	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL'S 6.42 & 6.91 (SEE SECTION ① - ① FOR DETAILS)	NOTE 42	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.7.75
NOTE 17	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN	NOTE 34	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.58	NOTE 43	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL'S 6.18 & 6.67 (SEE SECTION ③ - ③ FOR DETAILS)
NOTE 18	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.7.85	NOTE 35	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL'S 6.5 & 7.0 (SEE SECTION ② - ② FOR DETAILS)	NOTE 44	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.31
NOTE 19	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.8.2	NOTE 36	PART LOT 22 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.58	NOTE 45	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL'S 6.2 & 6.7 (SEE SECTION ④ - ④ FOR DETAILS)
NOTE 20	PART LOT 20 IS UNLIMITED IN DEPTH AND HEIGHT	NOTE 37	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL'S 6.25 & 6.73 (SEE SECTION ① - ① FOR DETAILS)	NOTE 46	PART LOT 22 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.31
NOTE 21	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.8.4	NOTE 38	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.41	NOTE 47	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.7.6
NOTE 26	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.8.25	NOTE 39	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL'S 6.35 & 6.84 (SEE SECTION ① - ① FOR DETAILS)	NOTE 48	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL'S 6.23 & 6.73 (SEE SECTION ⑤ - ⑤ FOR DETAILS)
NOTE 27	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL'S 6.58 & 7.07 (SEE SECTION ① - ① FOR DETAILS)	NOTE 40	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.8.0	NOTE 49	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL'S 6.75, 7.7, 7.9, 8.19 & 8.2 RESPECTIVELY
NOTE 28	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.75	NOTE 41	PART LOT 22 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.41	NOTE 76	LOT 24 IS UNLIMITED IN DEPTH AND HEIGHT
NOTE 29	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL'S 6.67 & 7.17 (SEE SECTION ① - ① FOR DETAILS)				

Date of Survey: 07/04/2016

Surveyor's Ref: 6439_FB

EXEMPTION No. 16/29

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778
AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778
AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND
AFFECTING LOT 1 IN DP270778

Locality: WENTWORTH POINT

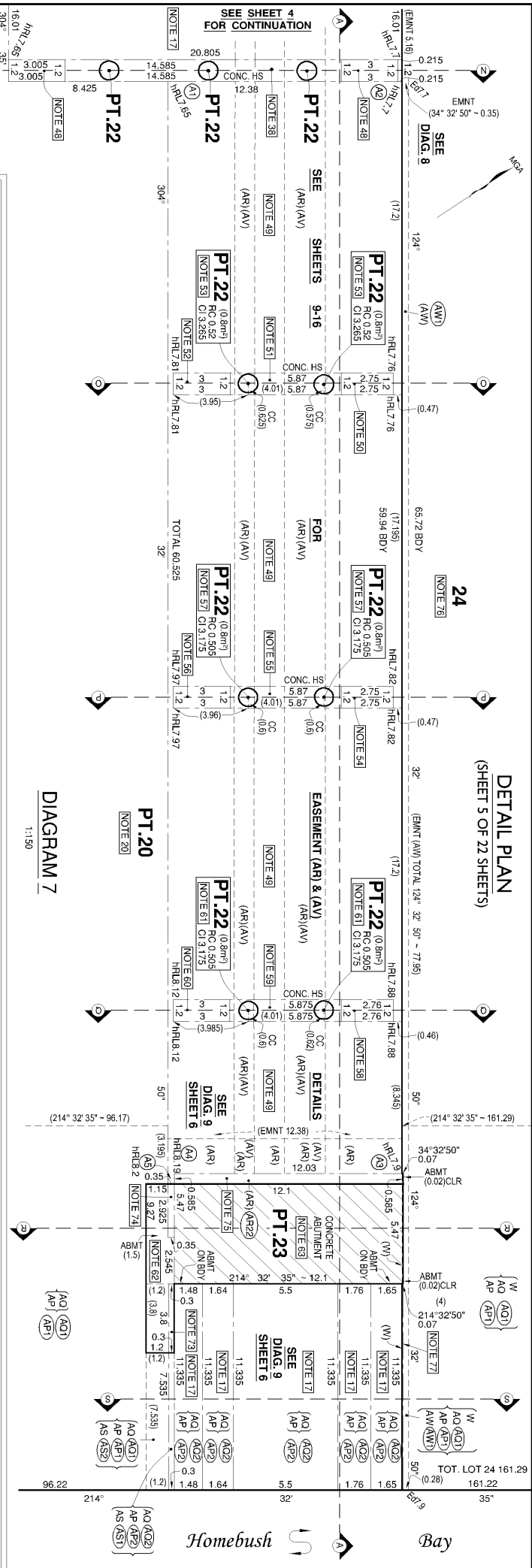
Subdivision No: SC/84/2016

Lengths are in metres. Reduction Ratio 1:150

31.10.2016

DP 270778

ePlan Sheet No. 5 of 22 Sheets



LEVEL 2 & BELOW (CONT)

PART LOTS 20, 22, 23 AND 24 ARE STRATUM LOTS LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN DEPTH

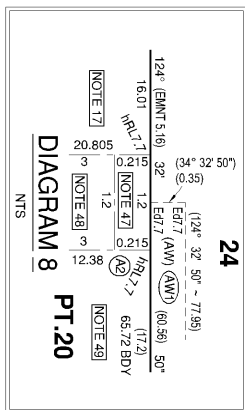
SCHEDULE OF BOUNDARY LIMITS

HEIGHT TO THE INCLINED PLANE BETWEEN THE RL SHOWN ON THE PLAN

NOTE 56
PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE
INCLUDES STATE DEPARTMENT OF TRANSPORTATION (DOT) FOR CROWN

INCURRED BETWEEN THE 0:00 AND 0:05 (SEE SECTION 010101 OF SPECIFICATIONS)

NOTE 57 PART LOT 22 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE



NOTES

- 1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
- 2. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
- 3. FACE OF ROUNO CONCRETE COLUMN IS BOUNDARY
- 4. SEE SECTIONS FOR STRUCTURES TO BOUNDARY OFFSETS
- h denotes HEIGHT PL. OF BOUNDARY
- Ed denotes DEPTH PL. OF EASEMENT
- CC denotes CONNECTION TO CENTRE COLUMN
- RC denotes RADIUS OF ROUNO CONCRETE COLUMN
- CI denotes CIRCUMFERENCE OF CONCRETE COLUMN
- HS denotes CONCRETE HEADSTOCK
- INDICATES STRUT/PIVOT BOUNDARY LINE
- INDICATES EASEMENT LINE

denotes SECTION SEE SHEETS 17/22

AP1 INDICATES EASEMENT UNLIMITED IN DEPTH AND HEIGHT

(AP2) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED HEIGHT TO THE UPPER LIMITS OF THE RESPECTIVE AFFECTED PART LOT

AA1 INDICATES EASEMENT UNLIMITED IN DEPTH AND HEIGHT

(AQ2) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED HEIGHT

(AR22) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED HEIGHT

(AST) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED HEIGHT TO THE UPPER LIMITS OF THE RESPECTIVE AFFECTED PART LOT

(AS2) INDICATES EASEMENT UNLIMITED IN DEPTH AND HEIGHT

(AW1) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S 7.7 & 7.9, AS SHOWN ON THE PLAN, AND UNLIMITED IN HEIGHT

TO 124"32.50" UNLESS OTHERWISE SHOWN

SEE SHEETS 9-16 FOR EASEMENT (AR) & (AV) DETAILS

EASEMENTS CREATED BY THIS PLAN

(A)- EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES
VARIABLE WIDTH (LIMITED IN STRUTUM)

(AO)- RIGHT OF PUBLIC ACCESS 20 WIDE AND VARIABLE (LIMITED IN STRUTUM)

(AS)- EASEMENT FOR COMMUNICATION SERVICES VARIABLE
WIDTH (LIMITED IN STRUTUM)

(AS)- EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRUTUM)

(AV)- EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
VARIABLE WIDTH (LIMITED IN STRUTUM)

(AW)- EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO
REMAIN VARIABLE WIDTH (LIMITED IN STRUTUM)

EXISTING EASEMENTS:

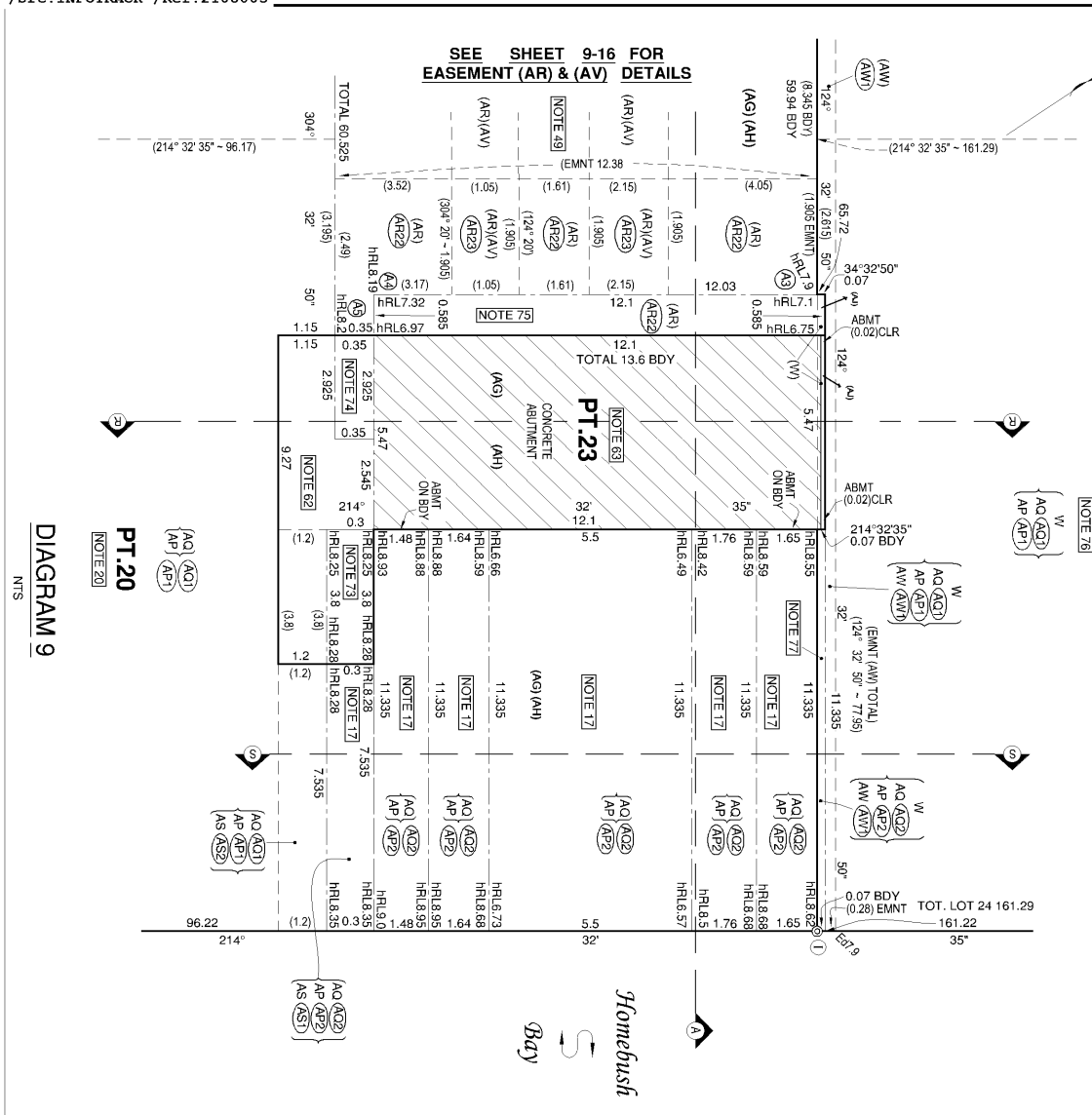
(W)- RIGHT OF ACCESS 20 WIDE (DP270778 DOC. 4)

[illegible]

THIS IS SHEET 35 OF DP 270778 WHICH REPLACES SHEETS 18-2. AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

DETAIL PLAN (SHEET 6 OF 22 SHEETS)

24



LEVEL 2 & BELOW (CONT)

PART LOTS 20, 23 AND 24 ARE STRATUM LOTS LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN DEPTH.

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SECTIONS FOR STRUCTURES TO BOUNDARY OFFSETS
 - a. denotes HEIGHT RL OF BOUNDARY
 - b. denotes DEPTH RL OF EASEMENT
 - c. denotes CONCRETE ABUTMENT

ABMT denotes STRATUM BOUNDARY LINE

--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 17-22

▲ ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

(SEE SHEETS 9-16 FOR EASEMENT (AR) & (AV) DETAILS)

SCHEDULE OF BOUNDARY LIMITS

NOTE 17	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
NOTE 20	PART LOT 20 IS UNLIMITED IN DEPTH AND HEIGHT
NOTE 49	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL'S (A) - (S) BEING RL'S 7.65, 7.7, 7.9, 8.19 & 8.2 RESPECTIVELY
NOTE 82	PART LOT 23 IS UNLIMITED IN HEIGHT AND DEPTH
NOTE 83	PART LOT 23 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.7
NOTE 73	PART LOT 23 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
NOTE 74	PART LOT 23 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.2
NOTE 75	PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN. PART LOT 23 EXISTS ABOVE THIS INCLINED PLANE WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 20 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.7
NOTE 76	LOT 24 IS UNLIMITED IN DEPTH AND HEIGHT
NOTE 77	LOT 24 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S 8.55 & 8.82, AS SHOWN ON THE PLAN

EASEMENTS CREATED BY THIS PLAN

- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (AO) - RIGHT OF PUBLIC ACCESS 20 WIDE AND VARIABLE WIDTH (LIMITED IN STRATUM)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)
- (AS) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (AW) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)

EXISTING EASEMENTS

- (W) - RIGHT OF ACCESS 20 WIDE (DP270778 DOC. 4)

DIAGRAM 9

NTS

No.	BEARING	DIST	MARK
1	127°14'	22.7	SE COR BRLOD BLD FD (DP270778)
2	68°40'	7.12	DRAWN IN TOP CONC. SEWALL

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778
AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778
AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND
AFFECTING LOT 1 IN DP270778

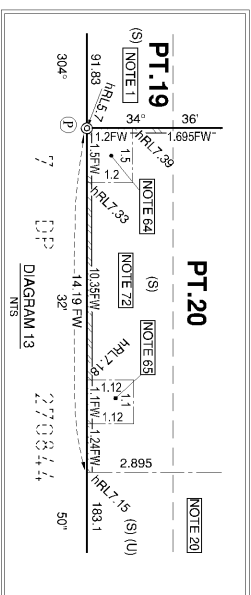
Surveyor: MICHAEL TRIFINO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB
EXEMPTION No. 16/29

LGA: PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC08/2016
Lengths are in metres. Reduction Ratio 1:100

Registered
31.10.2016

DP 270778
ADDITIONAL SHEET 36

THIS IS SHEET 36 OF DP 270778 WHICH REPLACES SHEETS 18-21
AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.



LEVEL 2 & BELOW (CONT)

PART LOTS 19 AND 20 ARE STRATUM LOTS LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN DEPTH

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. REFER TO ADDITIONAL SHEETS 19-21 IN DP270778 FOR DETAILS INCLUDING SECTIONS

— - — indicates STRATUM BOUNDARY LINE

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
(29)	33°46'	1.2
(30)	306°17'	2.5
(31)	295°50'	1.09
(32)	25°50'	1.1
(33)	115°50'	1.09
(34)	205°50'	1.1

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT

NOTE 20 PART LOT 20 IS UNLIMITED IN DEPTH AND HEIGHT

NOTE 64 PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED

HEIGHT TO THE HORIZONTAL PLANE AT RL.5.6

NOTE 66 PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED

HEIGHT TO THE HORIZONTAL PLANE AT RL.7.35

NOTE 68 PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED

HEIGHT TO THE HORIZONTAL PLANE AT RL6.05

NOTE 70 PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED

HEIGHT TO THE HORIZONTAL PLANE AT RL.6.6

NOTE 72 PART LOT 20 IS UNLIMITED IN DEPTH AND LIMITED

SHOWN ON THE PLAN

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR

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U

695

NOTE 64

(S)

NOTE 65

95

2

Figure 1 shows a schematic diagram of a multi-layered structure. The central layer is labeled "10.35-W" and has a hatched pattern. Above and below this layer are regions labeled "1.37-W" and "1.17-W" respectively, also with hatched patterns. To the right of the central layer is a region labeled "1.24-W" with a hatched pattern. To the left of the central layer is a region labeled "1.10-W" with a hatched pattern. The entire structure is bounded by a dashed line on the left and a solid line on the right. The total width of the structure is indicated as "4.10-W".

32

DIAGRAM 13

Registered

DP 27

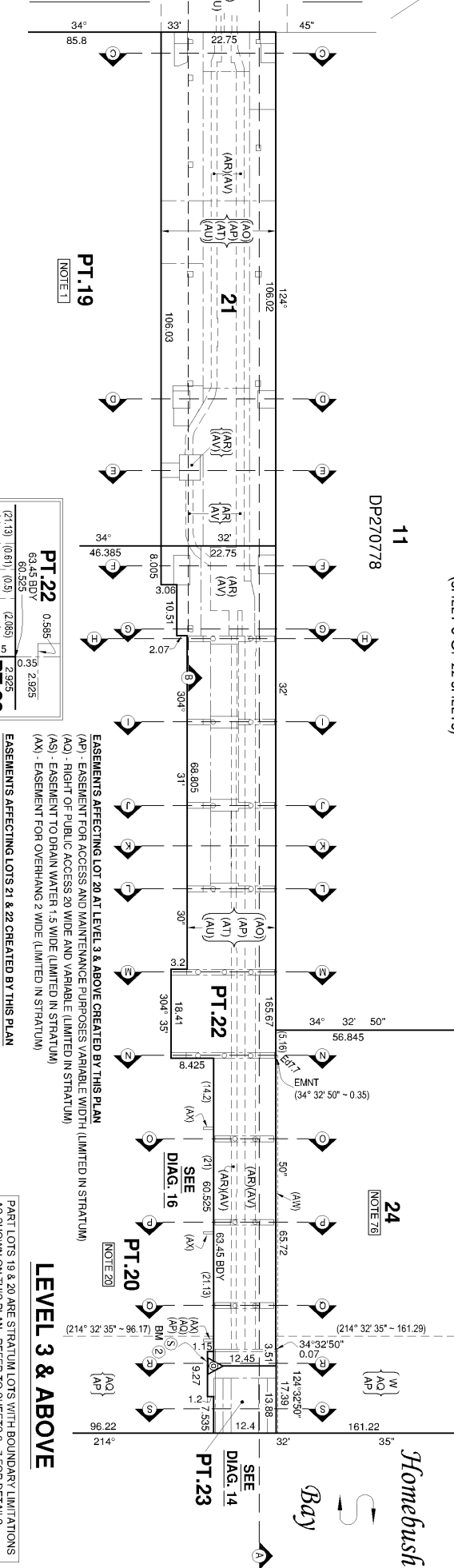
ADDITIONAL

DETAIL PLAN
(SHEET 8 OF 22 SHEETS)

SEE SHEET 6 FOR DESIGNATIONS (AQ) (AH) (AU)

KNOWN AS WATERWAYS STREET

SEE SHEETS 9-16 FOR CONTINUATION & EASEMENT (AR) & (AV) DETAILS



LEVEL 3 & ABOVE

PART LOTS 19 & 20 ARE STRATUM LOTS WITH BOUNDARY LIMITATIONS AS SHOWN ON THIS PLAN. REFER TO SHEETS 2 - 7 FOR DETAILS.

LOT 21 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH. THE DEPTH LIMITATION OF THIS LOT CORRESPONDS TO THE HEIGHT LIMITATIONS OF LOT 19 WHERE OVER. REFER TO SHEETS 2-7 FOR DETAILS.

PART LOT 22 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH. THE DEPTH LIMITATION OF THIS LOT CORRESPONDS TO THE HEIGHT LIMITATIONS OF LOTS 20, 22 & 23 WHERE OVER. REFER TO SHEETS 2-7 FOR DETAILS.

PART LOT 23 IS A STRATUM LOT UNLIMITED IN HEIGHT AND LIMITED IN DEPTH. THE DEPTH LIMITATION OF THIS LOT CORRESPONDS TO THE HEIGHT LIMITATIONS OF LOTS 20 & 23 WHERE OVER. REFER TO SHEETS 2-7 FOR DETAILS.

LOT 24 IS A STRATUM LOT WITH BOUNDARY LIMITATIONS AS SHOWN ON THIS PLAN. REFER TO SHEETS 2 - 7 FOR DETAILS.

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 19 IS UNLIMITED IN DEPTH AND HEIGHT IN HEIGHT AND LIMITED IN DEPTH TO THE DEPTH LIMITATION OF THE LOT.
NOTE 20 PART LOT 20 IS UNLIMITED IN DEPTH AND HEIGHT
NOTE 26 LOT 24 IS UNLIMITED IN DEPTH AND HEIGHT

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM 2. SEE SECTIONS FOR STRUCTURES TO BOUNDARY OFFSETS Ed denotes DEPTH RL OF EASEMENT

--- Indicates STRATUM BOUNDARY LINE

--- Indicates EASEMENT LINE

▲ denotes SECTION SEE SHEETS 17-22

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124° 32' 35" UNLESS OTHERWISE SHOWN

(SEE SHEETS 9-16 FOR EASEMENT (AR) & (AV) DETAILS)

SCHEDULE OF REFERENCE MARKS			
NO.	BEARING	DIST	MARK
(S)	130° 19'	3.7	DI&W IN TOP CONC. BARRIER WALL

AREA TABLE		
LOT NUMBER	FLOOR LEVEL	LEVEL 3 & ABOVE
19	8539m ²	
20	1.6921m ²	
21	2412m ²	
22	2769m ²	
23	183.1m ²	
24	2.3841m ²	
TOTAL	5.4681m ²	

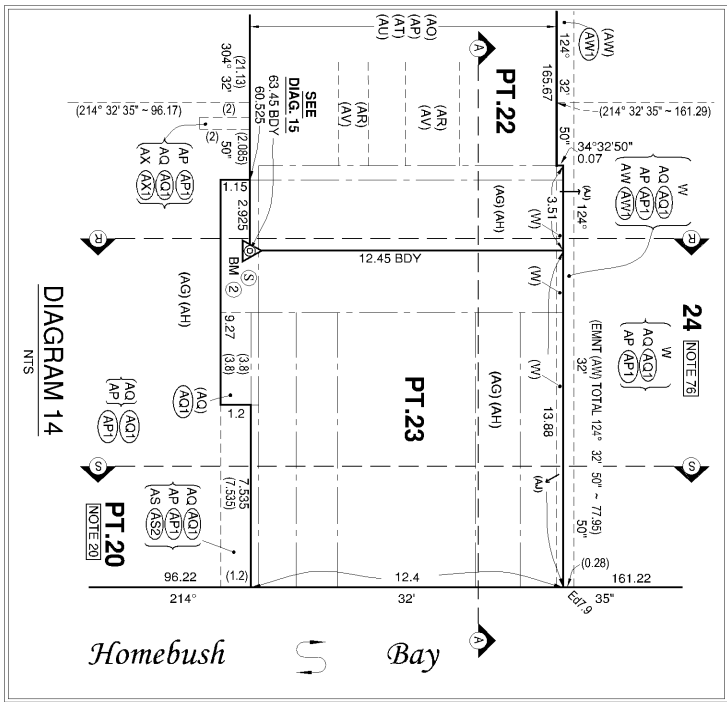
PT.20
NOTE 20
DIAGRAM 16
NTS

304°	32'	50"
(14.2)	(0.5)	(2.1)
(S)	(AX)	(S)
(0.5)	(AX)	(0.5)

PT.22
NOTE 20
DIAGRAM 15
NTS

304°	32'	50"
(21.13)	(0.81)	(2.085)
(S)	(AX)	(S)
(0.5)	(AX)	(0.5)

DIAGRAM 14
NTS



Surveyor: MICHAEL TIRFIO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB
EXEMPTION No. 16/29

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778 AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND AFFECTING LOT 1 IN DP270778

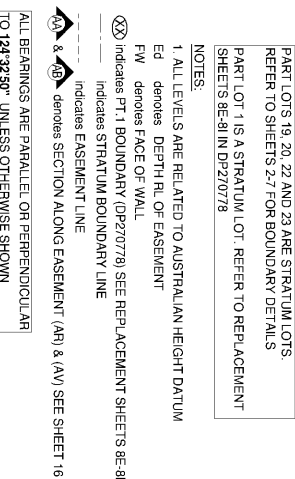
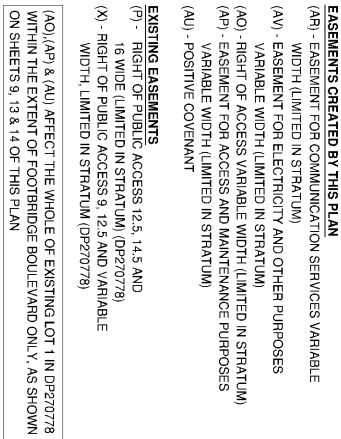
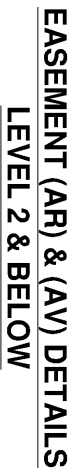
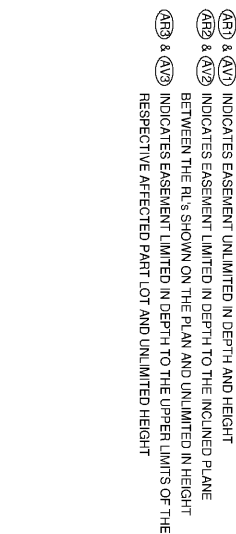
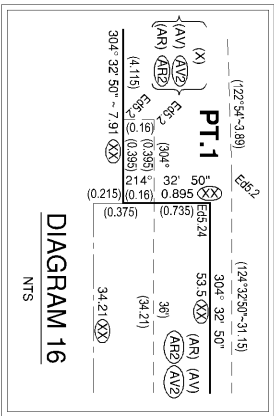
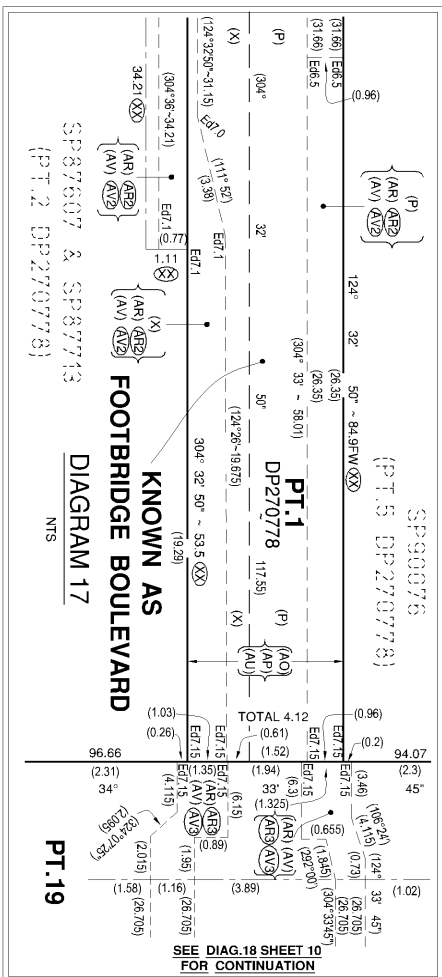
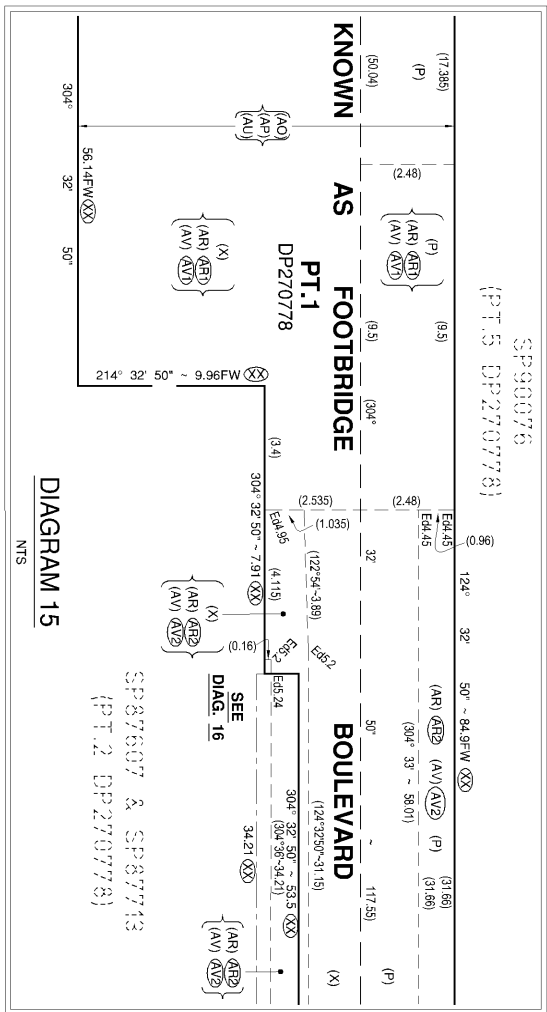
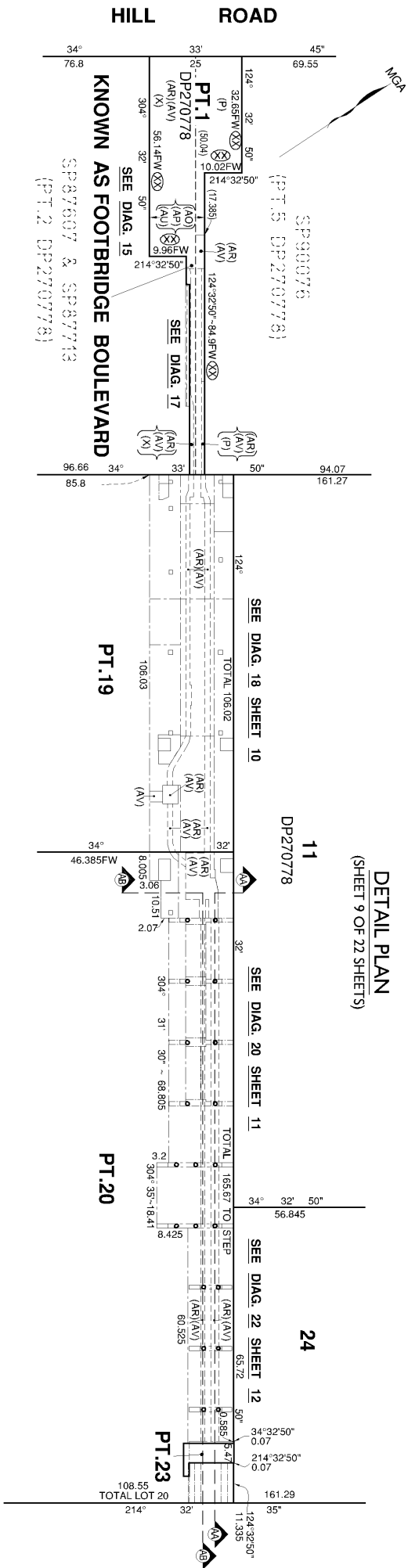
LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC09/2016
Lengths are in metres. Reduction Ratio 1:500



Registered
31.10.2016

DP 270778
ADDITIONAL SHEET 38

THIS IS SHEET 38 OF DP 270778 WHICH REPLACES SHEETS 18-21 AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.



THIS IS SHEET 39 OF DP 270778 WHICH REPLACES SHEETS 18-2 AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB
EXEMPTION No. 16

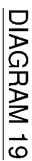
PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778
AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778
AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND
AFFECTING LOT 1 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/84/2016
Lengths are in metres. Reduction Ratio 1:800

Registered
31.10.2016

DP 270778
ADDITIONAL SHEET 39

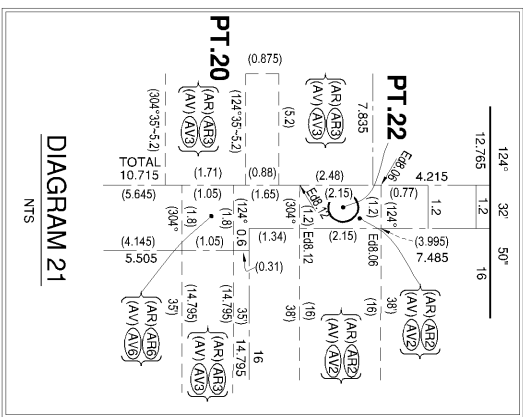
二



LEVEL 2 & BELOW (CONT)

(X) - RIGHT OF PUBLIC

DP 270778
ADDITIONAL SHEET 40



PART LOTS 19, 20, 22 AND 24 ARE STRATUM LOTS
REFER TO SHEETS 2-7 FOR BOUNDARY DETAILS

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

- | | | |
|----|---------|----------------------|
| Ed | denotes | DEPTH RL OF EASEMENT |
| FW | denotes | FACE OF WALL |
| FC | denotes | FACE OF CONCRETE |

— indicates STRATUM BOUNDARY LINE

— — indicates EASEMENT LINE

& (AB) denotes SECTION ALONG EASEMENT (AR) & (AV) SEE SHEET 16

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN
 (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)
 (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)

DIAGRAM 21

NTS

THIS IS SHEET 41 OF DP 270778 WHICH REPLACES SHEETS 18
AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

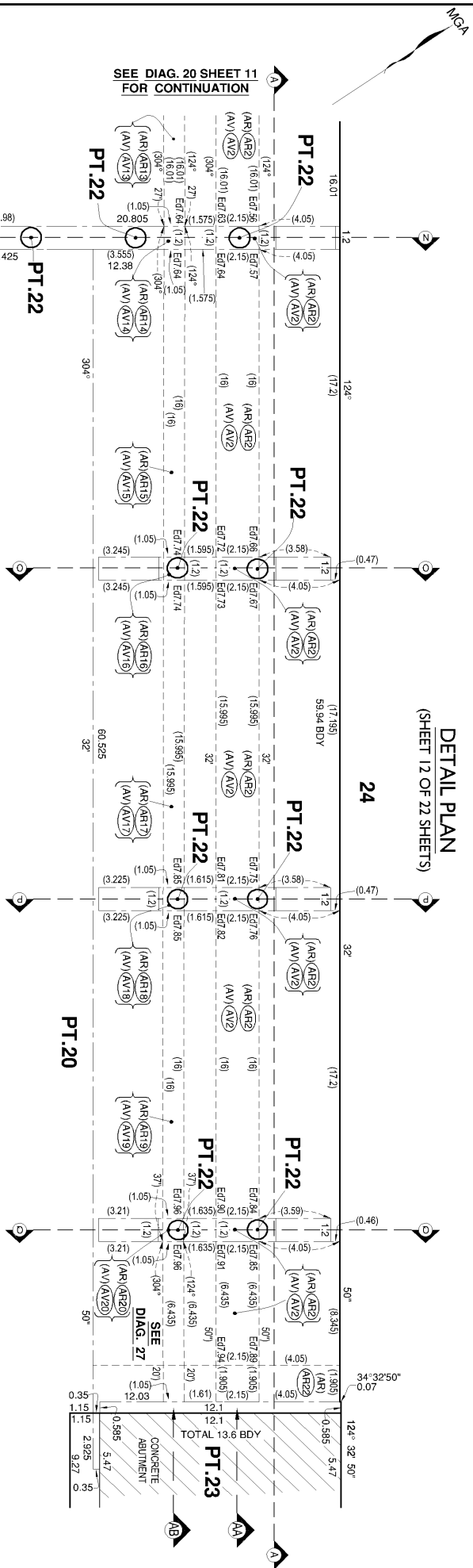
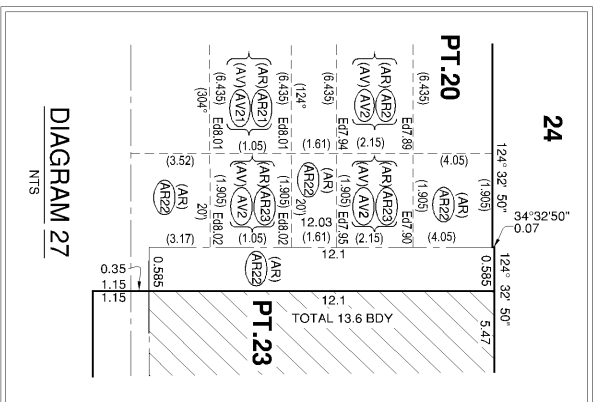


DIAGRAM 22



24

EASEMENT (AR) & (AV) DETAILS

LEVEL 2 & BELOW (CONT)

PART LOTS 20, 22, 23 AND 24 ARE STRATUM LOTS.
REFER TO SHEETS 2-7 FOR BOUNDARY DETAILS.

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

Ed denotes DEPTH RL OF EASEMENT

--- indicates STRATUM BOUNDARY LINE

--- indicates EASEMENT LINE

AR & AV denotes SECTION ALONG EASEMENT (AR) & (AV) SEE SHEET 16

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124° 32' 50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN

(AV) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES

VARIABLE WIDTH (LIMITED IN STRATUM)

(AR) EASEMENT FOR COMMUNICATION SERVICES

VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 42 OF DP 270778 WHICH REPLACES SHEETS 18-21
AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TIRFHO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB

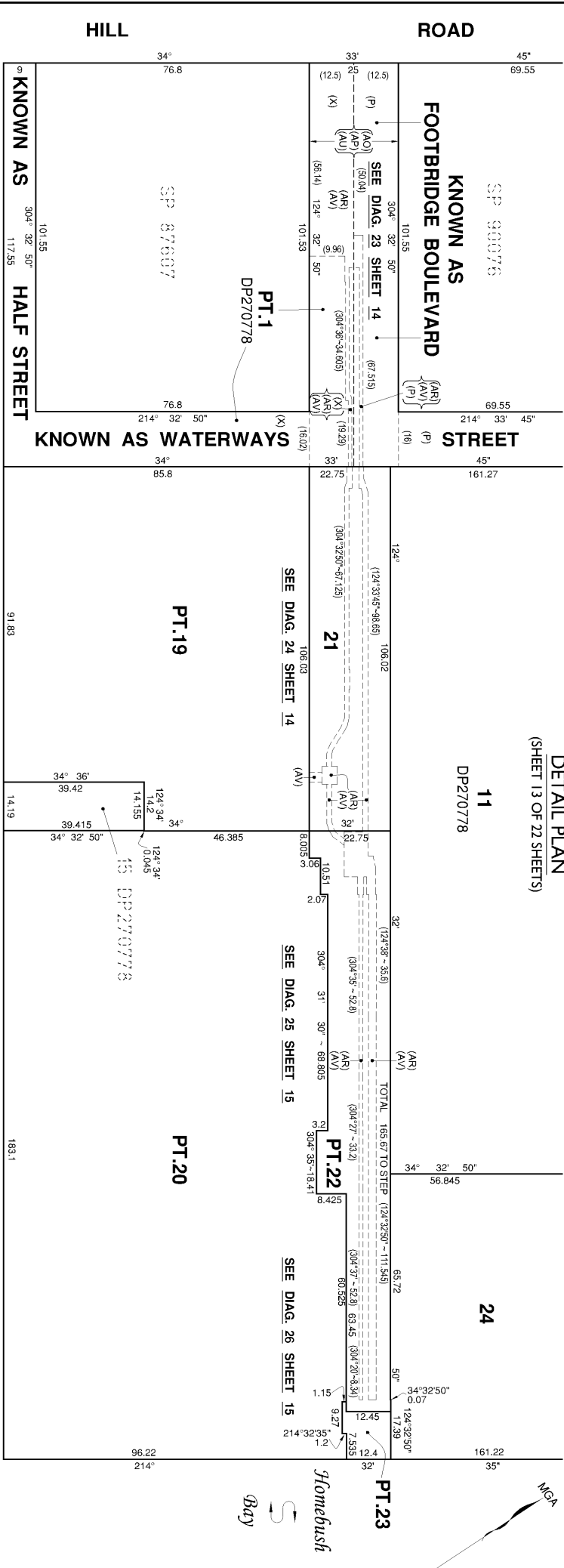
PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778
AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778
AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND
AFFECTING LOT 1 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC08/42016

Registered
31.10.2016

DP 270778
ADDITIONAL SHEET 42

DETAIL PLAN
(SHEET 13 OF 22 SHEETS)



EASEMENT (AR) & (AV) DETAILS
LEVEL 3 & ABOVE

EASEMENTS CREATED BY THIS PLAN
(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)
(AR) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(AU) - POSITIVE COVENANT

EXISTING EASEMENTS
(P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM) (DP270778)
(X) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH, LIMITED IN STRATUM (DP270778)

(AO), (AP) & (AU) AFFECT THE WHOLE OF EXISTING LOT 1 IN DP270778
WITHIN THE EXTENT OF FOOTBRIDGE BOULEVARD ONLY, AS SHOWN
ON SHEETS 9, 13 & 14 OF THIS PLAN

PART LOTS 19 - 24 ARE STRATUM LOTS.
REFER TO SHEETS 2, 7 FOR BOUNDARY DETAILS
PART LOT 1 IS A STRATUM LOT REFER TO REPLACEMENT
SHEETS 8E-8I IN DP270778

EASEMENTS (AR) & (AV) ARE LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED
PLANES AS DEFINED ON SHEETS 9-12 OF THIS PLAN AND ARE UNLIMITED IN HEIGHT

NOTES:
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
----- indicates EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124° 32' 50" UNLESS OTHERWISE SHOWN

THIS IS SHEET 43 OF DP 270778 WHICH REPLACES SHEETS 18, 21
AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Table of Plan													

Surveyor: MICHAEL TRIFINO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB
EXEMPTION No. 16/29

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778
AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778
AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND
AFFECTING LOT 1 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC08/2016
Lengths are in metres. Reduction Ratio 1:800

Registered
31.10.2016

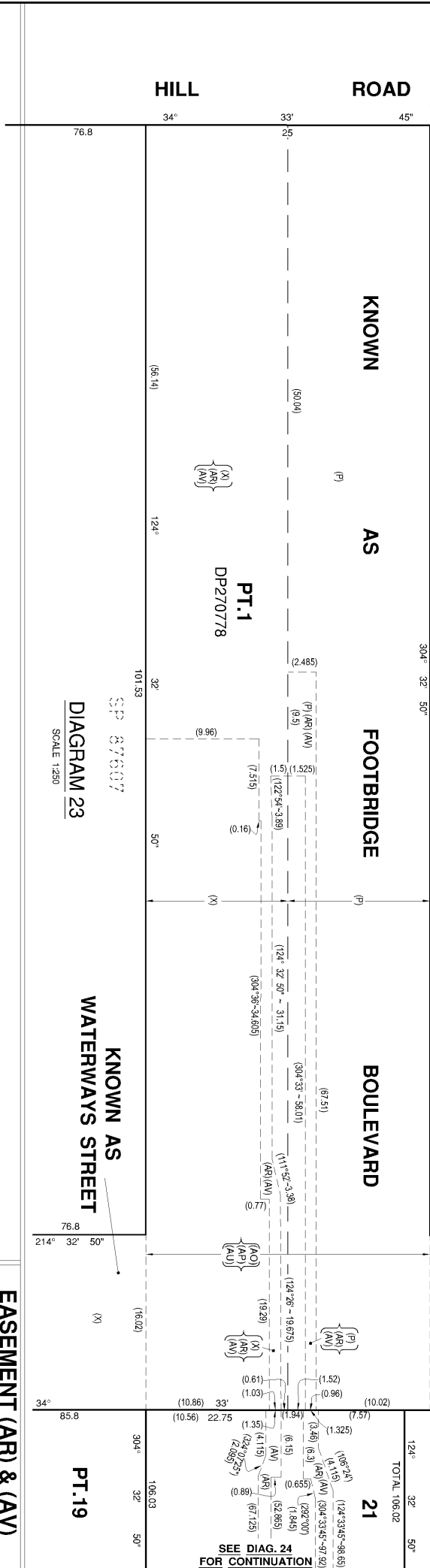
DP 270778
ADDITIONAL SHEET 43

DETAIL PLAN
(SHEET 14 OF 22 SHEETS)

KNOWN AS
WATERWAYS STREET

SP 90076

11
DP270778



11
DP270778

KNOWN AS
WATERWAYS STREET

PT.19

SP 87607

DIAGRAM 23

SCALE 1:250

EASEMENT (AR) & (AV)
DETAILS

LEVEL 3 & ABOVE (CONT)

PART LOTS 19 - 22 ARE STRATUM LOTS.
REFER TO SHEETS 2-7 FOR BOUNDARY DETAILS
PART LOT 1 IS A STRATUM LOT. REFER TO REPLACEMENT
SHEETS 8E-8I IN DP270778

EASEMENTS (AR) & (AV) ARE LIMITED IN DEPTH TO THE
HORIZONTAL AND INCLINED PLANES AS DEFINED ON SHEETS
9-12 OF THIS PLAN AND ARE UNLIMITED IN HEIGHT.

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

— indicates EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN

(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE
WIDTH (LIMITED IN STRATUM)

(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
VARIABLE WIDTH (LIMITED IN STRATUM)

(AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES
VARIABLE WIDTH (LIMITED IN STRATUM)

(AU) - POSITIVE COVENANT

EXISTING EASEMENTS

(P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE
(LIMITED IN STRATUM) (DP270778)

(X) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH,
LIMITED IN STRATUM (DP270778)

SEE DIAG. 23
FOR CONTINUATION

21

PT.19

DIAGRAM 24

SCALE 1:250

PT.20

SEE DIAG. 25 SHEET 15
FOR CONTINUATION

THIS IS SHEET 14 OF DP 270778 WHICH REPLACES SHEETS 18-21
AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Table of mm													

Surveyor: MICHAEL TREFINO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB
EXEMPTION No. 16/29

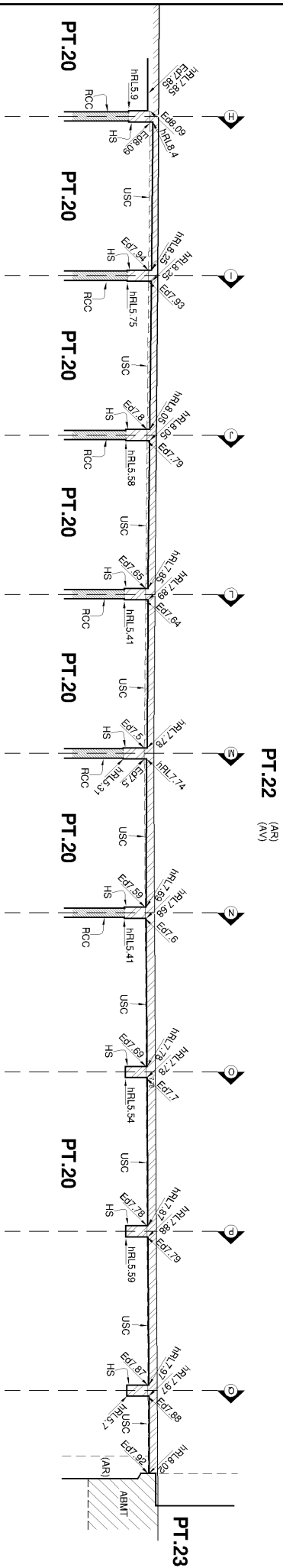
PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778
AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778
AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND
AFFECTING LOT 1 IN DP270778

LGA: PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC08/42016
Lengths are in metres. Reduction Ratio 1:250

Registered
31.10.2016

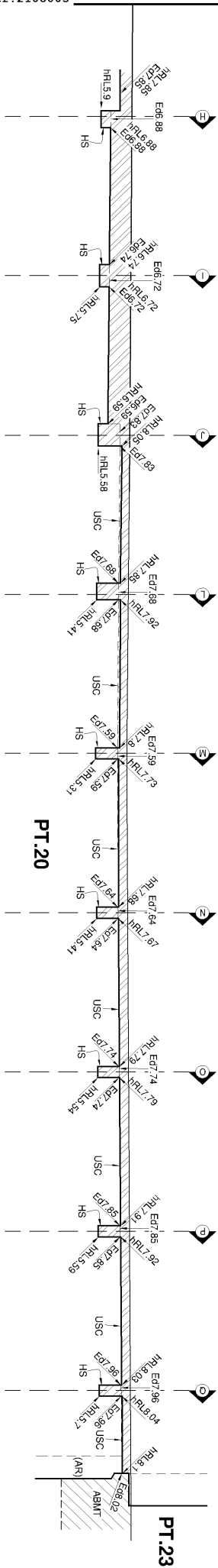
DP 270778
ADDITIONAL SHEET 14

DETAIL PLAN (SHEET 16 OF 22 SHEETS)



SECTION AA-AA SCALE 1:300 HOR 1:300 VER

PT.22 (AR)
(AV)



SECTION AB-AB SCALE 1:300 HOR 1:300 VER

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
 2. LOWER LIMIT OF EASEMENT (AV) RELATES TO THE UNDERSIDE FACE OF CONCRETE TRENCH
 3. LOWER LIMIT OF EASEMENT (AR) RELATES TO THE UNDERSIDE FACE OF CONCRETE TRENCH EXCEPT ADJACENT TO THE ABUTMENT AS SHOWN
 4. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
 5. FACE OF ROUND CONCRETE COLUMN IS BOUNDARY
- HRL denotes HEIGHT RL OF BOUNDARY
Ed denotes DEPTH RL OF EASEMENT
RCC denotes ROUND CONCRETE COLUMN
HS denotes CONCRETE HEADSTOCK
ABUT denotes CONCRETE ABUTMENT
USC denotes UNDERSIDE FACE OF CONCRETE TRENCH

EASEMENTS CREATED BY THIS PLAN

(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 46 OF DP 270778 WHICH REPLACES SHEETS 1821 AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB
EXEMPTION No. 16/29

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778 AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND AFFECTING LOT 1 IN DP270778

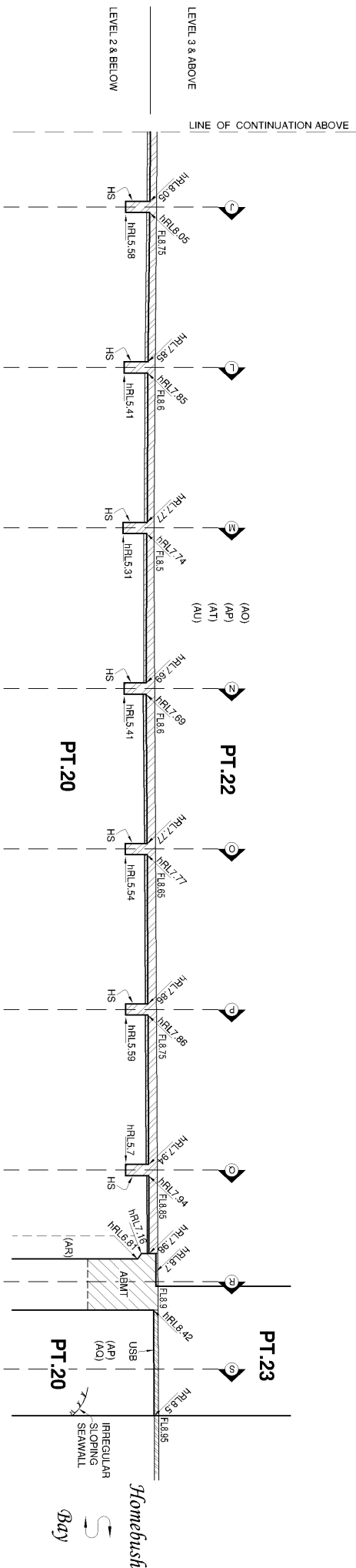
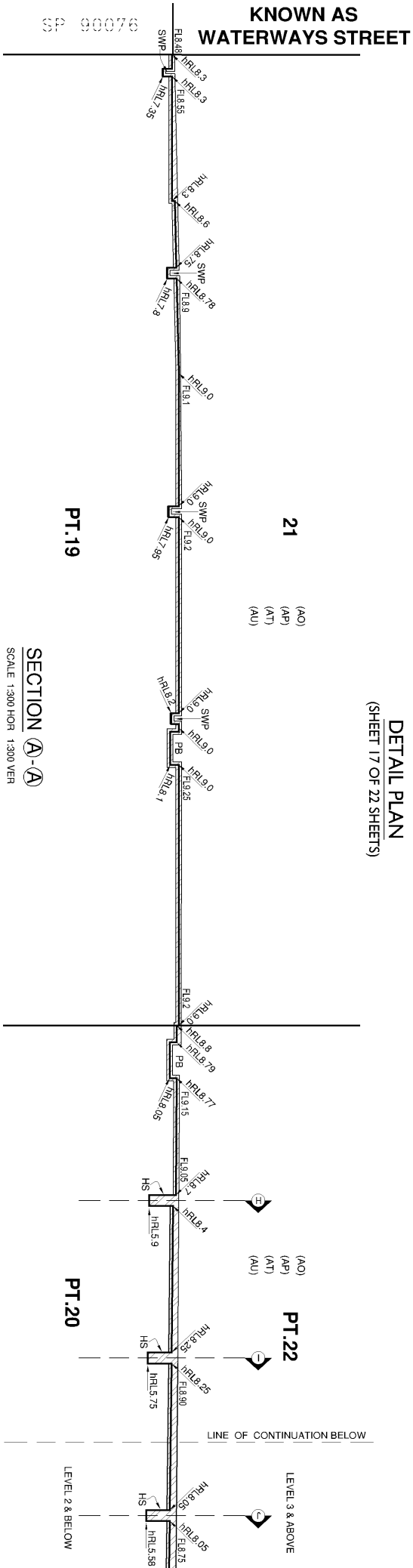
LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC8/4/2016
Lengths are in metres. Reduction Ratio 1:300

Registered
31.10.2016

DP 270778
ADDITIONAL SHEET 46

DETAIL PLAN

(SHEET 17 OF 22 SHEETS)



NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FACE OF STORMWATER PIT IS BOUNDARY
3. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
4. FACE OF CONCRETE ABUTMENT IS BOUNDARY
5. FACE OF UNDERSIDE BRIDGE (USB) IS BOUNDARY
6. BOUNDARY HEIGHT RL'S OF LOTS 13 & 20 CORRESPOND TO BOUNDARY DEPTH RL'S OF LOTS 21, 22 & 23 WHERE OVER

hRL denotes HEIGHT RL OF BOUNDARY
FL denotes FINISHED CONCRETE LEVEL
PB denotes PLANTER BOX
SMP denotes STORMWATER PIT
HS denotes CONCRETE HEADSTOCK
ABMT denotes CONCRETE ABUTMENT
USB denotes FACE UNDERSIDE BRIDGE

SECTION (A)-(A) (CONT.)

SCALE 1:300 HOR 1:300 VER

EASEMENTS CREATED BY THIS PLAN

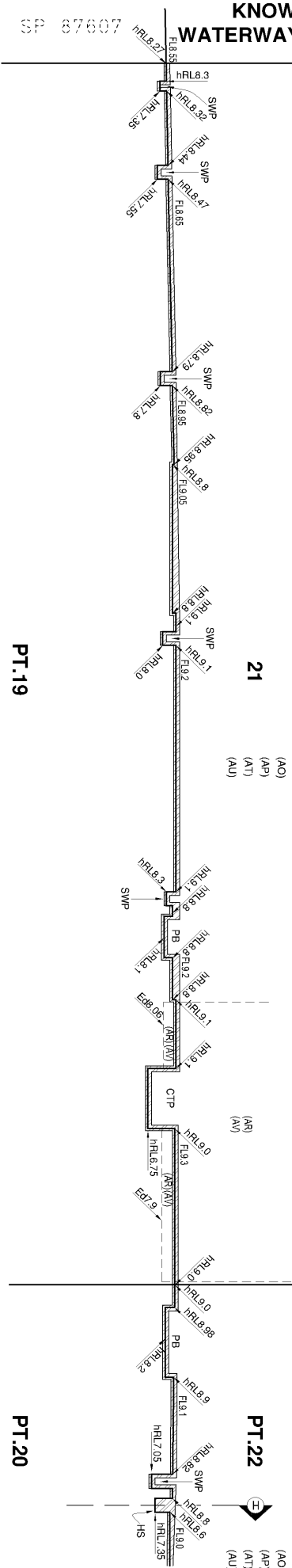
- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(AO) - RIGHT OF PUBLIC ACCESS 20 WIDE AND VARIABLE (LIMITED IN STRATUM)
(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)
(AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(AU) - POSITIVE COVENANT

THIS IS SHEET 47 OF DP 270778 WHICH REPLACES SHEETS 18-21
AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: MICHAEL TRIFIRO	PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778 AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND AFFECTING LOT 1 IN DP270778
Date of Survey: 07/04/2016	LGA: PARRAMATTA
Surveyor's Ref: 6439_FB	Locality: WENTWORTH POINT
EXEMPTION No. 16/29	Subdivision No.: SC8/4/2016
	Registered 31.10.2016
	DP 270778
	ADDITIONAL SHEET 47

**KNOWN AS
WATERWAYS STREET**



NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FACE OF STORMWATER PIT IS BOUNDARY
3. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
4. BOUNDARY HEIGHT RL's OF LOTS 19 & 20 CORRESPOND TO BOUNDARY DEPTH RL's OF LOTS 21 & 22 WHERE OVER

hRL denotes HEIGHT RL OF BOUNDARY

Ed denotes DEPTH RL OF EASEMENT

FL	denotes	FINISHED CONCRETE LEVEL
PR	denotes	PI ANTER BOX

SWP denotes STORMWATER PITT

HS denotes CONCRETE HEADSTOCK

CTP denotes ELECTRICAL CABLE TURNING PIT

EASEMENTS CREATED BY THIS PLAN

(AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM),

(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)

(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRUTUM)

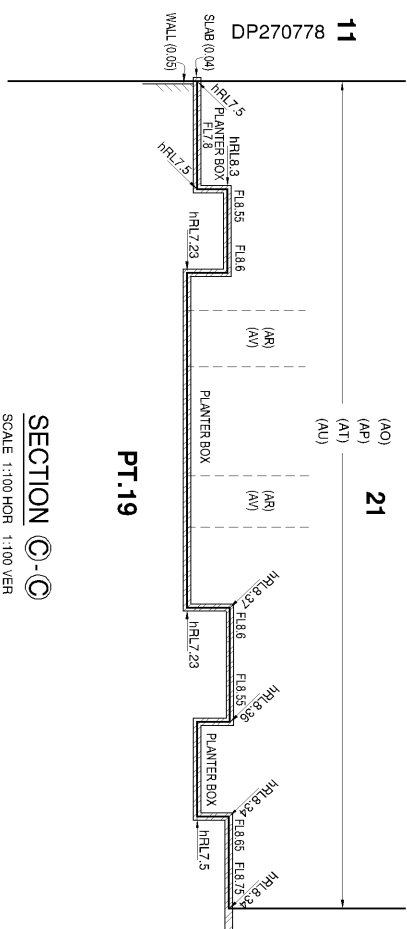
(AU) - POSITIVE COVENANT

(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS (AO), (AP), (AT) & (AU) WHICH AFFECT LOT 21 ARE UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE DEPTH LIMITATION OF THE LOT

EASEMENTS (AO), (AP), (AT) & (AU) WHICH AFFECT LOT 22 ARE UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE DEPTH LIMITATION OF THE LOT EXCEPT THROUGH THE CONCRETE HEADSTOCKS WHERE THE DEPTH LIMITATION CORRESPONDS TO THE UNDERSIDE OF THE CONCRETE HEADSTOCK. REFER TO SECTIONS H - J TO L AND M - O FOR DETAILS.

FOR DEPTH LIMITATION OF EASEMENT (AR) & (AV) REFER TO SHEETS 9-16



SECTION C-C

SCALE 1:100 HOR 1:100 VER

THIS IS SHEET 48 OF DP 270778 WHICH REPLACES SHEETS 18-21 AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB
EXEMPTION No. 16

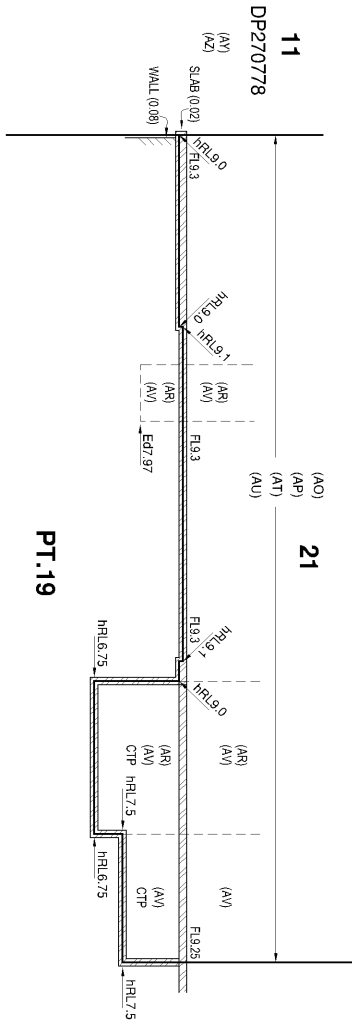
PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778
AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778
AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND
AFFECTING LOT 1 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/64/2016
Lengths are in metres. Reduction Ratio
AS SHOWN

Registered
31.10.2016

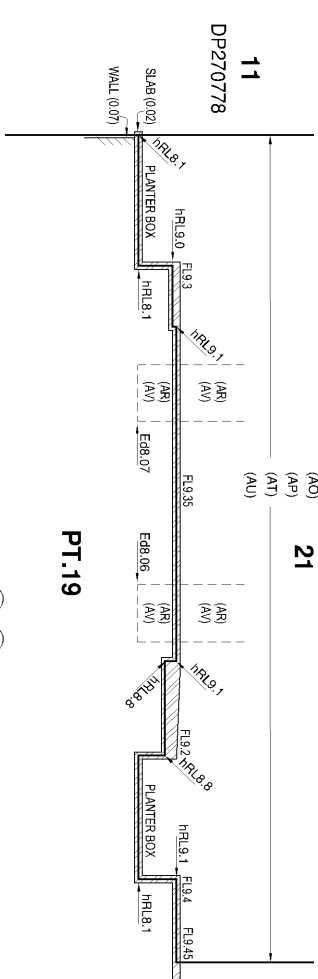
DP 270778
ADDITIONAL SHEET 48

DETAIL PLAN
(SHEET 19 OF 22 SHEETS)



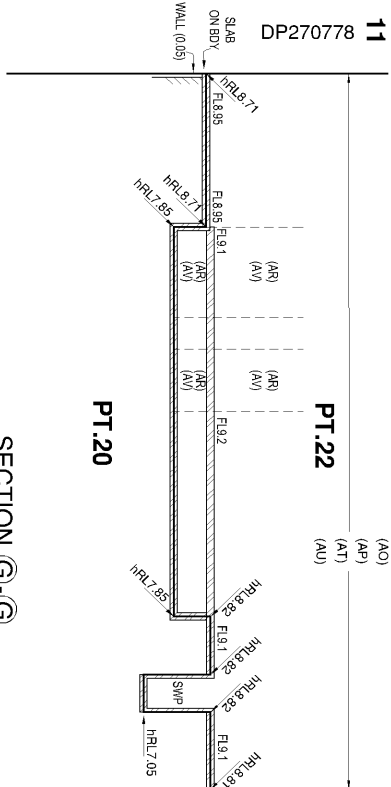
SECTION E-E

SCALE 1:100 HOR 1:100 VER



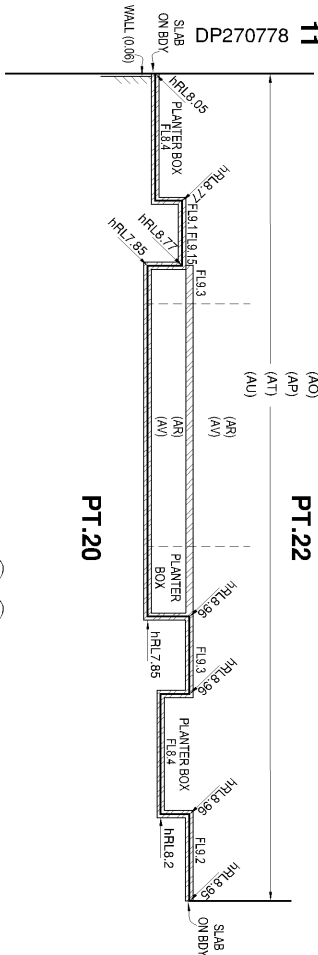
SECTION D-D

SCALE 1:100 HOR 1:100 VER



SECTION G-G

SCALE 1:100 HOR 1:100 VER



SECTION F-F

SCALE 1:100 HOR 1:100 VER

- NOTES:
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
 2. FACE OF STORMWATER PIT IS BOUNDARY
 3. BOUNDARY HEIGHT RL'S OF LOTS 19 & 20 CORRESPOND TO BOUNDARY DEPTH RL'S OF LOTS 21 & 22 WHERE OVER
- hRL denotes HEIGHT RL OF BOUNDARY
Ed denotes DEPTH RL OF EASEMENT
FL denotes FINISHED CONCRETE LEVEL
SWP denotes STORMWATER PIT
CTP denotes ELECTRICAL CABLE TURNING PIT

- EASEMENTS CREATED BY THIS PLAN
- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)
(AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(AU) - POSITIVE COVENANT
(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(AV) - RIGHT OF ACCESS 17.5 & 25 WIDE (LIMITED IN STRATUM)
(AZ) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 17.5 & 25 WIDE (LIMITED IN STRATUM)

- EASEMENTS (AO), (AP), (AT) & (AU) WHICH AFFECT LOT 21 ARE UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE DEPTH LIMITATION OF THE LOT.
- EASEMENTS (AO), (AP), (AT) & (AU) WHICH AFFECT LOT 22 ARE UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE DEPTH LIMITATION OF THE LOT EXCEPT THROUGH THE CONCRETE HEADSTOCKS WHERE THE DEPTH LIMITATION CORRESPONDS TO THE UNDERSIDE OF THE CONCRETE HEADSTOCK. REFER TO SECTIONS ④-⑦ TO ①-④ AND ①-① TO ③-③ FOR DETAILS.

FOR DEPTH LIMITATION OF EASEMENT (AR) & (AV) REFER TO SHEETS 9-16

THIS IS SHEET 49 OF DP 270778 WHICH REPLACES SHEETS 18-21 AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778 AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND AFFECTING LOT 1 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC8/4/2016

Registered
31.10.2016

DP 270778
ADDITIONAL SHEET 49



1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
3. FACE OF ROUNDO CONCRETE COLUMN IS BOUNDARY
4. BOUNDARY HEIGHT RL'S OF LOT 22 CORRESPOND TO BOUNDARY DEPTH RL'S OF LOT 22 WHERE OVER

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (AP) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (AU) - POSITIVE COVENANT
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)

EASEMENTS (AO), (AP), (AT) & (AU) WHICH AFFECT LOT 22 ARE UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE DEPTH LIMITATION OF THE LOT EXCEPT THROUGH THE CONCRETE HEADSTOCKS WHERE THE DEPTH LIMITATION CORRESPONDS TO THE UNDERSIDE OF THE CONCRETE HEADSTOCK

THIS IS SHEET 50 OF DP 270778 WHICH REPLACES SHEETS 18-21 AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB
EXEMPTION No. 16

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778
AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778
AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND
AFFECTING LOT 1 IN DP270778

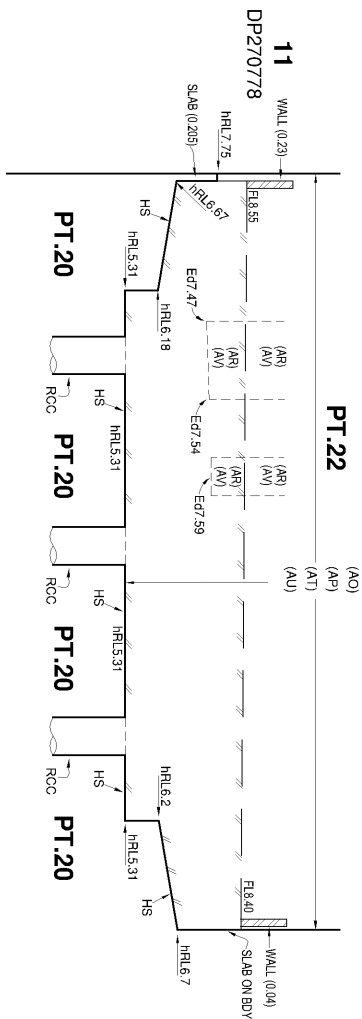
LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/84/2016
Lengths are in metres. Reduction Ratio 1:100

Registered
31.10.2016

DP 270778
ADDITIONAL SHEET 50

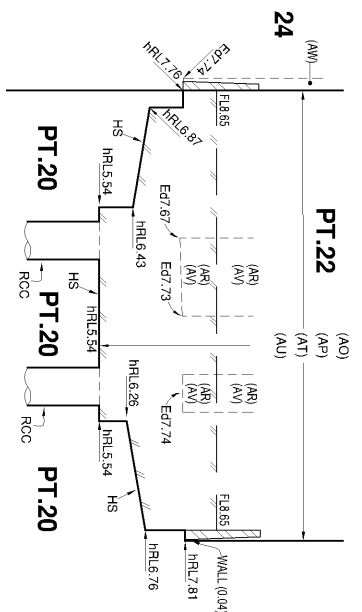
DETAIL PLAN

(SHEET 21 OF 22 SHEETS)



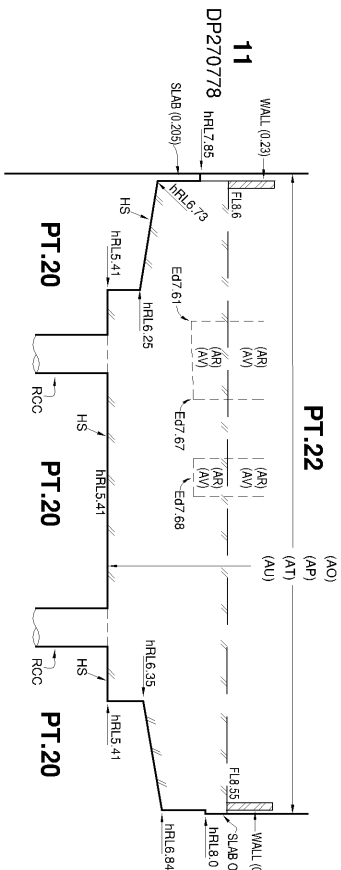
SECTION M - M

SCALE 1:100 HOR 1:100 VER



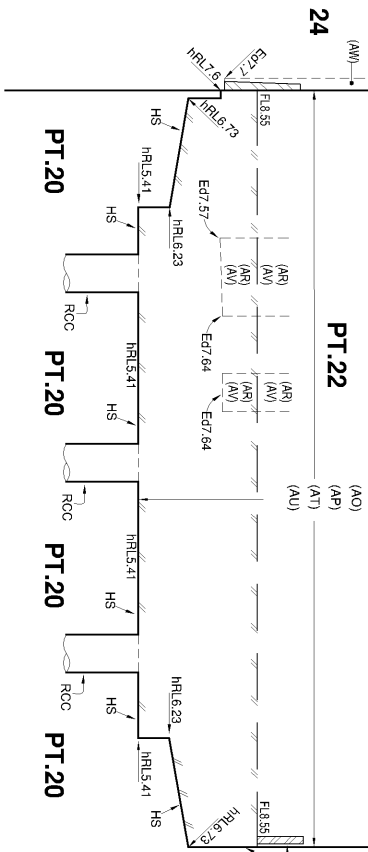
SECTION N - N

SCALE 1:100 HOR 1:100 VER



SECTION L - L

SCALE 1:100 HOR 1:100 VER



SECTION O - O

SCALE 1:100 HOR 1:100 VER

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
 2. FACE OF CONCRETE HEADSTOCK IS BOUNDARY
 3. FACE OF ROUND CONCRETE COLUMN IS BOUNDARY
 4. BOUNDARY HEIGHT RLs OF LOT 20 CORRESPOND TO BOUNDARY DEPTH RLs OF LOT 22 WHERE OVER
- hRL denotes HEIGHT RL OF BOUNDARY
Ed denotes DEPTH RL OF EASEMENT
RCC denotes ROUND CONCRETE COLUMN
HS denotes CONCRETE HEADSTOCK
FL denotes FINISHED CONCRETE LEVEL

EASEMENTS CREATED BY THIS PLAN

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)
- (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (AU) - POSITIVE COVENANT
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (AW) - EASEMENT TO PERMIT ENGAGING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS (AO), (AP), (AT) & (AU) WHICH AFFECT LOT 22 ARE UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE DEPTH LIMITATION OF THE LOT EXCEPT THROUGH THE CONCRETE HEADSTOCKS WHERE THE DEPTH LIMITATION CORRESPONDS TO THE UNDERSIDE OF THE CONCRETE HEADSTOCK

THIS IS SHEET 51 OF DP 270778 WHICH REPLACES SHEETS 18-21 AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: MICHAEL TIRFIO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB
EXEMPTION No. 16/29

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778 AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND AFFECTING LOT 1 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC8/4/2016
Lengths are in metres. Reduction Ratio 1:100

Registered
31.10.2016

DP 270778
ADDITIONAL SHEET 51



- EASEMENTS CREATED BY THIS PLAN**

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (AO) - RIGHT OF PUBLIC ACCESS 20' WIDE AND VARIABLE WIDTH (LIMITED IN STRUTUM)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (AS) - EASEMENT TO DRAIN WATER 15' WIDE (LIMITED IN STRUTUM)
- (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (AU) - POSITIVE COVENANT
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (AW) - EASEMENT TO PERMIT ENDOCHANGING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRUTUM)

EASEMENTS (AO), (AP), (AT) & (AU) WHICH AFFECT LOT 22 ARE UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE DEPTH LIMITATION OF THE LOT EXCEPT THROUGH THIN CONCRETE HEADSTOCKS WHERE THE DEPTH LIMITATION CORRESPONDS TO THE UNDERSIDE OF THE CONCRETE HEADSTOCK

THIS IS SHEET 52 OF DP 270778 WHICH REPLACES SHEETS 18-21
AS REGARDS LOTS 12, 13 & 14 AND IS AN ADDITIONAL SHEET.

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/04/2016
Surveyor's Ref: 6439_FB
EXEMPTION No. 16

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP270778
AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP270778
AND POSITIVE COVENANT & RESTRICTION ON USE OF LAND
AFFECTING LOT 1 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/84/2016
Lengths are in metres. Reduction Ratio 1:100

Registered
31.10.2016

DP 270778
ADDITIONAL SHEET 52

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1** PART LOT 25 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.21
- NOTE 2** PART LOT 25 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.36
- NOTE 3** PART LOT 25 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.55
- NOTE 4** PART LOT 25 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.55
- NOTE 5** PART LOT 25 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN THE RL5 SHOWN ON THE PLAN
- NOTE 6** PART LOT 26 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.55
- NOTE 7** PART LOT 30 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.55

SCHEDULE OF EASEMENT LIMITS

- (EAT)** INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (BF)** INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (EG)** INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (BU)** INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

BASEMENT 2 & BELOW

PART LOTS 25, 26 AND 30 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

- h denotes HEIGHT RL OF STRATUM LIMIT
- Bh denotes HEIGHT RL OF LOT BOUNDARY
- C-E denotes COLUMN TO EASEMENT
- ESMT denotes EASEMENT
- FOCE denotes FACE OF COLUMN ON EASEMENT
- FOWE denotes FACE OF WALL ON EASEMENT
- FW denotes FACE OF WALL

--- indicates STRATUM LIMIT

--- indicates EASEMENT LINE

(A) denotes SECTION SEE SHEET 25 - 28

(SEE SHEETS 2 - 4 FOR BASEMENT 2 DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124.3345° UNLESS OTHERWISE SHOWN

THE AREA OF LOT 25 AT BASEMENT 2 & BELOW IS 1.092ha (IN 1 PART)

THE AREA OF LOT 26 AT BASEMENT 2 & BELOW IS 19.44m² (IN 1 PART)

THE AREA OF LOT 30 AT BASEMENT 2 & BELOW IS 8.0m² (IN 1 PART)

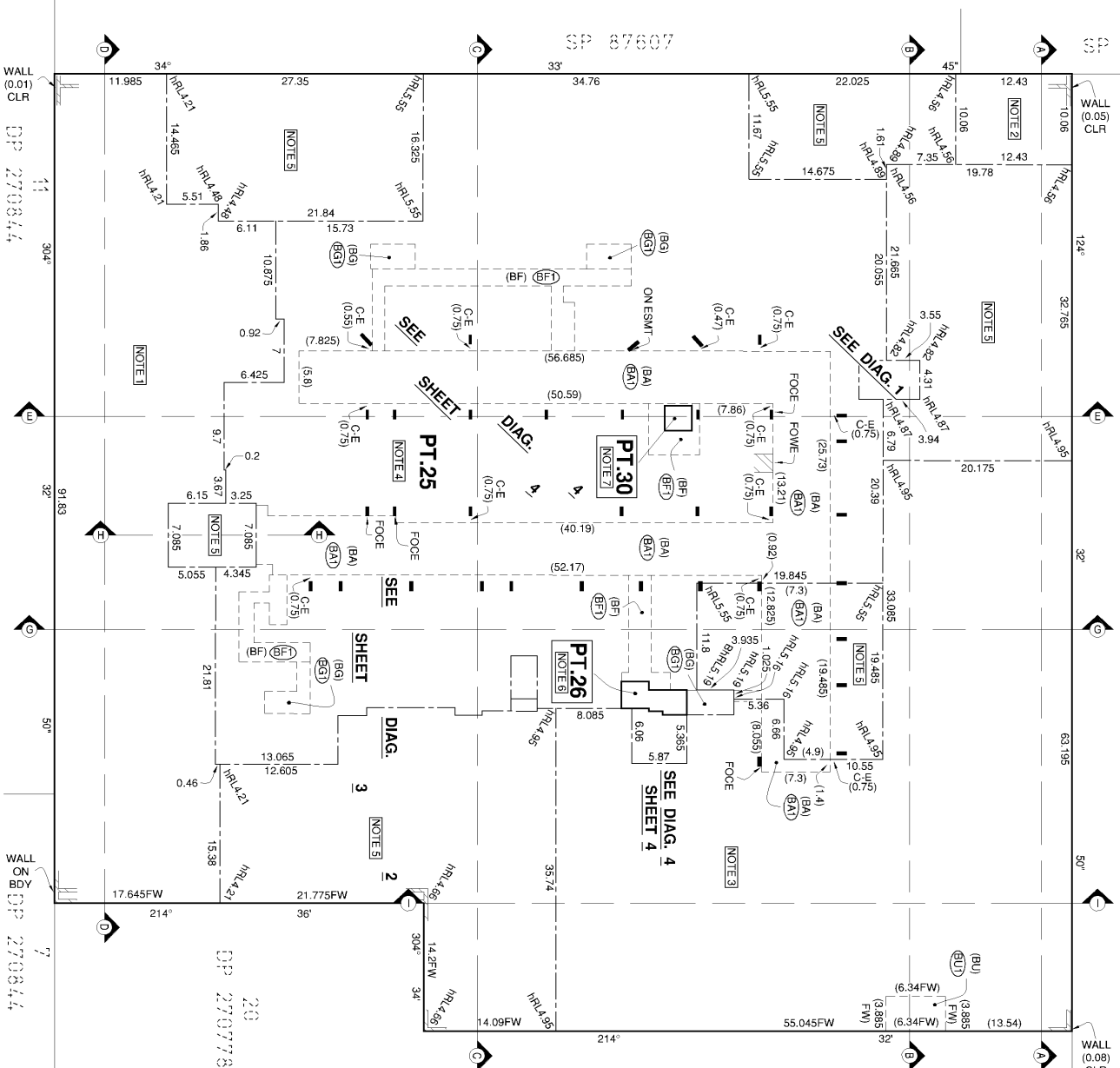
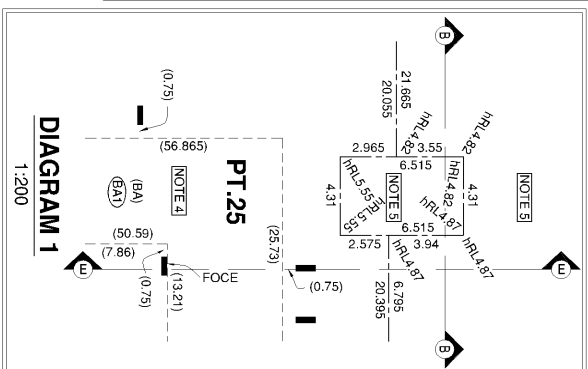
EASEMENTS CREATED BY THIS PLAN:

- (BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM)
- (BF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BU) - EASEMENT FOR TEMPORARY SERVICES 3.855 WIDE (LIMITED IN STRATUM)

THIS IS SHEET 54 OF DP 270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

DETAIL PLAN
(SHEET 2 OF 28 SHEETS)

DP 270778



Surveyor: MICHAEL TIRFIO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1653

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC/131/2016
Lengths are in metres. Reduction Ratio 1:350 & AS SHOWN



Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 54

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of 7mm

Table of 7mm

Table of 7mm

DETAIL PLAN
(SHEET 3 OF 28 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 25 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.21
- NOTE 4 PART LOT 25 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.55
- NOTE 5 PART LOT 25 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL5 SHOWN ON THE PLAN

SCHEDULE OF EASEMENT LIMITS

- (BA) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (BF) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (BG) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

BASEMENT 2 & BELOW (CONT.)

PART LOT 25 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS AT BASEMENT 2 & BELOW
- h denotes HEIGHT RL OF STRATUM LIMIT
- C-E denotes COLUMN TO EASEMENT
- FW denotes FACE OF WALL
- FOE denotes FACE OF COLUMN ON EASEMENT
- FOWE denotes FACE OF WALL ON EASEMENT

--- indicates STRATUM LIMIT

--- indicates EASEMENT LINE

(A) denotes SECTION SEE SHEET 25 - 28

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°33'45" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM)
- (BF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

DIAGRAM 3
1:100

DIAGRAM 2
1:150



THIS IS SHEET 55 OF DP 270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TIRFHO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1653

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARARAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC/131/2016
Lengths are in metres. Reduction Ratio AS SHOWN



Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 55

MGA

PART LOTS 25, 26, 27 AND 30 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

FW denotes FACE OF WALL

— indicates STRATUM LIMIT
--- indicates EASEMENT LINE

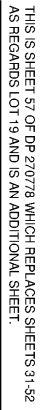
A denotes SECTION SEE SHEET 25 - 28

SEE SHEETS 6-15 FOR BASEMENT 1 DETAILS

SEE SHEET 15 FOR RIGHT OF ACCESS 5.8 WIDE & VARIABLE (BA) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°33'45" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 25 AT BASEMENT 1 IS 1.049ha (IN 1 PART)
THE AREA OF LOT 26 AT BASEMENT 1 IS 296.2m² (IN 14 PARTS)
THE AREA OF LOT 27 AT BASEMENT 1 IS 154.4m² (IN 3 PARTS)
THE AREA OF LOT 30 AT BASEMENT 1 IS 8.0m² (IN 1 PART)



DP 270778
ADDITIONAL SHEET 57

DETAIL PLAN
(SHEET 7 OF 28 SHEETS)

BASEMENT 1 (CONT.)

PART LOTS 25, 26 AND 27 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SHEETS 5 FOR LOT AREAS AT BASEMENT 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIRED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
d denotes DEPTH RL OF STRATUM LIMIT
C denotes CONNECTION
Bd denotes HEIGHT RL OF LOT BOUNDARY
Bd denotes DEPTH RL OF LOT BOUNDARY
C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
CL denotes CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
FW denotes FACE OF WALL ON EASEMENT
FOCB denotes FACE OF COLUMN ON EASEMENT
FOWE denotes FACE OF WALL ON EASEMENT
FOWE denotes EASEMENT DIMENSION AS SHOWN IN SCHEDULE OF SHORT LINES
E denotes EASEMENT DIMENSION AS SHOWN IN SCHEDULE OF SHORT LINES

--- indicates STRATUM LIMIT
--- indicates EASEMENT LINE

denotes SECTION SEE SHEET 25 - 28

SEE SHEETS 6-15 FOR BASEMENT 1 DETAILS

SEE SHEETS 13 & 14 FOR SCHEDULE OF BOUNDARIES

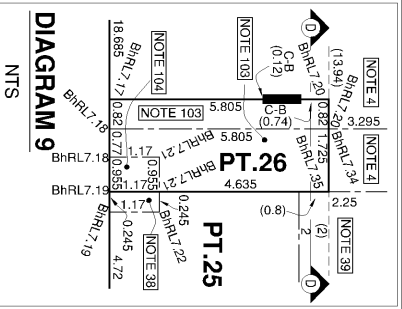
SEE SHEET 14 FOR SCHEDULE OF EASEMENT LIMITS

SEE SHEET 15 FOR RIGHT OF ACCESS 5.8 WIDE & VARIABLE (BA) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°33'45" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM)
(BE) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(BF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BS) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)



SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS
1	149°38'	1.255	1.26	30.55
2	156°57'	5.93	5.95	21.045
3	179°21'	10.39	10.5	21.045
4	171°14.50"	16.035	16.45	21.045
5	91°00.30"	3.135	3.15	9.535
6	109°02.05"	2.84	2.85	9.535
7	99°34'	5.9	6	9.535
8	118°25.35"	0.96	0.96	12.84
9	120°124°33.45"	0.23		
10	191°E	(64.33)	0.81	
11	192°E	(64.33)	0.78	
12	193°E	(172°32.50"	1.035	
13	194°E	(262°32.50"	2.35	
14	195°E	(19°44'	2.61	
15	196°E	(157°14'	1.46	
16	197°E	(189°05'	1.77	
17	198°E	(19°44'	5.635	
18	199°E	(189°05'	6.605	
19	200°E	(262°32.30"	2.631	
20	201°E	(262°32.30"	0.665	
21	202°E	(87°49°05"	2.085	2.09
22	203°E	(64.38'	1.225	9.535

THIS IS SHEET 39 OF DP 270778 WHICH REPLACES SHEETS 31-32
AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEETSurveyor: MICHAEL TIRFIO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1633PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND
EASEMENTS AFFECTING LOT 15 IN DP270778Locality: WENTWORTH POINT
Subdivision No. SC/131/2016
Lengths are in metres. Reduction Ratio
AS SHOWNRegistered
4.11.2016DP 270778
ADDITIONAL SHEET 39

SEE

DIAG. 6

SHEET 6

FOR

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

CONTINUATION

DETAIL PLAN

(SHEET 8 OF 28 SHEETS)

BASEMENT 1 (CONT.)

PART LOTS 25, 26, 27 AND 30 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 5 FOR LOT AREAS AT BASEMENT 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
d denotes DEPTH RL OF STRATUM LIMIT
C denotes CONNECTION
BH denotes HEIGHT RL OF LOT BOUNDARY
C denotes CONNECTION
C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
CL denotes CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
FW denotes FACE OF WALL
FOCB denotes FACE OF COLUMN ON BOUNDARY
FOCE denotes FACE OF COLUMN ON EASEMENT
FOWE denotes FACE OF WALL ON EASEMENT
E denotes EASEMENT DIMENSION AS SHOWN IN SCHEDULE OF SHORT LINES

--- indicates STRATUM LIMIT
--- indicates EASEMENT LINE

denotes SECTION SEE SHEET 25, 28

SEE SHEETS 6-13 FOR BASEMENT 1 DETAILS

SEE SHEETS 13 & 14 FOR SCHEDULE OF BOUNDARIES

SEE SHEET 14 FOR SCHEDULE OF EASEMENT LIMITS

SEE SHEET 15 FOR RIGHT OF ACCESS 5.8 WIDE & VARIABLE (BA) DETAILS

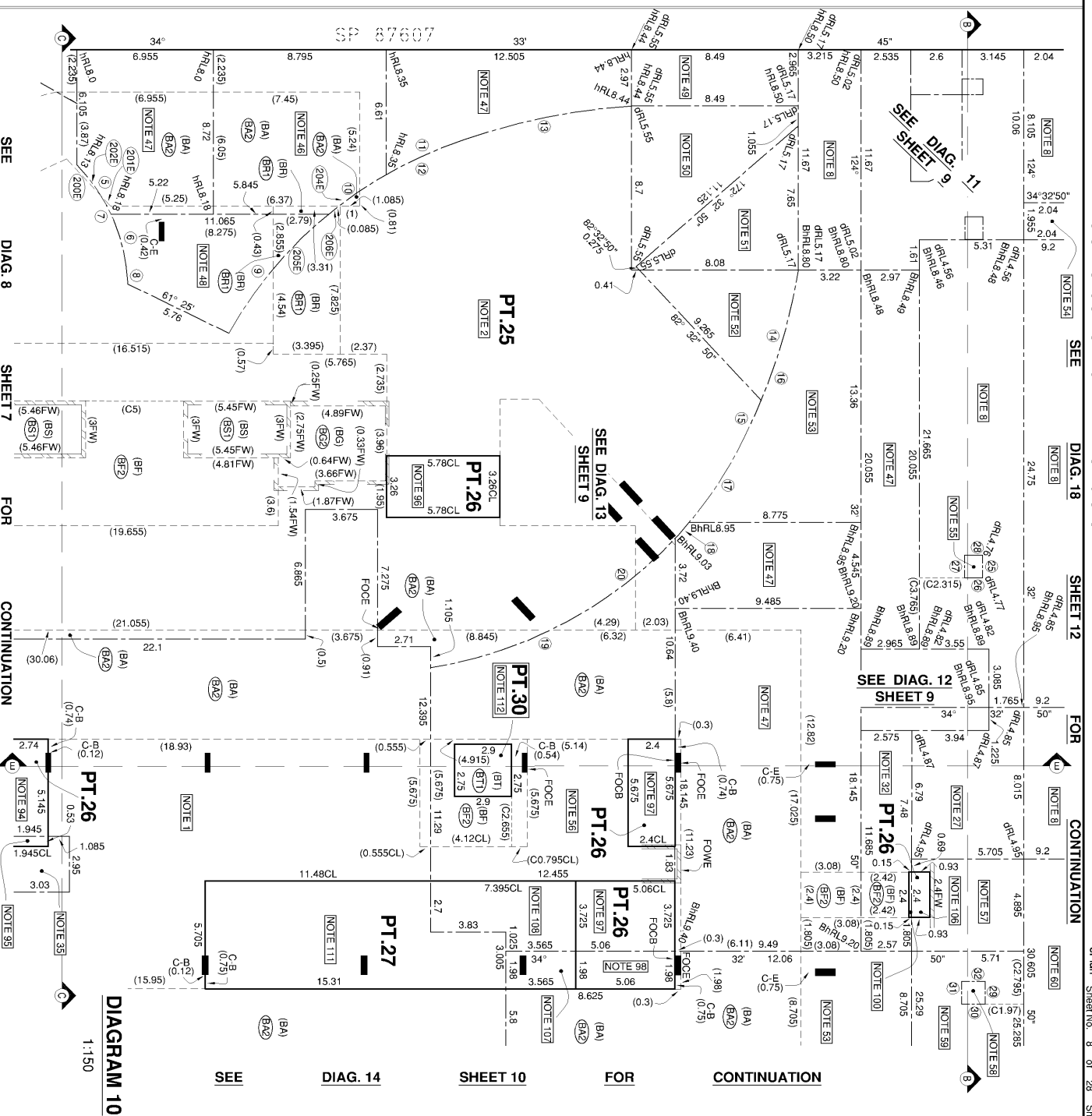
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°33'45" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM)
(BF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BH) - RIGHT TO USE CARWASH BAY VARIABLE WIDTH (LIMITED IN STRATUM)
(BS) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(BT) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF SHORT & CURVED LINES					SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS	No.	BEARING	DIST	ARC	RADIUS
(5)	91°00'30"	3.135	3.15	9.535	20	177°17'17"	20.05	20.85	21.55
(6)	109°02'05"	2.84	2.85	9.535	23	124°32'50"	0.9		
(7)	279°34'	5.9	6	9.535	26	214°32'50"	0.9		
(8)	118°25'35"	0.96	0.96	12.84	27	304°32'50"	1.2		
(9)	163°22'30"	8.075	8.13	21.55	28	34°32'50"	0.9		
(10)	179°00'25"	3.63	3.63	21.55	29	124°32'50"	1.2		
(11)	189°41'50"	4.4	4.41	21.55	30	214°32'50"	1.2		
(12)	174°03'55"	15.79	16.17	21.55	31	304°32'50"	1.2		
(13)	202°41'25"	8.7	8.725	31.415	32	34°32'50"	1.2		
(14)	139°49'25"	7.135	7.15	31.415	200E	(262°29'30"	2.69)		
(15)	148°21'	2.2	2.2	31.415	201E	(262°29'30"	0.665)		
(16)	141°48'45"	9.315	9.35	31.415	202E	(267°52'40"	2.105		
(17)	156°33'	5.26	5.275	21.55	203E	(177°34'15"	1.51		
(18)	165°14'	1.09	1.09	21.55	204E	(168°51'55"	3.99		
(19)	185°44'	14.215	14.49	21.55	205E	(174°52'15"	0.52		

THIS IS SHEET 80 OF DP 270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TREFINO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1633

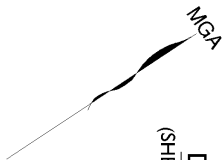
PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC/31/2016
Lengths are in metres. Reduction Ratio 1:150

Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 80

DETAIL PLAN
(SHEET 9 OF 28 SHEETS)



SCHEDULE OF SHORT & CURVED LINES			
No.	BEARING	DIST	ARC RADIUS
17	156°33'20"	5.265	21.55
18	165°14'	1.09	1.09
19	5°43'35"	14.215	14.485
20	177°15'40"	20.05	20.655
21	124°32'50"	1.2	
22	214°32'50"	0.9	
23	304°32'50"	1.2	
24	34°32'50"	0.9	
33	214°32'50"	1.07	
34	124°32'50"	0.84	
35	34°32'50"	1.07	
36E	(170°34'20" 2.595	2.595	21.55)
37E	(82°32'50" 0.245)		

SEE SHEETS 6-15 FOR BASEMENT 1 DETAILS
SEE SHEETS 13 & 14 FOR SCHEDULE OF BOUNDARIES
SEE SHEET 15 FOR RIGHT OF ACCESS 5.8 WIDE & VARIABLE (BA) DETAILS
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°33'45" UNLESS OTHERWISE SHOWN

SCHEDULE OF EASEMENT LIMITS
(B2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(B2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

BASEMENT 1 (CONT.)

PART LOTS 25 AND 26 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

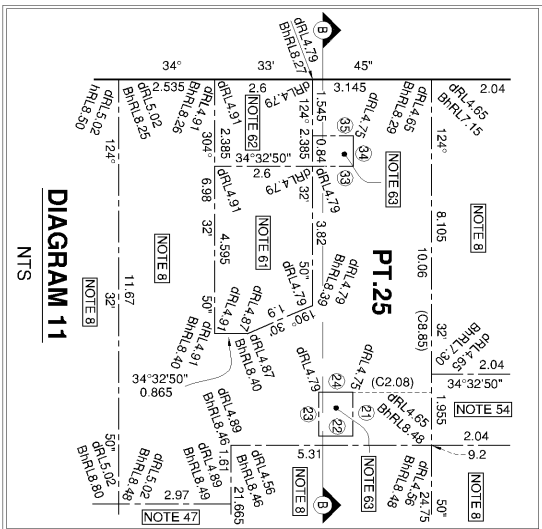
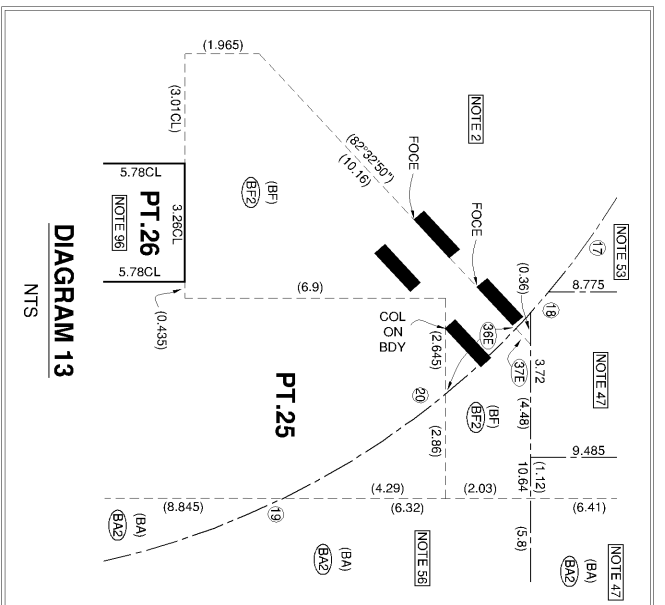
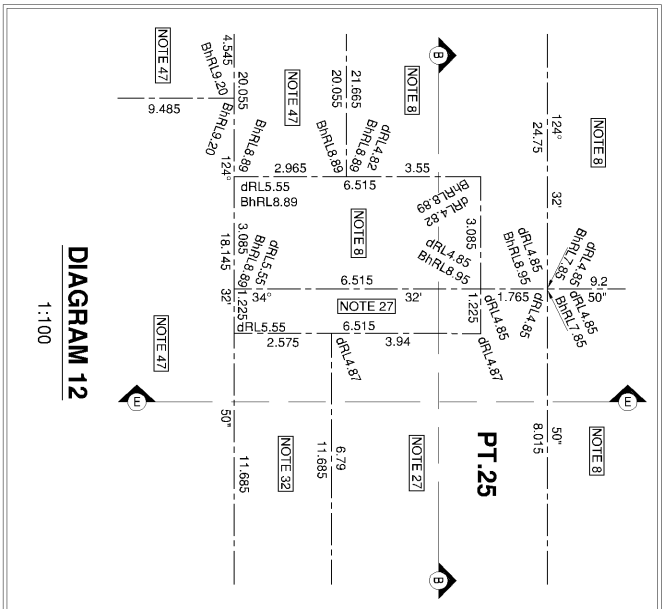
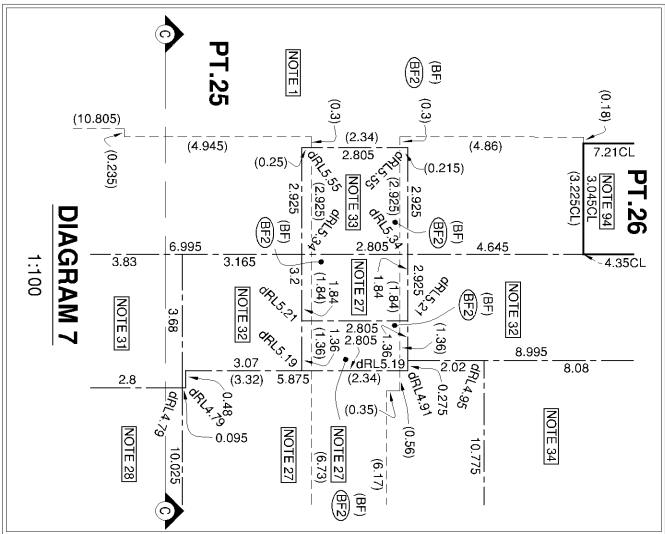
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 5 FOR LOT AREAS AT BASEMENT 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY "C" WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
d denotes DEPTH RL OF STRATUM LIMIT
C denotes CONNECTION
Bh denotes HEIGHT RL OF LOT BOUNDARY
CL denotes CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
FW denotes FACE OF WALL
FOE denotes FACE OF COLUMN ON EASEMENT
E denotes EASEMENT DIMENSION AS SHOWN IN SCHEDULE OF SHORT LINES

- indicates STRATUM LIMIT
--- indicates EASEMENT LINE
A denotes SECTION SEE SHEET 25 - 28

EASEMENTS CREATED BY THIS PLAN:

- (BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM)
(BF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)



DETAIL PLAN

(SHEET 10 OF 28 SHEETS)

SCHEDULE OF EASEMENT LIMITS

- (E12)** INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (E22)** INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (E32)** INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

BASEMENT 1 (CONT.)

PART LOTS 25, 26 AND 27 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 5 FOR LOT AREAS AT BASEMENT 1
3. DIMENSIONS SHOWN (BRACKETED). INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- h** denotes HEIGHT RL OF STRATUM LIMIT
- d** denotes DEPTH RL OF STRATUM LIMIT
- c** denotes CONNECTION
- Bh** denotes HEIGHT RL OF LOT BOUNDARY
- Bd** denotes DEPTH RL OF LOT BOUNDARY
- C-B** denotes COLUMN TO BOUNDARY
- CL** denotes COLUMN TO EASEMENT
- CL** denotes CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- FOCE** denotes FACE OF COLUMN ON EASEMENT
- FOWE** denotes FACE OF WALL ON EASEMENT
- WE** denotes WALL TO EASEMENT
- (E)** denotes EASEMENT DIMENSION AS SHOWN IN SCHEDULE OF SHORT LINES

--- indicates STRATUM LIMIT

- - - indicates EASEMENT LINE

(A) denotes SECTION SEE SHEET 25-28

SEE SHEET 5 FOR BASEMENT 1 DETAILS

SEE SHEETS 13 & 14 FOR SCHEDULE OF BOUNDARIES

SEE SHEET 15 FOR RIGHT OF ACCESS 5.8 WIDE & VARIABLE (BA) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°33'45" UNLESS OTHERWISE SHOWN

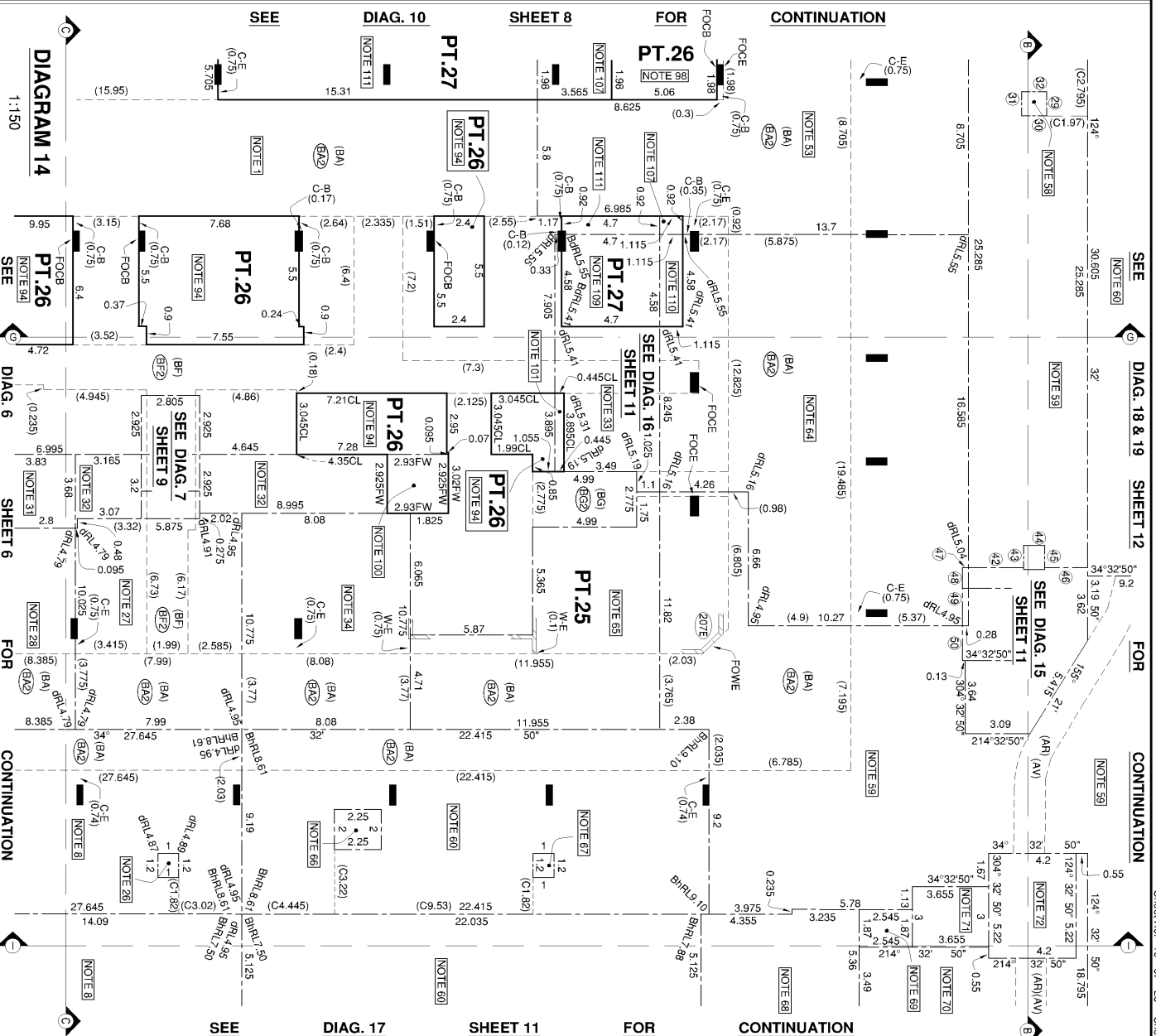
EXISTING EASEMENTS:

- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM)
- (BF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

NO.	BEARING	DIST
29	124°32'50"	1.2
30	214°32'50"	1.2
31	304°32'50"	1.2
32	34°32'50"	1.2
42	214°32'50"	2.65
43	124°32'50"	1.09
44	214°32'50"	1
45	304°32'50"	1.09
46	214°32'50"	2.065
47	34°32'50"	0.28
48	124°32'50"	1.03
49	124°32'50"	1.87
50	124°32'50"	1.73
(207E)	(189°33'45"	1.77)



THIS IS SHEET 82 OF DP 270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL THIRIO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1633

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/1312016
Lengths are in metres. Reduction Ratio 1:150

Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 82

DETAIL PLAN (SHEET 11 OF 28 SHEETS)

BASEMENT 1 (CONT.)

PART LOTS 25, 26 AND 27 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 5 FOR LOT AREAS AT BASEMENT 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY "C" WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
d denotes DEPTH RL OF STRATUM LIMIT
C denotes CONNECTION
B denotes HEIGHT RL OF LOT BOUNDARY
Bd denotes DEPTH RL OF LOT BOUNDARY
C-E denotes COLUMN TO EASEMENT
CL denotes CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
FOCE denotes FACE OF COLUMN ON EASEMENT

--- indicates STRATUM LIMIT
--- indicates EASEMENT LINE

denotes SECTION SEE SHEET 25, 28

SEE SHEETS 6-15 FOR BASEMENT 1 DETAILS

SEE SHEETS 13 & 14 FOR SCHEDULE OF BOUNDARIES

SEE SHEET 15 FOR RIGHT OF ACCESS 5.0 WIDE & VARIABLE (BA) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°-33°45' UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BA) - RIGHT OF ACCESS 5.0 WIDE & VARIABLE (LIMITED IN STRATUM)
(BF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

No.	BEARING	DIST
42	304°32'50"	2.65
43	304°32'50"	1.09
44	214°32'50"	1
45	124°32'50"	1.09
46	34°32'50"	2.065
47	304°32'50"	0.28
48	304°32'50"	1.03
49	304°32'50"	1.87
50	304°32'50"	1.73
51	34°32'50"	0.28
52	124°32'50"	0.11
53	34°32'50"	1
54	124°32'50"	0.11

- (BA2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (BF2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (BG2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

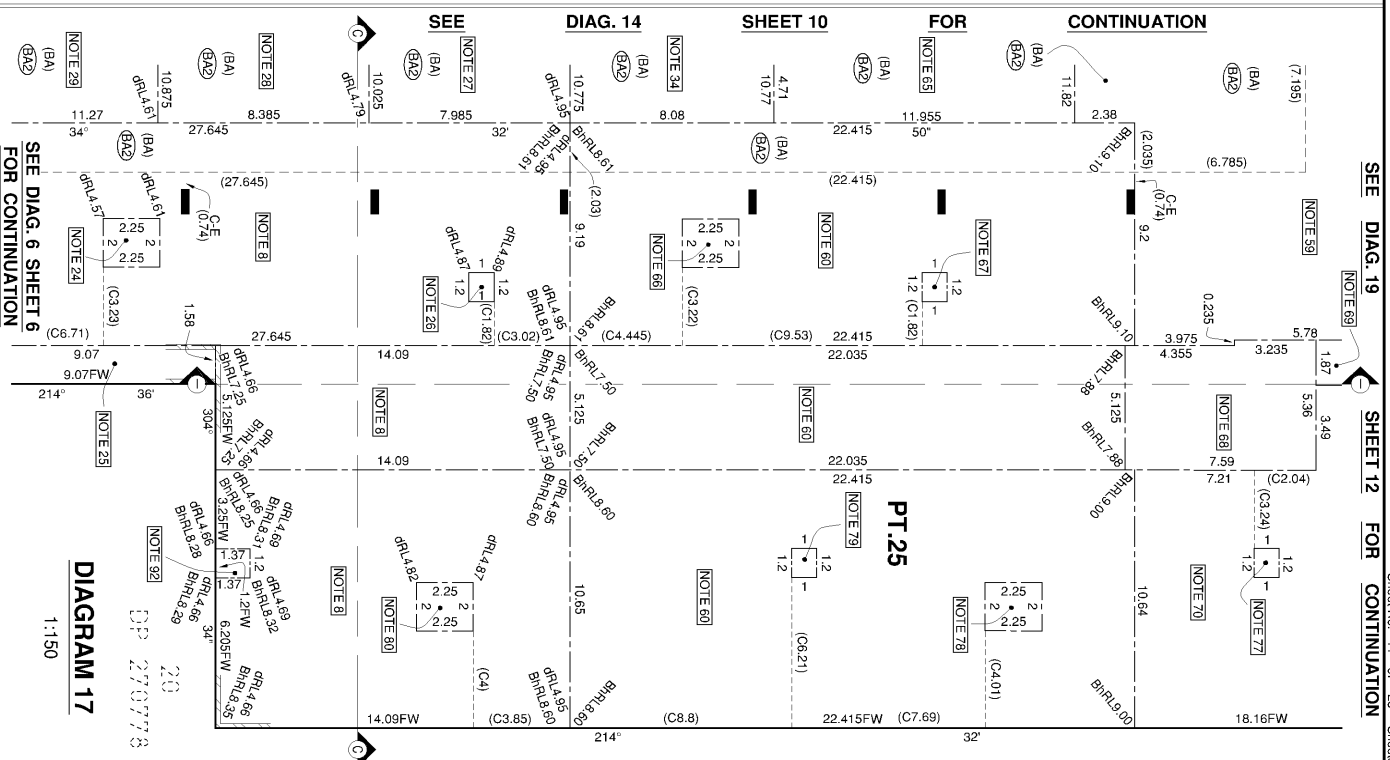
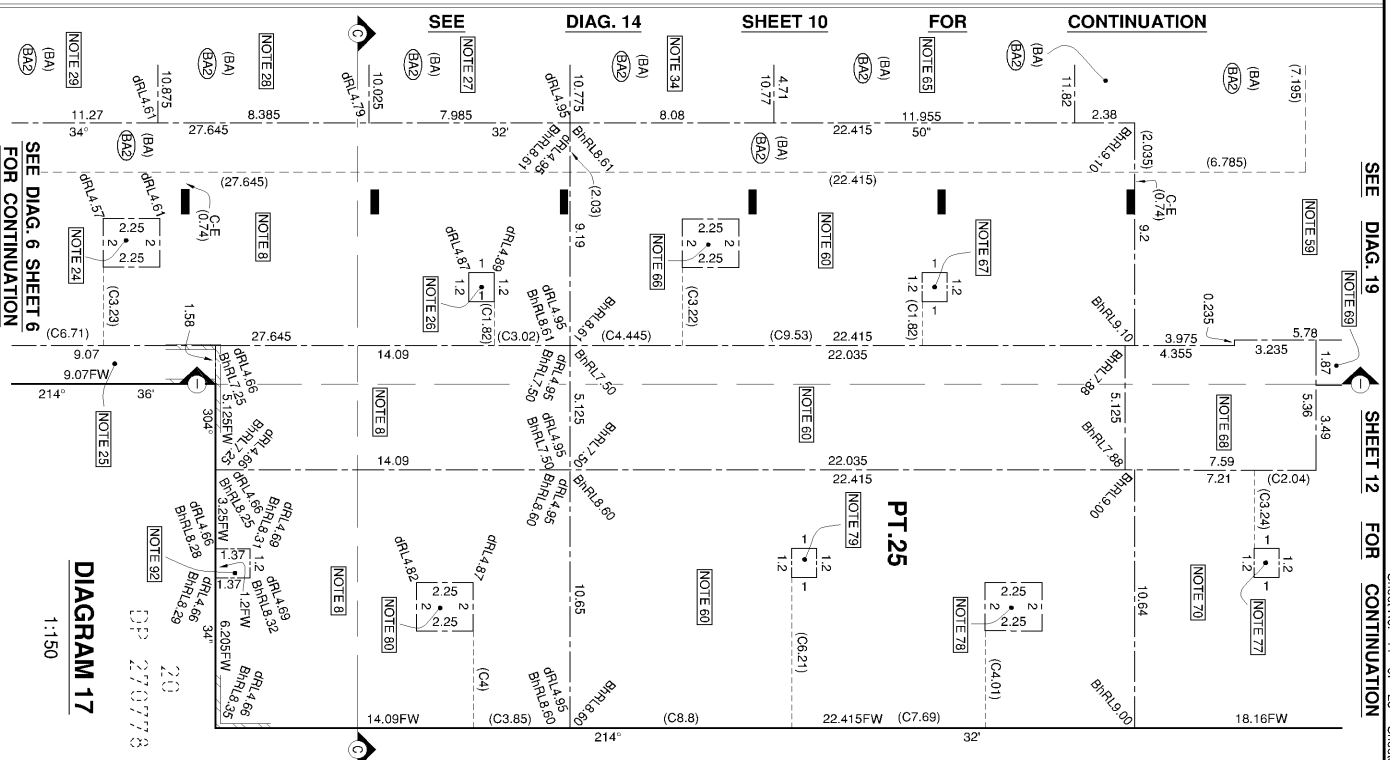
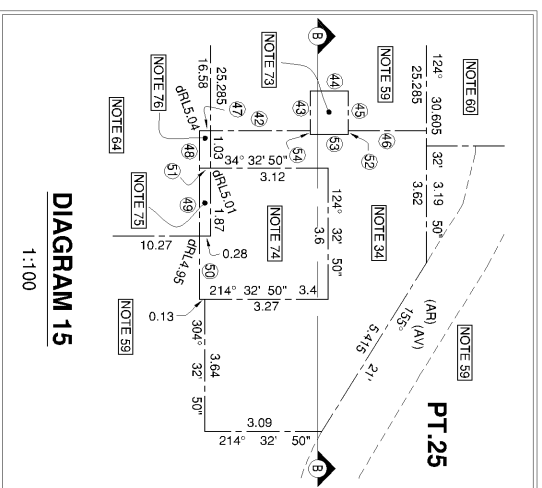
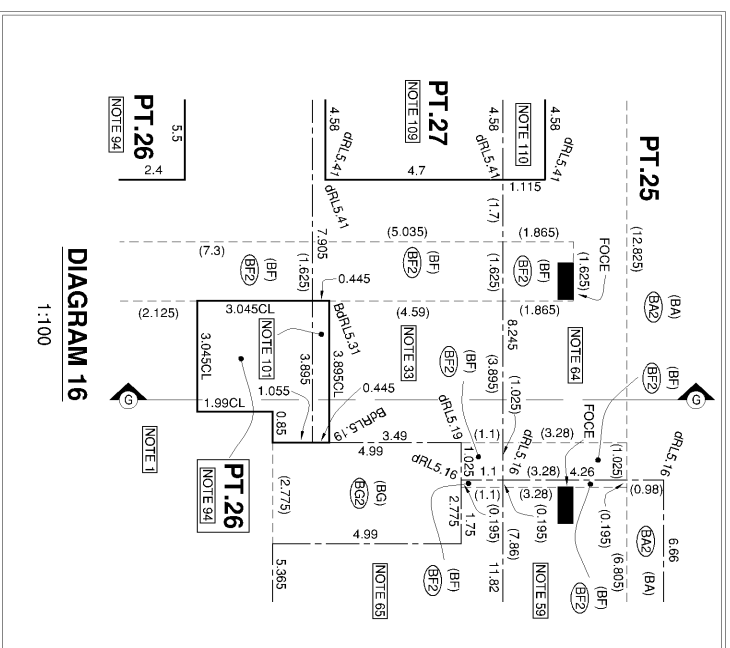
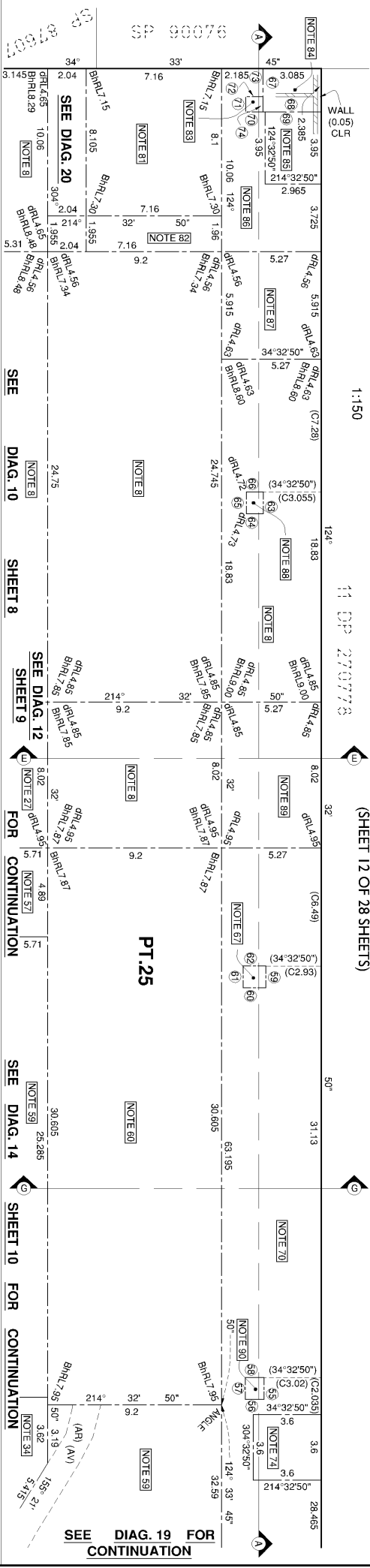


DIAGRAM 18

1:150

DETAIL PLAN

(SHEET 12 OF 28 SHEETS)



BASEMENT 1 (CONT.)

PART LOT 25 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

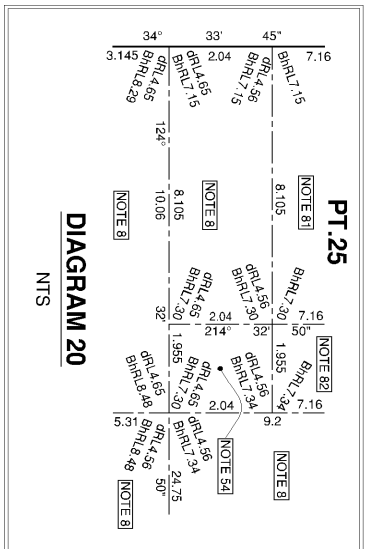
NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 5 FOR LOT AREAS AT BASEMENT 1
3. DIMENSIONS SHOWN, (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
- d denotes DEPTH RL OF STRATUM LIMIT
- C denotes CONNECTION
- Bh denotes HEIGHT RL OF STRATUM LIMIT
- FW denotes FACE OF WALL

- indicates STRATUM LIMIT
- - - indicates EASEMENT LINE

denotes SECTION SEE SHEET 25 - 28



SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
55	124° 32' 50"	1.2
56	214° 32' 50"	1.2
57	304° 32' 50"	1.2
58	34° 32' 50"	1.2
59	124° 32' 50"	1.2
60	214° 32' 50"	1.2
61	304° 32' 50"	1.2
62	34° 32' 50"	1.2
63	124° 32' 50"	1.2
64	214° 32' 50"	0.9
65	304° 32' 50"	1.2
66	34° 32' 50"	0.9
67	124° 32' 50"	2.385
68	34° 32' 50"	3.085
69	34° 32' 50"	2.965
70	214° 32' 50"	1.03
71	304° 32' 50"	0.84
72	34° 32' 50"	0.91
73	304° 32' 50"	1.545
74	304° 32' 50"	0.84

SEE DIAG. 18 FOR CONTINUATION

DIAGRAM 19

1:150

SEE DIAG. 17 SHEET 11 FOR CONTINUATION

THIS IS SHEET 64 OF DP 270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TREFINO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1653

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC/131/2016
Lengths are in metres. Reduction Ratio AS SHOWN



Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 64

DETAIL PLAN
(SHEET 13 OF 28 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

<u>NOTE 1</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.53	<u>NOTE 18</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.75	<u>NOTE 36</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN	<u>NOTE 54</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL 4.56 AND RL 4.65 AND LIMITED TO HEIGHT TO THE INCINED PLANE BETWEEN RL 7.30 AND RL 7.34
<u>NOTE 2</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.88	<u>NOTE 19</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.65	<u>NOTE 37</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.25	<u>NOTE 55</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL 4.76 AND RL 4.77 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.80
<u>NOTE 3</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN RL 7.45 AND RL 7.67	<u>NOTE 20</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.67	<u>NOTE 38</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.50	<u>NOTE 56</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.40
<u>NOTE 4</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN	<u>NOTE 21</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN RL 6.81 AND RL 6.84	<u>NOTE 39</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.70	<u>NOTE 57</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.80
<u>NOTE 5</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.00	<u>NOTE 22</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL 4.21 AND RL 4.47 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN RL 6.84 AND RL 6.90	<u>NOTE 40</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.55	<u>NOTE 58</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.00
<u>NOTE 6</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.35	<u>NOTE 23</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL 4.41 AND RL 4.43 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.85	<u>NOTE 41</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.50	<u>NOTE 59</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.10
<u>NOTE 7</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN	<u>NOTE 24</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL 4.57 AND RL 4.61 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.50	<u>NOTE 42</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.50	<u>NOTE 60</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN
<u>NOTE 8</u>	PART LOT 25 IS LIMITED IN DEPTH & HEIGHT TO THE INCINED PLANES BETWEEN THE RLS SHOWN ON THE PLAN	<u>NOTE 25</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL 4.47 AND RL 4.66 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN RL 6.90 AND RL 7.25	<u>NOTE 43</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.85	<u>NOTE 61</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.50
<u>NOTE 9</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.00	<u>NOTE 26</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL 4.67 AND RL 4.89 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.50	<u>NOTE 44</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.85	<u>NOTE 62</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL 4.79 AND RL 4.91 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.20
<u>NOTE 10</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN RL 7.80 AND RL 8.00	<u>NOTE 27</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.80	<u>NOTE 45</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.88	<u>NOTE 63</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL 4.75 AND RL 4.79 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.55
<u>NOTE 11</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.35	<u>NOTE 28</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.60	<u>NOTE 46</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.15	<u>NOTE 64</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.10
<u>NOTE 12</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN RL 7.70 AND RL 7.73	<u>NOTE 29</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.40	<u>NOTE 47</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN	<u>NOTE 65</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.53
<u>NOTE 13</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN RL 7.38 AND RL 7.73	<u>NOTE 30</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.40	<u>NOTE 48</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.70	<u>NOTE 66</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.05
<u>NOTE 14</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN RL 6.85 AND RL 7.38	<u>NOTE 31</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.60	<u>NOTE 49</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL 5.17 AND RL 5.55 AND LIMITED IN HEIGHT TO THE INCINED PLANE BETWEEN RL 8.44 AND RL 8.50	<u>NOTE 67</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.95
<u>NOTE 15</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.05	<u>NOTE 32</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.80	<u>NOTE 50</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.88	<u>NOTE 68</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.88
<u>NOTE 16</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.15	<u>NOTE 33</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.53	<u>NOTE 51</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.24	<u>NOTE 69</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.98
<u>NOTE 17</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.20	<u>NOTE 34</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.95 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.80	<u>NOTE 52</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.24	<u>NOTE 70</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.00
		<u>NOTE 35</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.70	<u>NOTE 53</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.10	<u>NOTE 71</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 7.50
						<u>NOTE 72</u>	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 6.75

THIS IS SHEET 65 OF DP 270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table (07mm)

Surveyor: MICHAEL TIRFIO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No.: 1633

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/131/2016
Lengths are in metres. Reduction Ratio N/A

Registered
4.11.2016DP 270778
ADDITIONAL SHEET 65

<p>Surveyor: MICHAEL TRIFIRO</p> <p>Date of Survey: 20/05/2016</p> <p>Surveyor's Ref: 6182</p> <p>Exemption No: 1653</p>	<p>PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778</p>	<p>LGA: PARRAMATTA</p> <p>Locality: WENTWORTH POINT</p> <p>Subdivision No: SC/131/2016</p> <p>Lengths are in metres. Reduction Ratio 1/4</p>	<p>Registered</p> <p>4.11.2016</p>	<p>DP 270778</p> <p>ADDITIONAL SHEET 66</p>
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PLAN FORM 2

WARNING: OVERLAPPING ORT BOUNDARY WILL LEAD TO MISREPRESENTATION

Bridgit Sheet No. 14 of 28 Sheet

DETAIL PLAN

(SHEET 14 OF 28 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

NOTE 73	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.95 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.90
NOTE 74	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.95 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.10
NOTE 75	PART LOT 25 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN THE RL4.95 AND RL5.01 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.10
NOTE 76	PART LOT 25 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN THE RL3.01 AND RL5.04 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.80
NOTE 77	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.95 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.80
NOTE 78	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.95 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.05
NOTE 79	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.95 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.75
NOTE 80	PART LOT 25 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN RL4.82 AND RL4.87 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.80
NOTE 81	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.56 AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL7.15 AND RL7.30
NOTE 82	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.56 AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL7.30 AND RL7.34
NOTE 83	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.56 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.35
NOTE 84	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.56 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.20
NOTE 85	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.56 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.50
NOTE 86	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.56 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.30
NOTE 87	PART LOT 25 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.30
NOTE 88	PART LOT 25 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN RL4.72 AND RL4.73 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.90
NOTE 89	PART LOT 25 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.00

NOTE 90	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.95 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.20
NOTE 91	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.20
NOTE 92	PART LOT 25 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN RL4.66 AND RL4.69 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.25
NOTE 93	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.21 AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL7.45 AND RL7.53
NOTE 94	PART LOT 26 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.53
NOTE 95	PART LOT 26 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.70
NOTE 96	PART LOT 26 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.88
NOTE 97	PART LOT 26 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.40
NOTE 98	PART LOT 26 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.10
NOTE 99	PART LOT 26 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN RL5.41 AND RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.53
NOTE 100	PART LOT 26 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.80
NOTE 101	PART LOT 26 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN RL5.19 AND RL5.31 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.53
NOTE 102	PART LOT 26 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.88
NOTE 103	PART LOT 26 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.21 AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN THE RLS SHOWN ON THE PLAN
NOTE 104	PART LOT 26 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.21 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.30
NOTE 105	PART LOT 26 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN RL7.72 AND RL8.09 AND LIMITED IN HEIGHT TO THE INCLOSED PLANE BETWEEN RL7.61 AND RL7.88
NOTE 106	PART LOT 26 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.95 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.80
NOTE 107	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.10

NOTE 108	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.40
NOTE 109	PART LOT 27 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN RL5.41 AND RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.53
NOTE 110	PART LOT 27 IS LIMITED IN DEPTH TO THE INCLOSED PLANE BETWEEN RL5.41 AND RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.10
NOTE 111	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.53
NOTE 112	PART LOT 30 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.40

SCHEDULE OF EASEMENT LIMITS

(E2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(E3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(E4) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(E5) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(E6) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(E7) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(E8) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(E9) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(E10) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(E11) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

THIS IS SHEET 06 OF DP 270778 WHICH REPLACES SHEETS 31-52

AND IS AN ADDITIONAL SHEET.

Scale of mm

0 100 110 120 130 140

Surveyor: MICHAEL TRAFIRO
Date of Survey: 20/05/2016
Surveyors Ref: 6182
Exemption No.: 16/53

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/131/2016
Lengths are in metres Reduction Ratio N/A

Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 66

BASEMENT 1 - EASEMENT (BA) DETAILS

PART LOTS 25, 26, 27 AND 30 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 6-15

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 5 FOR LOT AREAS AT BASEMENT 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

---E--- denotes EASEMENT DIMENSION AS SHOWN IN SCHEDULE OF SHORT LINES
--- indicates EASEMENT LINE

--- denotes SECTION SEE SHEET 25 - 28

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
(198E)	(172.32.50°)	1.035
(194E)	(262.32.50°)	2.35
(198E)	(157.14°)	1.46
(207E)	(169.33.45°)	1.77
(211E)	(64.33°)	1.58
(212E)	(19.44°)	8.235
(213E)	(262.29.30°)	3.355
(214E)	(189.05°)	8.375

SEE SHEETS 6-15 FOR BASEMENT 1 DETAILS

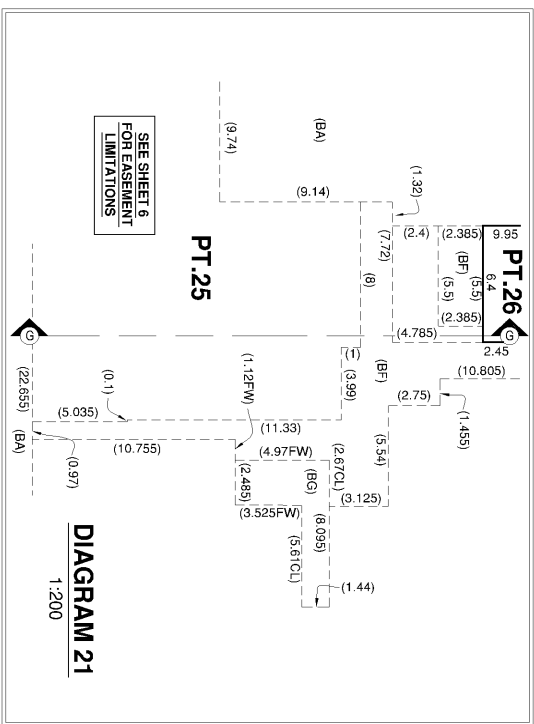
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124.33.45° UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM)
(BF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(B9) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

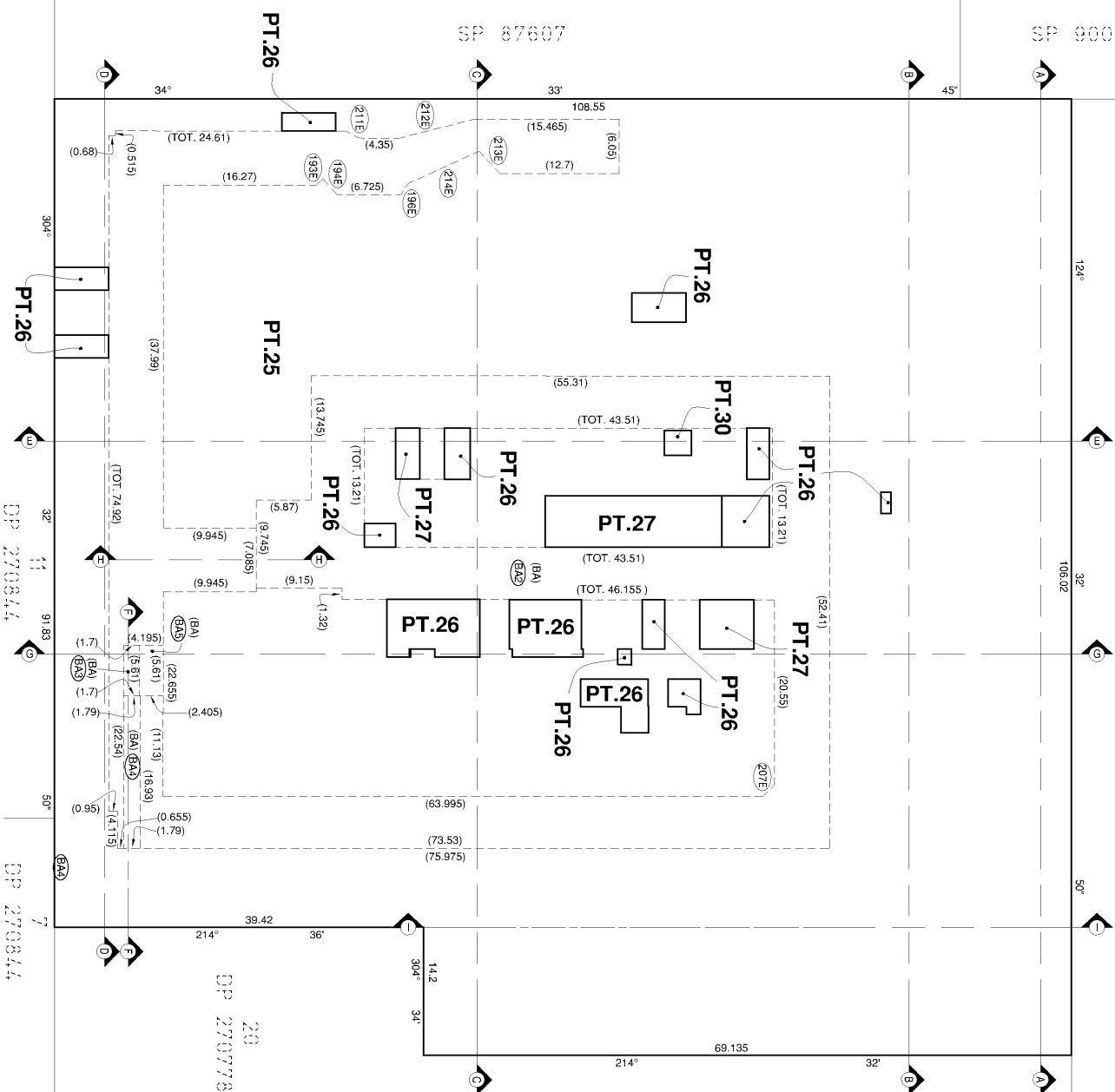
SCHEDULE OF EASEMENT LIMITS

- (BA2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (BA3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.62
- (BA4) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.72
- (BA5) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.62 AND RL7.20



DETAIL PLAN
(SHEET 15 OF 28 SHEETS)

DP 270778



THIS IS SHEET 67 OF DP 270778 WHICH REPLACES SHEETS 31-32 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1653

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC/131/2016
Lengths are in metres. Reduction Ratio: 1:350 & AS SHOWN

Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 67

SCHEDULE OF SHORT & CURVED LINES			
No.	BEARING	DIST	ARC RADIUS
75	185.09	20.13	13.515 21.9
76	186.31	30.12	12.47 21.9
77	187.34	55.12	13.095 21.55
78	34.33	45.05	
79	110.35	0.55	
80	94.38	0.833	
81	78.05	0.83	
82	82.16	0.825	
83	54.00	1.23	
84	323.58	0.505	
85	82.50	2.325	
86	80.51	1	
87	97.24	0.986	
88	115.32	2.315	
89	213.46	1.2	
90	128.17	2.5	

LEVEL 1

PART LOTS 25, 26, 27, 28, 29 AND 30 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

LOT 15 IS A STRATUM LOT WITH BOUNDARIES AS DEFINED IN ADDITIONAL SHEETS 19-21 OF DP270778

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- d denotes DEPTH RL OF STRATUM LIMIT
- BD denotes DEPTH RL OF LOT BOUNDARY
- BOY denotes LOT BOUNDARY DIMENSION
- CL denotes CENTRE OF 0.18 WIDE CONCRETE BLOCK WALL
- CW denotes CONCRETE WALL
- FOWE denotes FACE OF WALL ON EASEMENT
- FW denotes FACE OF WALL
- STM denotes STRATUM LIMIT DIMENSION
- (XX) denotes STRATUM LIMIT AS SHOWN IN ADDITIONAL SHEETS 19-21 OF DP270778

- indicates STRATUM LIMIT
- - - indicates EASEMENT LINE

denotes SECTION SEE SHEET 25 - 28

SEE SHEET 17 FOR SCHEDULE OF BOUNDARIES

SEE SHEET 21 FOR SCHEDULE OF EASEMENT LIMITS

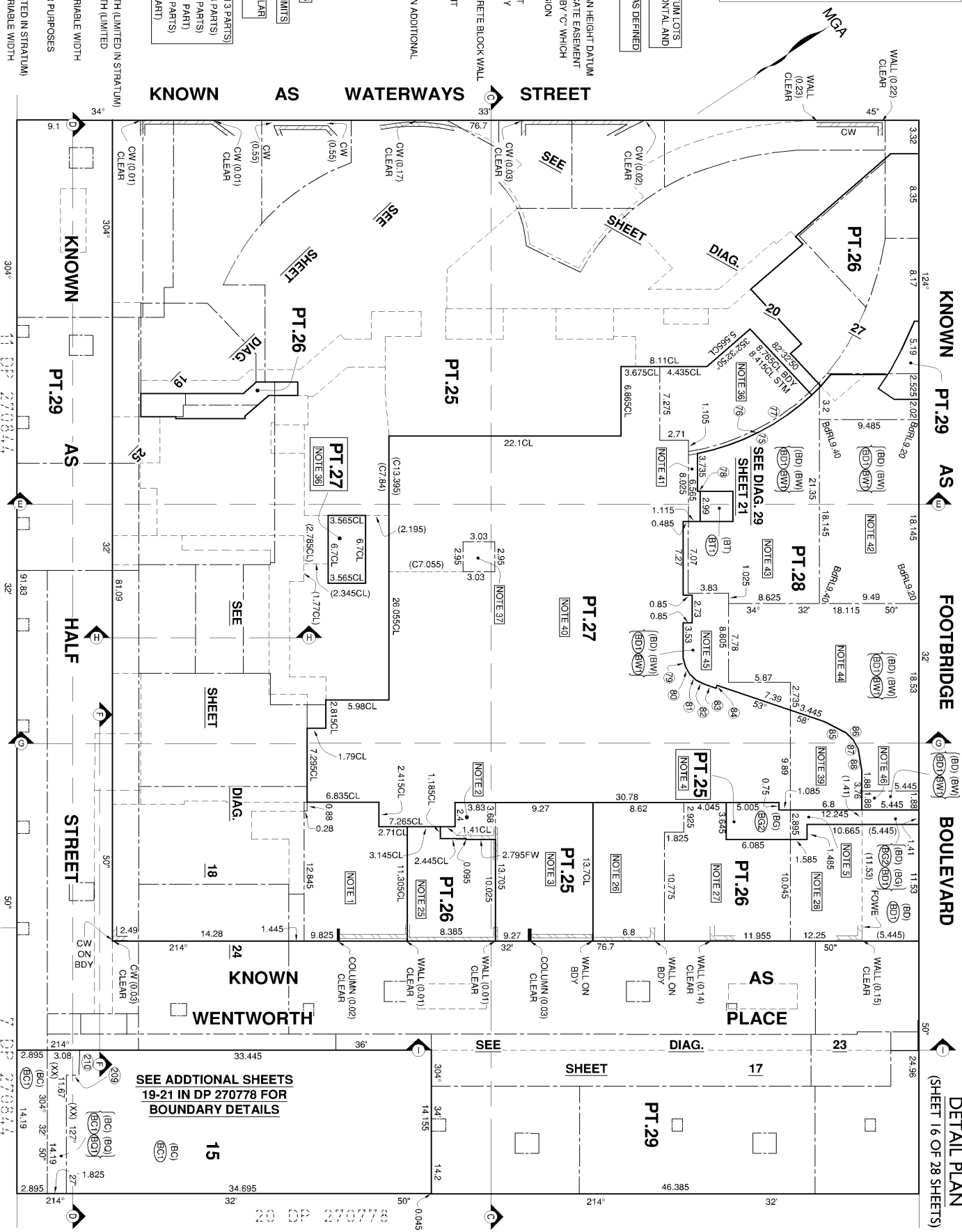
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°33'45" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 25 AT LEVEL 1 IS 3343m² (IN 3 PARTS)
 THE AREA OF LOT 26 AT LEVEL 1 IS 722.9m² (IN 4 PARTS)
 THE AREA OF LOT 27 AT LEVEL 1 IS 1440m² (IN 2 PARTS)
 THE AREA OF LOT 28 AT LEVEL 1 IS 686.5m² (IN 1 PART)
 THE AREA OF LOT 29 AT LEVEL 1 IS 2336m² (IN 2 PARTS)
 THE AREA OF LOT 30 AT LEVEL 1 IS 9.3m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (BO) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BD) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BO) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BT) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
- (BW) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 68 OF DP 270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET



DETAIL PLAN (SHEET 16 OF 28 SHEETS)

SEE ADDITIONAL SHEETS
19-21 IN DP 270778 FOR
BOUNDARY DETAILS

Surveyor: MICHAEL TIRFIO

Date of Survey: 20/05/2016

Surveyor's Ref: 6182

Exemption No. 1653

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND
EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARRAMATTA

Locality: WENTWORTH POINT

Subdivision No. SC/131/2016

Lengths are in metres. Reduction Ratio 1:250

Registered

4.11.2016

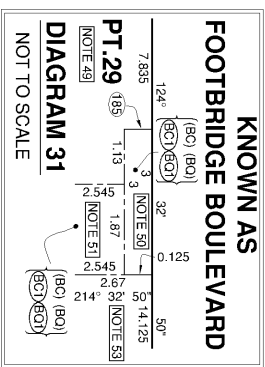
DP 270778

ADDITIONAL SHEET 68

SCHEDULE OF BOUNDARY LIMITS

NOTE 1	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.80 AND UNLIMITED IN HEIGHT	NOTE 51	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.80 AND UNLIMITED IN HEIGHT
NOTE 2	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.60 AND UNLIMITED IN HEIGHT	NOTE 52	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.80 AND UNLIMITED IN HEIGHT
NOTE 3	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.60 AND UNLIMITED IN HEIGHT	NOTE 53	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.00 AND UNLIMITED IN HEIGHT
NOTE 4	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.60 AND UNLIMITED IN HEIGHT	NOTE 54	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.00 AND UNLIMITED IN HEIGHT
NOTE 5	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.30 AND UNLIMITED IN HEIGHT	NOTE 55	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.00 AND UNLIMITED IN HEIGHT
NOTE 6	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.30 AND UNLIMITED IN HEIGHT	NOTE 56	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.05 AND UNLIMITED IN HEIGHT
NOTE 7	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.60 AND UNLIMITED IN HEIGHT	NOTE 57	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.75 AND UNLIMITED IN HEIGHT
NOTE 8	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.60 AND UNLIMITED IN HEIGHT	NOTE 58	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.80 AND UNLIMITED IN HEIGHT
NOTE 9	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.30 AND UNLIMITED IN HEIGHT	NOTE 59	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.25 AND UNLIMITED IN HEIGHT
NOTE 10	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.30 AND UNLIMITED IN HEIGHT	NOTE 60	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.95 AND UNLIMITED IN HEIGHT
NOTE 11	PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.70 AND UNLIMITED IN HEIGHT	NOTE 61	PART LOT 29 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.90 AND RL 7.25 AND UNLIMITED IN HEIGHT
NOTE 12	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 13	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 14	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 15	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 16	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 17	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 18	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 19	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 20	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 21	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 22	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 23	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 24	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 25	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 26	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 27	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 28	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 29	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 30	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 31	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 32	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 33	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 34	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 35	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 36	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 37	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 38	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 39	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 40	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 41	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 42	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 43	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 44	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 45	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 46	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 47	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 48	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 49	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		
NOTE 50	PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.40 AND UNLIMITED IN HEIGHT		

DETAIL PLAN
(SHEET 17 OF 28 SHEETS)



SCHEDULE OF EASEMENT LIMITS

- (EC) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
- (BD) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (EG) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (ED) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
- (EV) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
- (EW) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

LEVEL 1 (CONT.)

PART LOTS 25, 26 AND 29 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

LOT 15 IS A STRATUM LOT WITH BOUNDARIES AS DEFINED IN ADDITIONAL SHEETS 19-21 OF DP270778

NOTES:

- ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
- SEE SHEET 16 FOR LOT AREAS AT LEVEL 1
- DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- d denotes DEPTH RL OF STRATUM LIMIT
- Bd denotes DEPTH RL OF LOT BOUNDARY
- C denotes CONNECTION
- CL denotes CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
(185)	32° 32' 50"	0.125

- indicates STRATUM LIMIT
- - - indicates EASEMENT LINE
- ↗ denotes SECTION SEE SHEET 25 - 28

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124° 33' 45" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

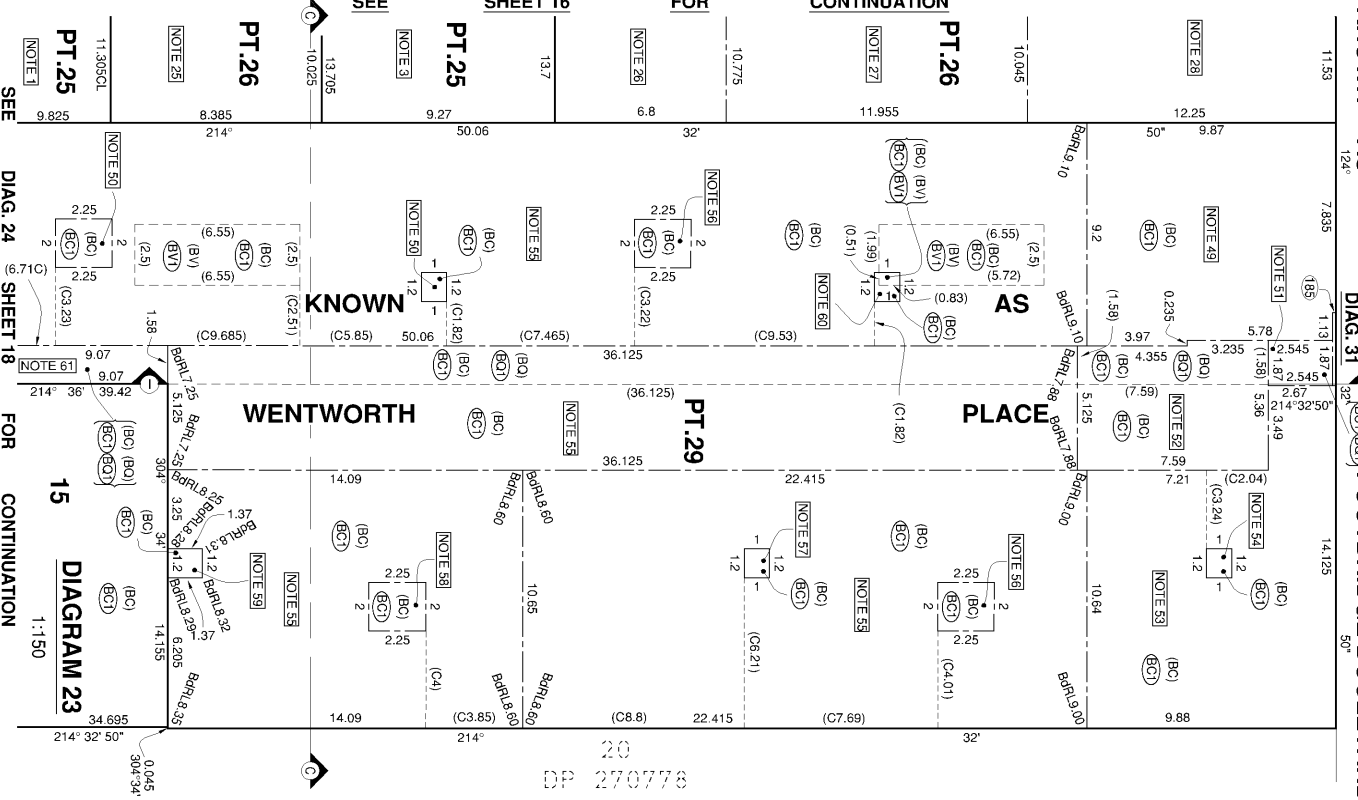
- (BO) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BD) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BT) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
- (BV) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 89 OF DP 270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

KNOWN AS

SEE DIAG. 31

FOOTBRIDGE BOULEVARD



Surveyor: MICHAEL TIRFRO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No.: 16133

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/131/2016
Lengths are in metres. Reduction Ratio: 1:350 & AS SHOWN

Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 89

DETAIL PLAN
SHEET 18 OF 28 SHEETS

(SHEET 18 OF 28 SHEETS)

2. SEE SHEET 16 FOR LOT AREAS AT LEVEL 1

3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

d denotes DEPTH RL OF STRUTUM LIMIT

Bd denotes DEPTH RL OF LOT BOUNDARY

C denotes CONNECTION

CL denotes CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL

--- indicates STRUTUM LIMIT

--- indicates EASEMENT LINE

▲ denotes SECTION SEE SHEET 25 - 28

EASEMENTS AFFECTING THE WHOLE OF LOTS 1 & 28 CREATED BY THIS PLAN:

(BO) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

EASEMENTS CREATED BY THIS PLAN:

(BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRUTUM)

(BB) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

(BG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

(BH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

(BI) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

(BJ) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

(BM) - EASEMENT TO ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRUTUM)

(BN) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)

(BP) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)

(BV) - EASEMENT FOR ACCESS AND USE OF CAR SHAPE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRUTUM)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124.53-45 UNLESS OTHERWISE SHOWN

SEE SHEET 21 FOR SCHEDULE OF EASEMENT LIMITS

(SHEET 18 OF 28 SHEETS)

2. SEE SHEET 16 FOR LOT AREAS AT LEVEL 1

3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

d denotes DEPTH RL OF STRUTUM LIMIT

Bd denotes DEPTH RL OF LOT BOUNDARY

C denotes CONNECTION

CL denotes CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL

--- indicates STRUTUM LIMIT

--- indicates EASEMENT LINE

▲ denotes SECTION SEE SHEET 25 - 28

EASEMENTS AFFECTING THE WHOLE OF LOTS 1 & 28 CREATED BY THIS PLAN:

(BO) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

EASEMENTS CREATED BY THIS PLAN:

(BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRUTUM)

(BB) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

(BG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

(BH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

(BI) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

(BJ) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

(BM) - EASEMENT TO ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRUTUM)

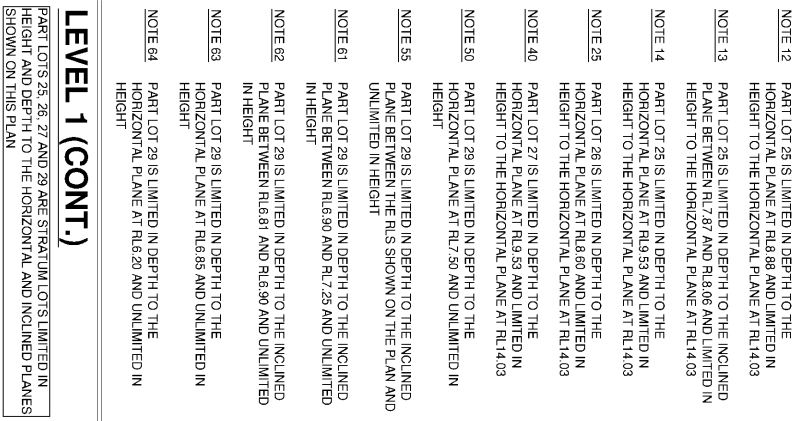
(BN) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)

(BP) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)

(BV) - EASEMENT FOR ACCESS AND USE OF CAR SHAPE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRUTUM)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124.53-45 UNLESS OTHERWISE SHOWN

SEE SHEET 21 FOR SCHEDULE OF EASEMENT LIMITS



SCHEDULE OF BOUNDARY LIMITS

NOTE	NOTE 21
NOTE 9 PART LOT 25 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL14.03	PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.15 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL14.03
NOTE 12 PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.88 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL14.03	NOTE 22 PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.70 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL14.03
NOTE 13 PART LOT 25 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL7.87 AND RL8.06 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL14.03	NOTE 36 PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.88 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL14.03
NOTE 15 PART LOT 25 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL7.21 AND RL7.50 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL14.03	NOTE 40 PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL9.53 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL14.03
NOTE 16 PART LOT 25 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL7.48 AND RL7.50 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL11.00	NOTE 55 PART LOT 29 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 17 PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.50 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL14.03	NOTE 71 PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.25 AND UNLIMITED IN HEIGHT
NOTE 18 PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.50 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL11.00	NOTE 72 PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.30 AND UNLIMITED IN HEIGHT
NOTE 19 PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.85 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL11.00	NOTE 73 PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.70 AND UNLIMITED IN HEIGHT
NOTE 20 PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.85 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL14.03	NOTE 74 PART LOT 29 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.55 AND UNLIMITED IN HEIGHT

LEVEL 1 (CONT.)

PART LOTS 25, 26, 27 AND 29 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 16 FOR LOT AREAS AT LEVEL 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- d denotes DEPTH RL OF STRATUM LIMIT
 Bd denotes DEPTH RL OF LOT BOUNDARY
 C denotes CONNECTION
 CL denotes CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
 FW denotes FACE OF WALL
 E denotes EASEMENT DIMENSION AS SHOWN IN SCHEDULE OF SHORT LINES

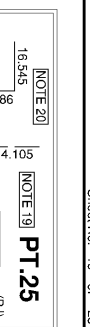
- indicates STRATUM LIMIT
 indicates EASEMENT LINE
 denotes SECTION SEE SHEET 25 - 28

SCHEDULE OF SHORT & CURVED LINES					SCHEDULE OF SHORT & CURVED LINES				
NO.	BEARING	DIST	ARC	RADIUS	NO.	BEARING	DIST	ARC	RADIUS
90	149.38°	1.255	1.26	30.55	104E	172.32.50°	5.151		
91	156.57°	5.93	5.95	21.045	105E	119.48°	4.555		
92	179.21°	10.39	10.5	21.045	106E	132.32.50°	0.365		
93	171.14.50°	16.035	16.45	21.045	107E	118.07.45°	0.84	0.84	13.19
94	172.38°	2.99			108E	109.28.30°	2.795	2.795	9.885
95	172.32.50°	1.69			109E	91.55.20°	3.25	3.265	9.885
96	64.38°	5.69			110E	172.32.50°	2.41		
97	91.00.30°	3.135	3.15	9.535	111E	170.48.25°	2.855	2.86	12.285
98	109.02.05°	2.84	2.85	9.535	112E	100.35.05°	0.27	0.27	9.885
99	118.25.35°	0.96	0.96	12.84	113E	91.08.35°	2.985	2.995	9.885
100	99.34°	5.9	6	9.535	114E	60.04.40°	3.86	3.88	12.285
101E	172.32.50°	1.615			115E	149.20.10°	0.725	0.725	12.285
102E	172.32.50°	4.34			116E	143.24.40°	2.875	2.875	15.59
103E	92.32.50°	0.59							

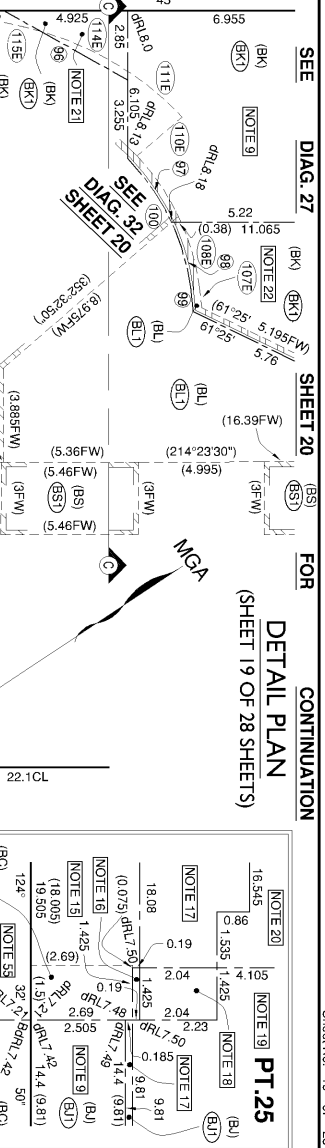
EASEMENTS CREATED BY THIS PLAN:

- (BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM)
 (BB) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BC) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BE) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
 (BG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BI) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BJ) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BK) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BL) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BM) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BN) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BO) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BP) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BQ) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BR) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BS) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
 (BT) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

SEE DIAG. 27 SHEET 20 FOR DETAIL PLAN (SHEET 19 OF 28 SHEETS)



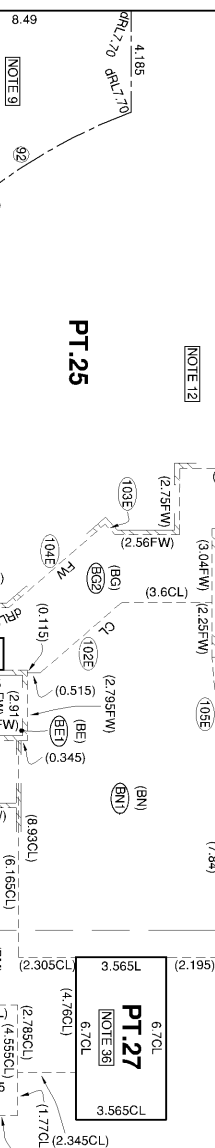
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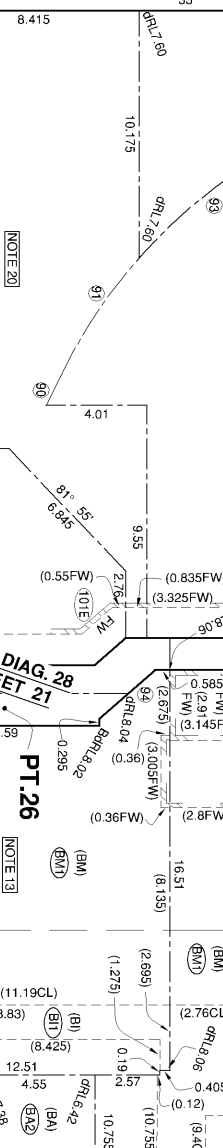
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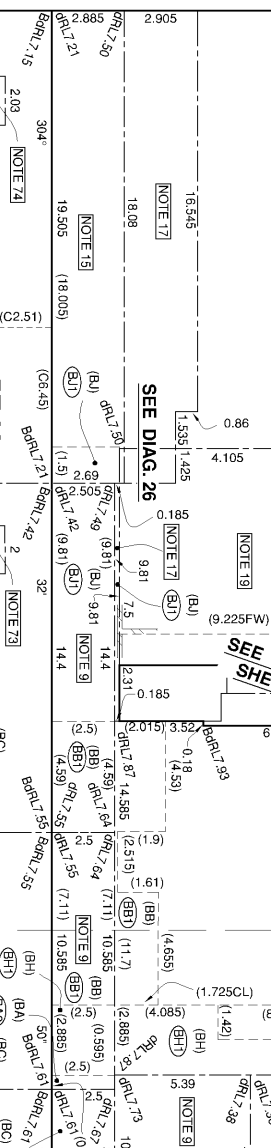
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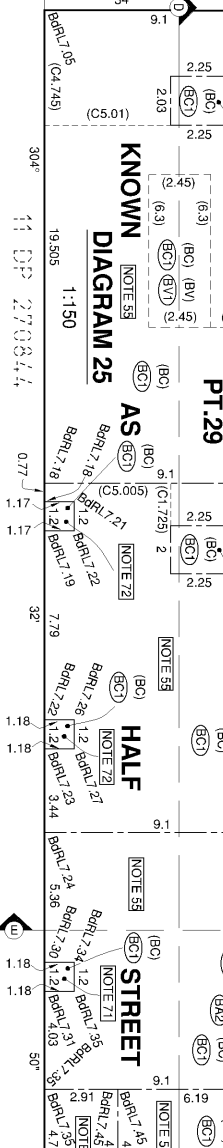
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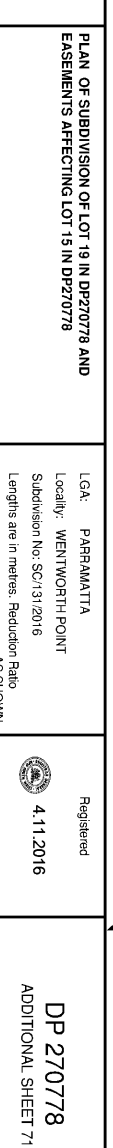
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KNOWN



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THIS IS SHEET 71 OF DP 270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TIRFIO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1653

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/31/2016
Lengths are in metres. Reduction Ratio AS SHOWN

Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 71

DETAIL PLAN
(SHEET 22 OF 28 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1
PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 11.00 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.03

NOTE 2
PART LOT 26 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 11.00 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.03

SCHEDULE OF SHORT LINES		
NO.	BEARING	DIST
155	172° 32' 50"	1.69

MEZZANINE

PART LOTS 25-30 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

LOT 15 IS A STRATUM LOT WITH BOUNDARIES AS DEFINED IN ADDITIONAL SHEETS 19-21 OF DP270778

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIEXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- C denotes CONNECTION
- CL denotes CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL

--- indicates EASEMENT LINE

denotes SECTION SEE SHEET 25 - 28

SEE SHEETS 16-21 FOR EASEMENT DETAILS

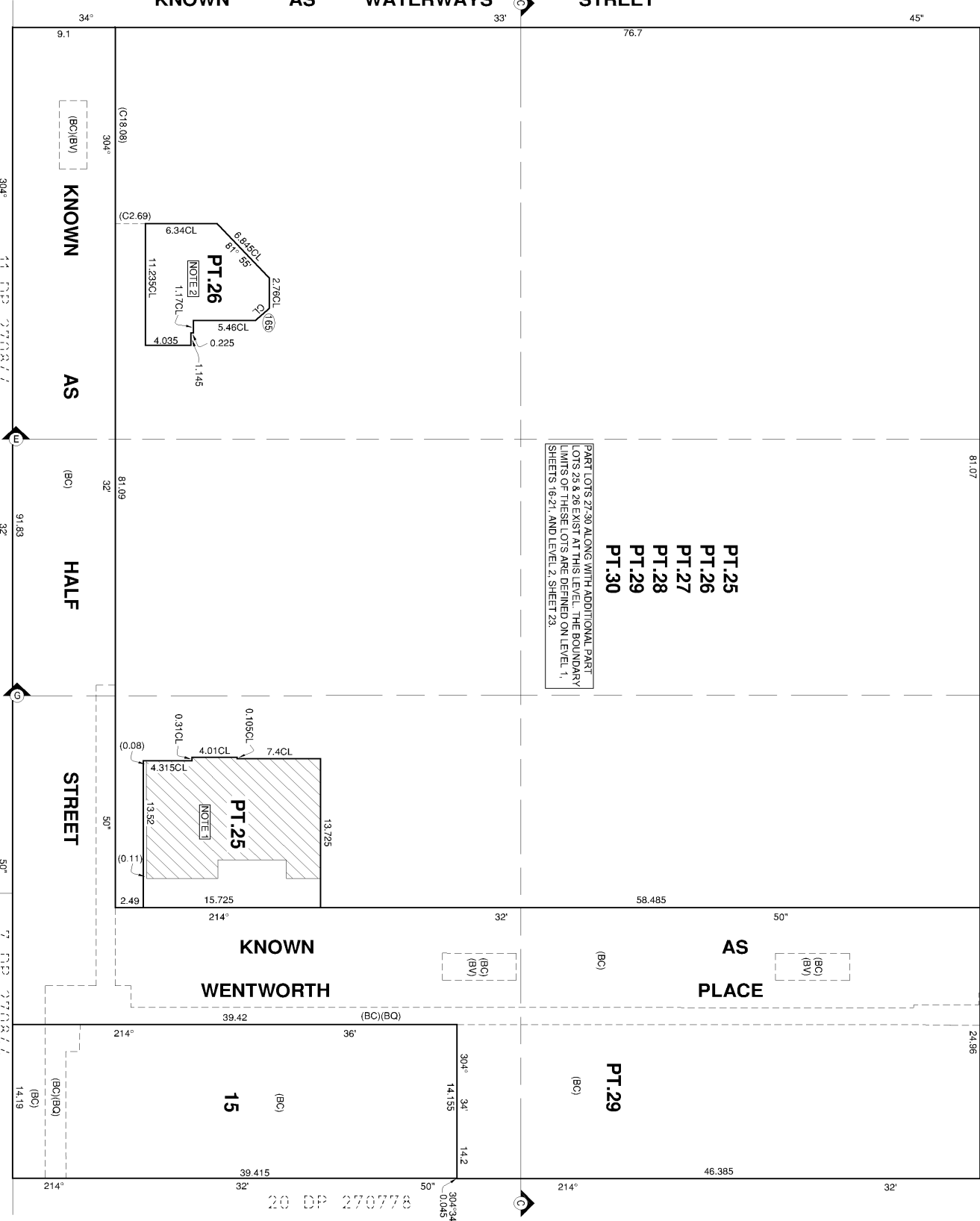
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°-33'45" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 25 AT MEZZANINE IS 215.3m² (IN 1 PART)
THE AREA OF LOT 26 AT MEZZANINE 1 IS 95.1m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (BC) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BO) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BV) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 74 OF DP 270778 WHICH REPLACES SHEETS 31-32 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET



10 20 30 40 50 60 70 80 90 100 110 120 130 140

304° 27'08.44"

32° 51.83'

50° 7'08.44"

20 DP 270778

Surveyor:
Date of Survey: 20/05/2016
Surveyor's Ref: 6182

MICHAEL TRIFIRO

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA:
Locality: WENTWORTH POINT
Subdivision No. SC/131/2016
Lengths are in metres. Reduction Ratio 1:250

PARRAMATTA

 4.11.2016

DP 270778
ADDITIONAL SHEET 74

KNOWN

AS

FOOTBRIDGE

BOULEVARD

DETAIL PLAN
(SHEET 24 OF 28 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 25 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 17.65 AND UNLIMITED IN HEIGHT
- NOTE 2 PART LOT 27 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 17.65 AND UNLIMITED IN HEIGHT
- NOTE 3 PART LOT 28 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 17.65 AND UNLIMITED IN HEIGHT
- NOTE 4 PART LOT 30 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 17.65 AND UNLIMITED IN HEIGHT

SCHEDULE OF SHORT & CURVED LINES				
NO.	BEARING	DIST	ARC	HAOJUS
168	177° 05'	22.495	23.37	24.555
169	146° 01' 45"	5.333	5.335	35.405

LEVEL 3 & ABOVE

PART LOTS 25, 27, 28, 29 AND 30 ARE STRATUM LOTS LIMITED IN HEIGHT AND DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
2. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SHOWN PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

C denotes CONNECTION

--- indicates EASEMENT LINE

↖ denotes SECTION SEE SHEET 25 - 28

SEE SHEETS 16-21 FOR (BC), (BO) & (BV) EASEMENT DETAILS

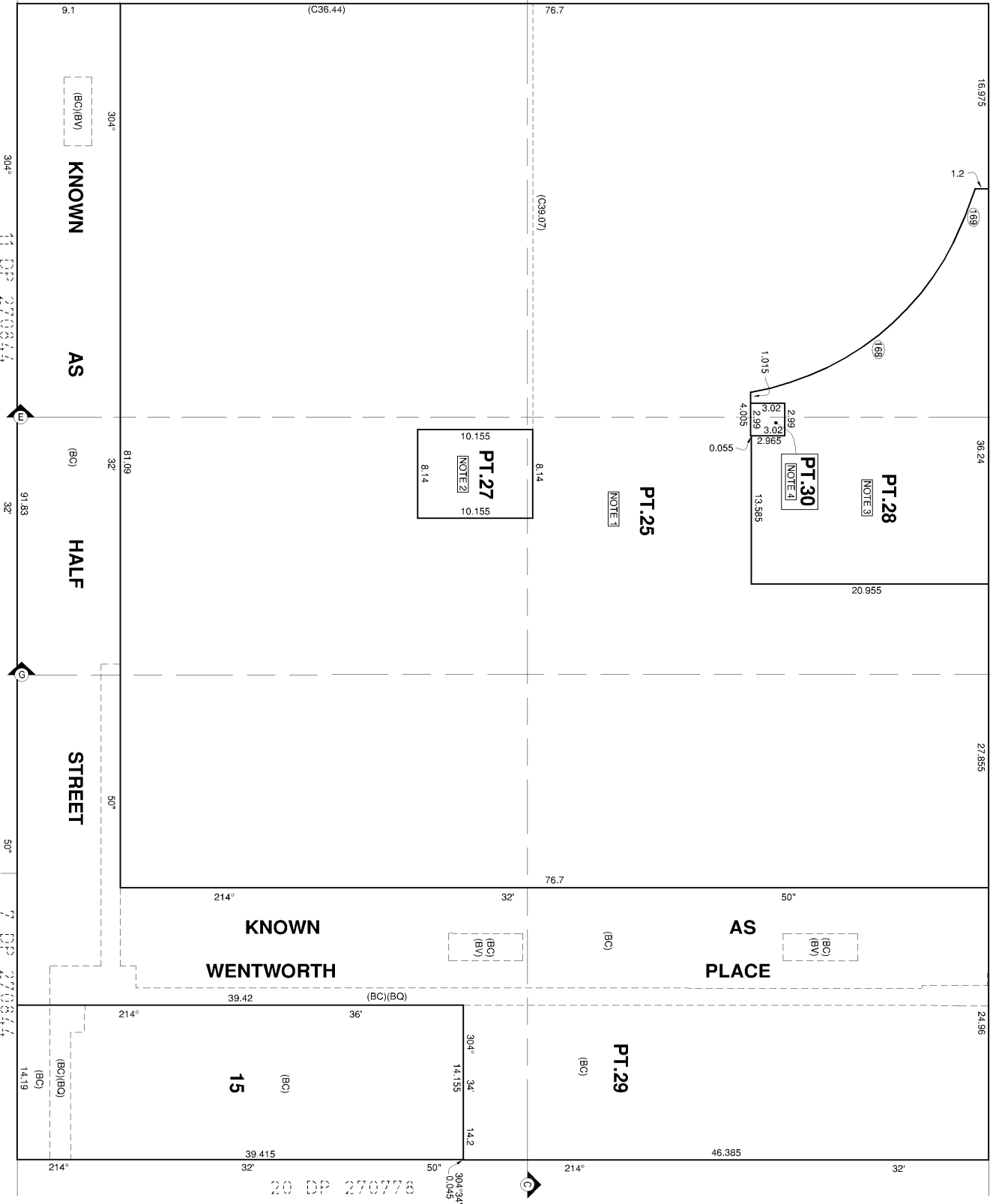
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124° 33' 45" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 25 AT LEVEL 3 & ABOVE IS 5633m² (IN 1 PART)
THE AREA OF LOT 27 AT LEVEL 3 & ABOVE IS 82.7m² (IN 1 PART)
THE AREA OF LOT 28 AT LEVEL 3 & ABOVE IS 493.3m² (IN 1 PART)
THE AREA OF LOT 29 AT LEVEL 3 & ABOVE IS 2319m² (IN 1 PART)
THE AREA OF LOT 30 AT LEVEL 3 & ABOVE IS 9.0m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (BO): RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BO): EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BV): EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 76 OF DP 270778 WHICH REPLACES SHEETS 31-32 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1633

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC/131/2016
Lengths are in metres. Reduction Ratio 1:250



Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 76

DETAIL PLAN
(SHEET 25 OF 28 SHEETS)

NOTES:

1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

- h denotes HEIGHT RL OF STRATUM LIMIT
Bh denotes HEIGHT RL OF LOT BOUNDARY
FL denotes FINISHED CONCRETE LEVEL
Ed denotes DEPTH RL OF EASEMENT
CTP denotes CABLE TURNING PIT
PL denotes PLENUM
PB denotes PLANTER BOX
PR denotes PUMP ROOM
SWP denotes STORMWATER PIT
B2 denotes BASEMENT 2
B1 denotes BASEMENT 1

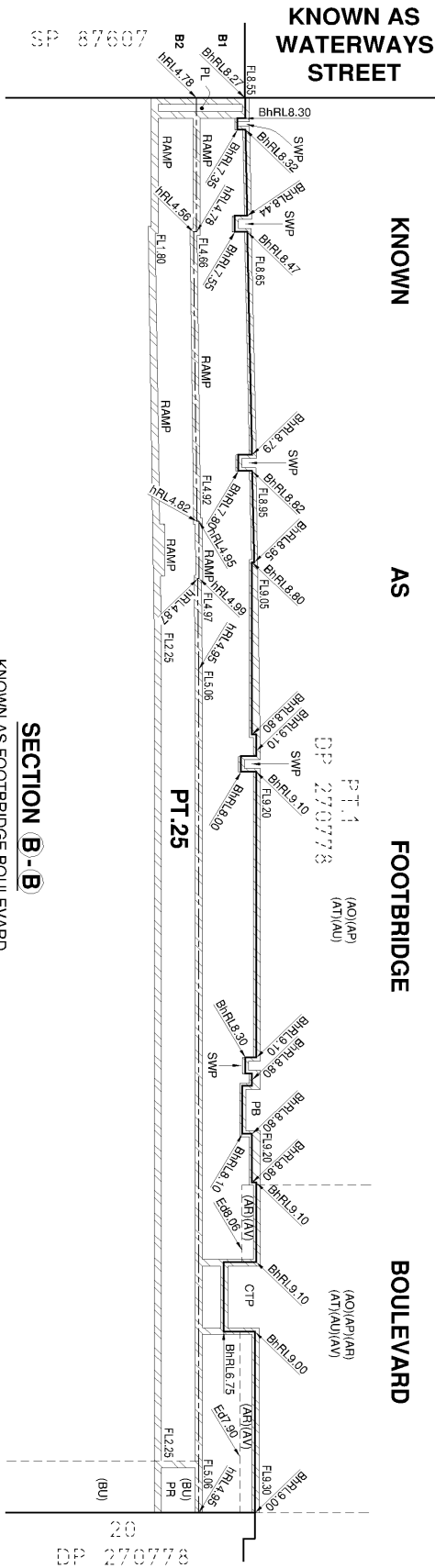
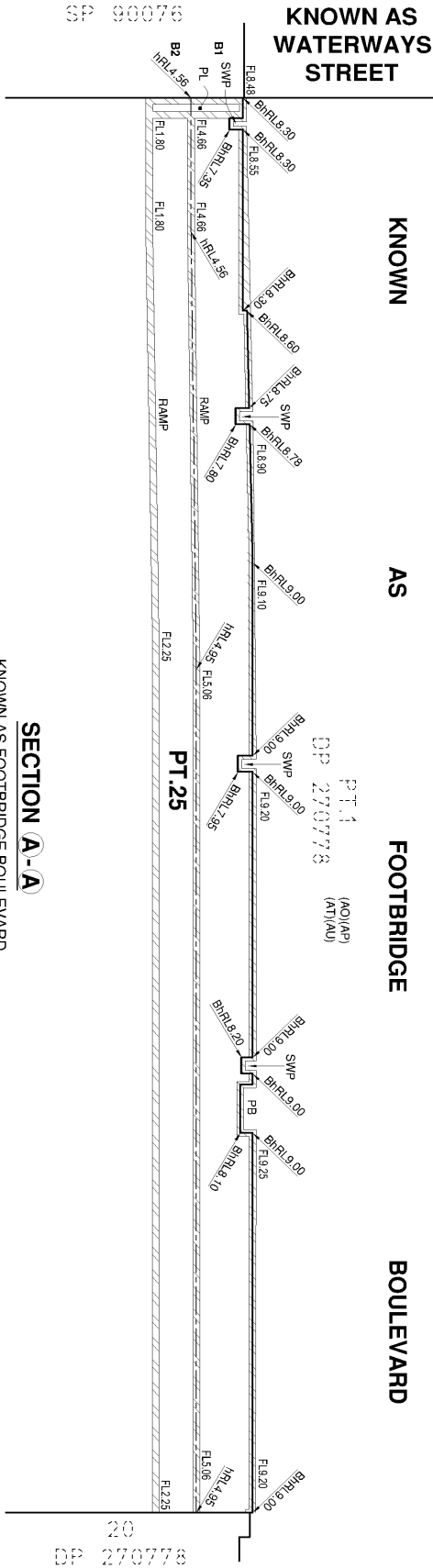
----- indicates STRATUM LIMIT
- - - - - indicates EASEMENT LINE

EXISTING EASEMENTS:

- (AO) - RIGHT OF ACCESS VARIABLE WIDTH
(LIMITED IN STRATUM) (DP270778 DOC.7)
(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AU) - POSITIVE COVENANT (DP270778 DOC.7)
(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BU) - EASEMENT FOR TEMPORARY SERVICES 3.885 WIDE (LIMITED IN STRATUM)



SECTION B-B
KNOWN AS FOOTBRIDGE BOULEVARD
SCALE 1:250 HOR 1:250 VER

SECTION A-A
KNOWN AS FOOTBRIDGE BOULEVARD
SCALE 1:250 HOR 1:250 VER

THIS IS SHEET 25 OF 28 SHEETS WHICH REPLACES SHEETS 31-32 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1633

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC/131/2016
Lengths are in metres. Reduction Ratio AS SHOWN

Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 77

DETAIL PLAN
(SHEET 26 OF 28 SHEETS)

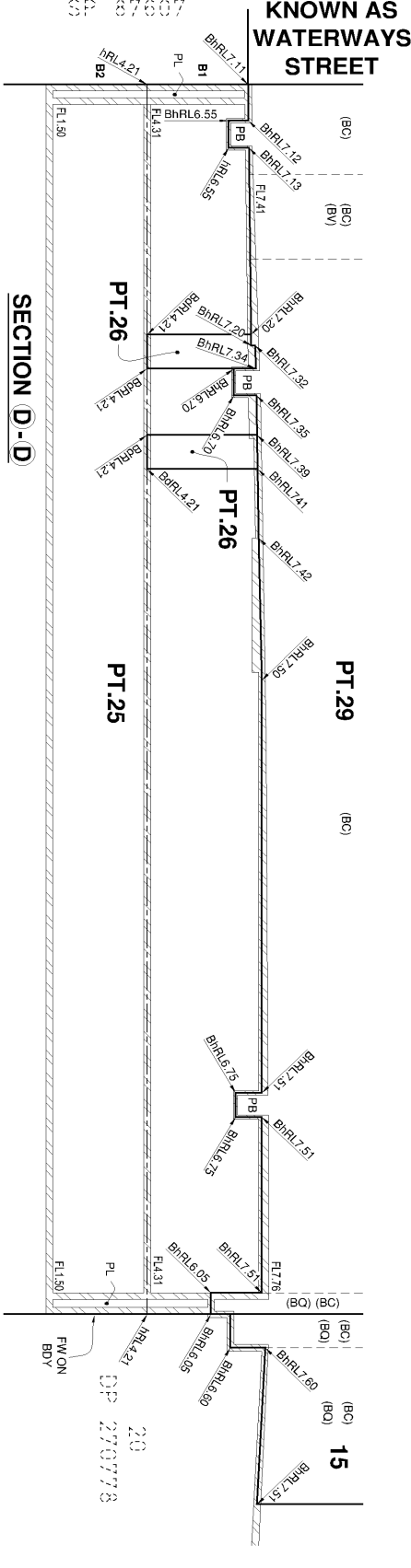
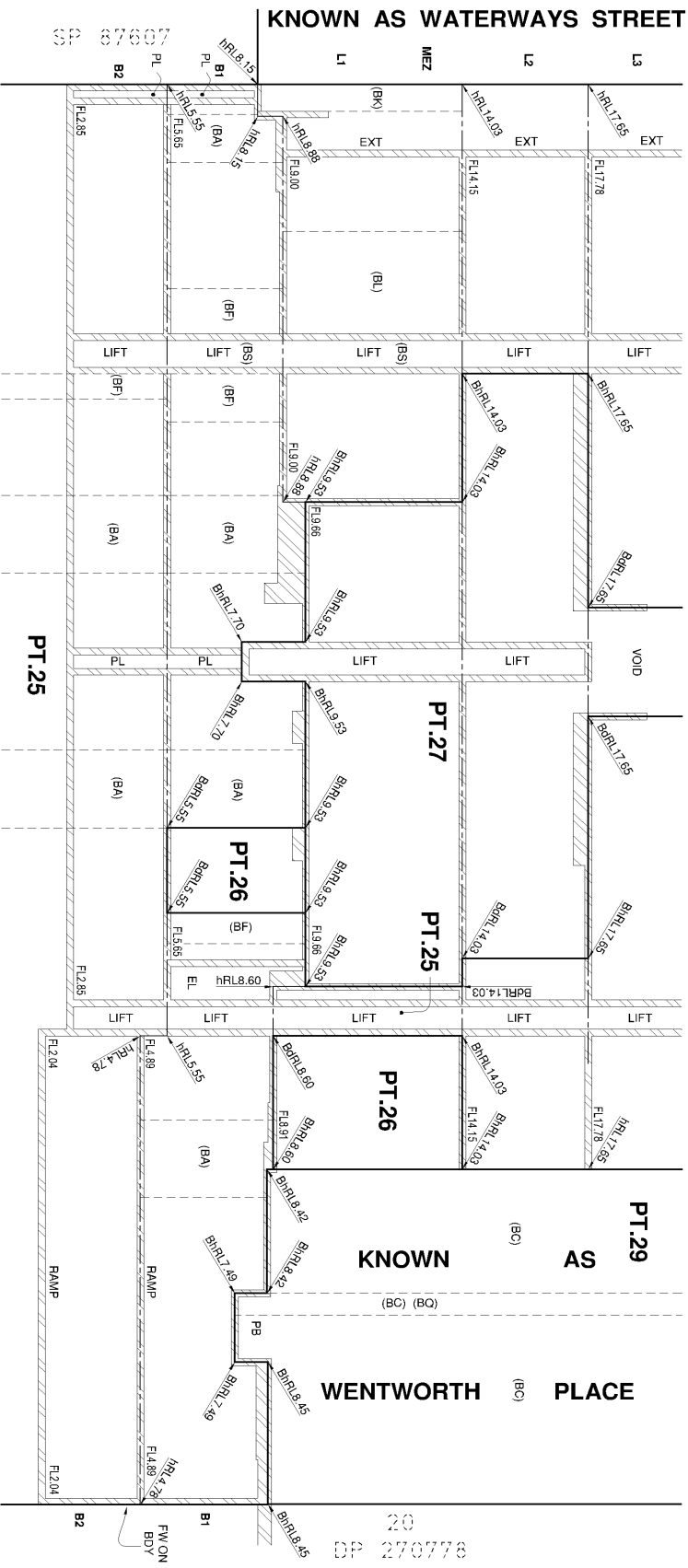
NOTES:
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

- h denotes HEIGHT RL OF STRATUM LIMIT
d denotes DEPTH RL OF STRATUM LIMIT
Bh denotes HEIGHT RL OF LOT BOUNDARY
Bd denotes DEPTH RL OF LOT BOUNDARY
FL denotes FINISHED CONCRETE LEVEL
FW denotes FACE OF WALL
EL denotes ELECTRICAL SERVICES ROOM
EXT denotes EXTERNAL FACE OF BUILDING
PB denotes PLANTER BOX
PL denotes PLENUM
B2 denotes BASEMENT 2
B1 denotes BASEMENT 1
L1 denotes LEVEL 1
MEZ denotes MEZZANINE
L2 denotes LEVEL 2
L3 denotes LEVEL 3

--- indicates STRATUM LIMIT
- - - indicates EASEMENT LINE

EASEMENTS CREATED BY THIS PLAN:

- (BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM)
(BO) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BK) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BL) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BO) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(BS) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(BV) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)



THIS IS SHEET 78 OF DP 270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

Surveyor: Date of Survey: 20/05/2016 Surveyor's Ref: 6182 Exemption No. 1653	MICHAEL TIRFRO	PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778	LGA: PARRAMATTA Locality: WENTWORTH POINT Subdivision No. SC/131/2016 Lengths are in metres. Reduction Ratio AS SHOWN	Registered 4.11.2016	DP 270778 ADDITIONAL SHEET 78
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DETAIL PLAN
(SHEET 27 OF 28 SHEETS)

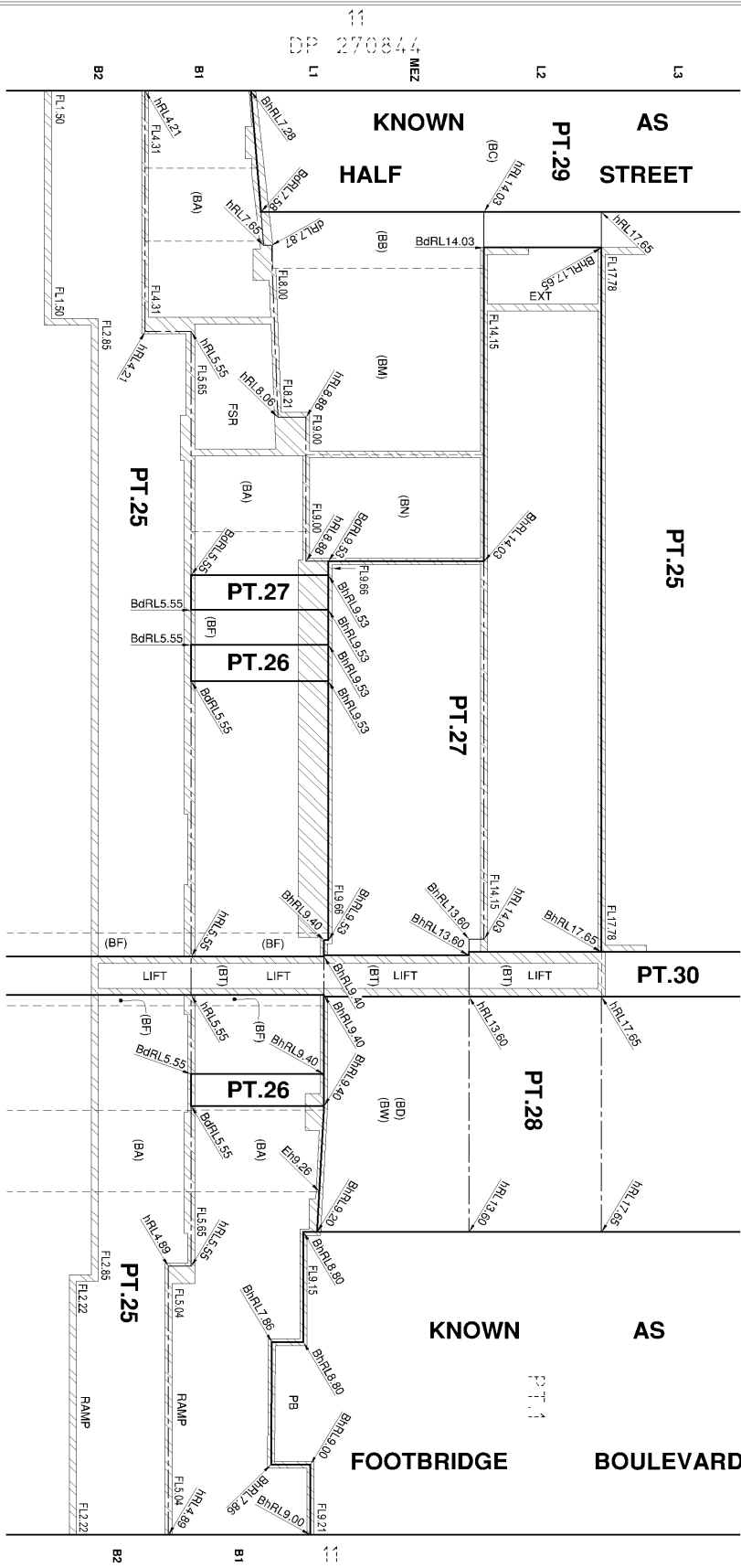
NOTES:
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

- h denotes HEIGHT RL OF STRUTUM LIMIT
d denotes DEPTH RL OF STRUTUM LIMIT
Bh denotes HEIGHT RL OF STRUTUM LIMIT
Bd denotes DEPTH OF LOT BOUNDARY
Ed denotes DEPTH RL OF EASEMENT
FL denotes FINISHED CONCRETE LEVEL
FW denotes FACE OF WALL
CTP denotes CABLE TURNING PIT
EXT denotes EXTERNAL FACE OF BUILDING
FSR denotes FIRE SERVICES ROOM
PB denotes PLANTER BOX
PL denotes PLENUM
B2 denotes BASEMENT 2
B1 denotes BASEMENT 1
L1 denotes LEVEL 1
MEZ denotes MEZZANINE
L2 denotes LEVEL 2
L3 denotes LEVEL 3

EASEMENTS CREATED BY THIS PLAN:

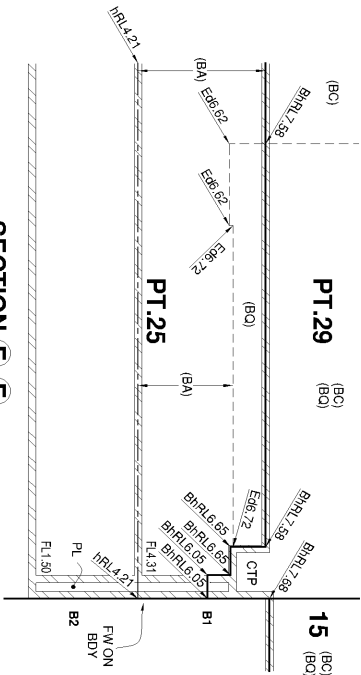
- (BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE WIDTH (LIMITED IN STRUTUM)
(BC) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(BB) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(BD) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(BF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(BM) - EASEMENT TO ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRUTUM)
(BN) - EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRUTUM)
(BO) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
(BT) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRUTUM)
(BW) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

--- indicates STRUTUM LIMIT
--- indicates EASEMENT LINE



SECTION (E-E)

SCALE 1:250 HOR 1:100 VER



SECTION (F-F)

SCALE 1:250 HOR 1:100 VER

THIS IS SHEET 79 OF DP 270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFINO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1653

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC/131/2016
Lengths are in metres. Reduction Ratio AS SHOWN

Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 79

DETAIL PLAN
(SHEET 28 OF 28 SHEETS)

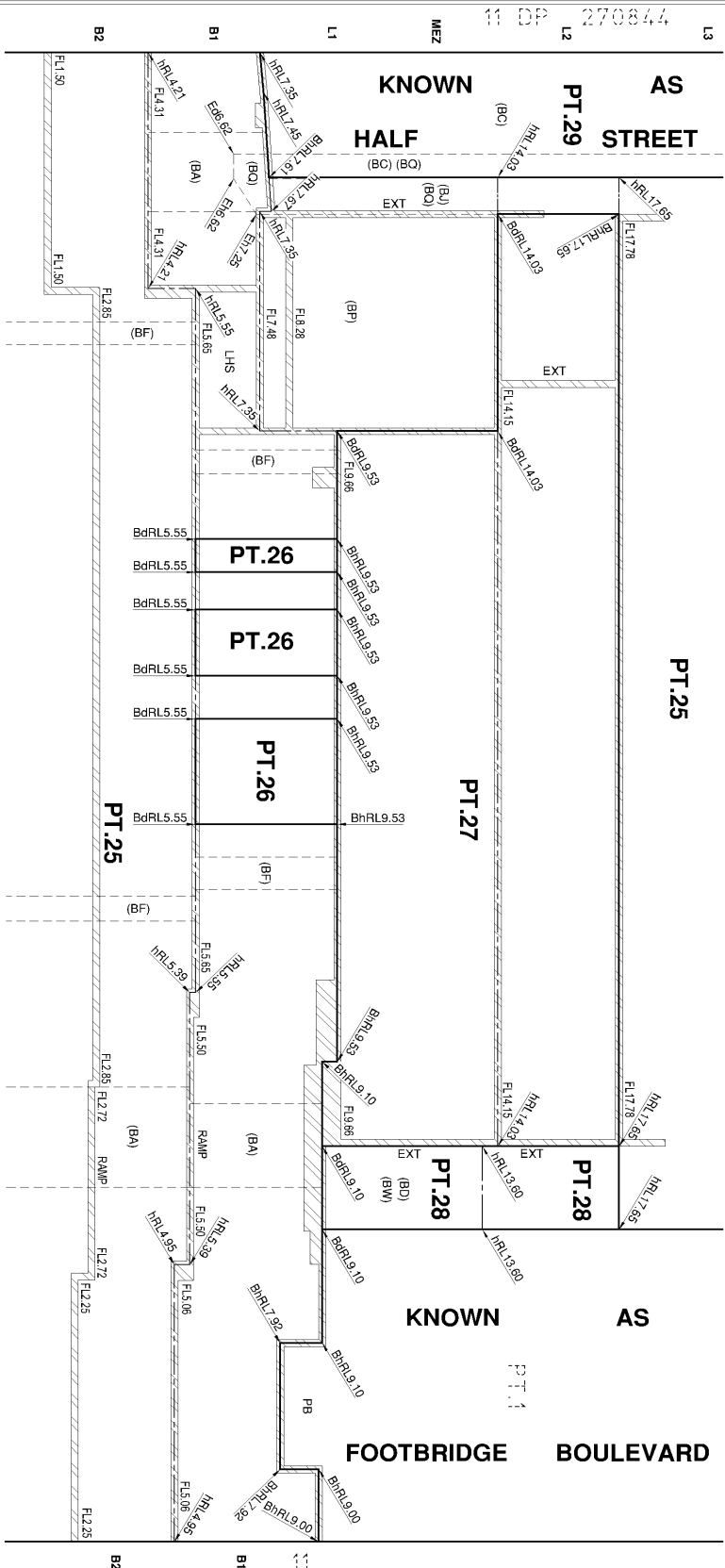
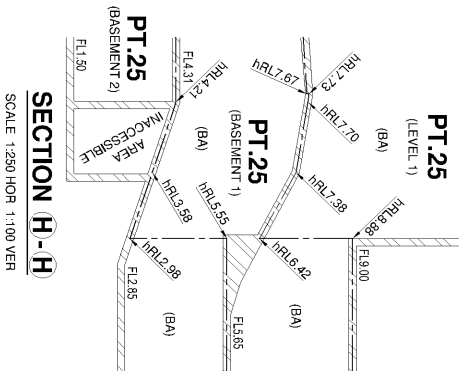
NOTES:
1. ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

- h denotes HEIGHT RL OF STRATUM LIMIT
d denotes DEPTH RL OF STRATUM LIMIT
Bn denotes HEIGHT RL OF LOT BOUNDARY
Bd denotes DEPTH RL OF LOT BOUNDARY
Ed denotes DEPTH RL OF EASEMENT
FL denotes FINISHED CONCRETE LEVEL
CTP denotes CABLE TURNING PIT
EXT denotes EXTERNAL FACE OF BUILDING
LHS denotes LOW HEIGHT SPACE
PB denotes PLANTER BOX
B2 denotes BASEMENT 2
B1 denotes BASEMENT 1
L1 denotes LEVEL 1
MEZ denotes MEZZANINE
L2 denotes LEVEL 2
L3 denotes LEVEL 3

--- indicates STRATUM LIMIT
--- indicates EASEMENT LINE

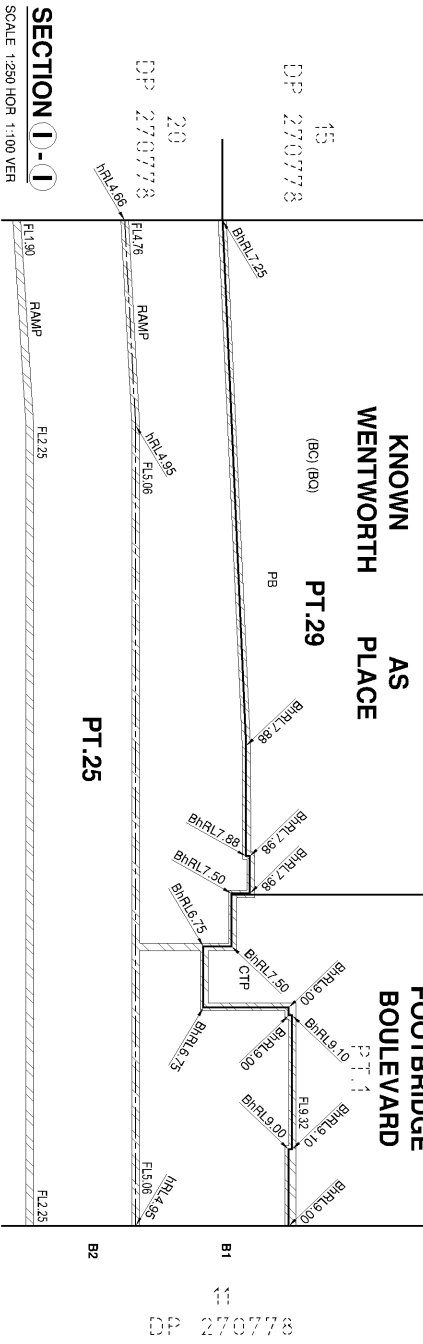
EASEMENTS CREATED BY THIS PLAN:

- (BA) - RIGHT OF ACCESS 5.8 WIDE & VARIABLE WIDTH (LIMITED IN STRATUM)
(BC) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BD) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(B) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BP) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(BO) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(BW) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)



SECTION G-G

SCALE 1:250 HOR 1:100 VER



THIS IS SHEET 90 OF DP 270778 WHICH REPLACES SHEETS 31-32 AS REGARDS LOT 19 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 20/05/2016
Surveyor's Ref: 6182
Exemption No. 1633

PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778

LGA: PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/131/2016
Lengths are in metres. Reduction Ratio AS SHOWN

Registered
4.11.2016

DP 270778
ADDITIONAL SHEET 90

EXISTING EASEMENTS:

- (P) - RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 2)
- (X) - RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 1)
- (AO) - RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 6)
- (AP) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AO) - RIGHT OF PUBLIC ACCESS 20 WIDE AND VARIABLE (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AT) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (AU) - POSITIVE COVENANT (DP270778 DOC. 7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)
- (BC) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 8)

EXISTING EASEMENTS AFFECTING WHOLE OF LOTS 31-34:

- EASEMENT FOR SERVICES (WHOLE OF LOT) (DP270778 DOC. 1 & DOC. 7)
- EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP270778 DOC. 7)
- EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT) (DP270778 DOC. 7)

EASEMENTS AFFECTING THE WHOLE OF LOTS 31-33 CREATED BY THIS PLAN:

- EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (No.1 & 3)
- EASEMENT FOR SERVICES (WHOLE OF LOT) (No.2 & 4)
- EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)
- EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)

EASEMENTS AFFECTING THE WHOLE OF LOT 34 CREATED BY THIS PLAN:

- EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (No. 1)
- EASEMENT FOR SERVICES (WHOLE OF LOT) (No.2)

HORIZONTAL AND/OR INCLINED PLANE LIMITATION SHOWN THAT DEFINE THE UPPER OR LOWER LIMIT OF PART OF A LOT ON A SPECIFIC LEVEL. DO NOT DEFINE A BOUNDARY WHERE THE SAME LOT EXISTS ABOVE OR BELOW THE NOMINATED LIMITATION.

EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)
- (CO) - RESTRICTION ON THE USE OF LAND 5 WIDE
- (CP) - POSITIVE COVENANT 3 WIDE

DETAIL PLAN
(SHEET 1 OF 58 SHEETS)

SSM CONNECTIONS			
FROM	TO	BEARING	DIST
SSM99411	SSM197230	36°00'50"	195.71
SSM197230	SSM99412	35°11'20"	180.145

TOTAL AREAS		NOTE:
LOT 31 9836m ²	THE TOTAL AREAS SHOWN	DO NOT INCLUDE PARTS
LOT 32 1.159ha	OF THE SAME LOT THAT	OVERLAP IN PLAN VIEW
LOT 33 1024m ²		
LOT 34 5564m ²		

LOTS 31-34 ARE STRATUM LOTS LIMITED IN HEIGHT & DEPTH AS SHOWN ON THIS PLAN. REFER TO SHEETS 2 - 58 FOR DETAILS.

SCHEDULE OF SHORT LINES		
NO.	BEARING	DIST
1	304°32'50"	7.535
2	214°32'50"	1.2
3	304°32'50"	9.27
4	34°32'50"	1.15
5	214°32'50"	8.425
6	34°32'50"	3.2
7	214°32'50"	2.07
8	304°32'50"	10.51
9	214°32'50"	3.06
10	304°32'50"	8.005

AREA TABLE				
LOT NUMBER & BELOW	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
31	8836m ²	7487m ²	378m ²	464m ²
32	8832m ²	8770m ²	6944m ²	7054m ²
33	N/A	383m ²	1012m ²	N/A
34	2801m ²	4040m ²	5186m ²	5186m ²
TOTAL	2,034ha	2,034ha	1,692ha	1,692ha
THE AREAS FOR THESE PART LOTS ARE SHOWN ABOVE FOR INFORMATION PURPOSES ONLY.				
SCHEDULE OF REFERENCE MARKS				
NO.	BEARING	DIST	MARK	
A	124°03'20"	17.135	DK&W FD IN TOP KERB (DP270778)	
B	18°56'40"	10.755	DK&W FD IN PATH (DP270778)	
C	121°40'10"	17.13	DK&W FD IN TOP KERB (DP270778)	
D	124°04'10"	17.125	DK&W FD IN TOP KERB (DP270778)	
E	115°49'	2.84	DK&W FD IN TOP KERB (DP270778)	
F	233°19'	2.985	DK&W FD IN TOP KERB (DP270778)	
G	233°21'30"	18.07	DK&W FD IN TOP KERB (DP270778)	
H	208°04'30"	17.25	DK&W FD IN TOP KERB (DP270778)	
I	109°12'50"	3.94	DK&W FD IN CONC. (DP1156412)	
J	205°17'20"	27.14	DK&W FD IN CONC. (DP270778)	
K	127°14'	22.7	SE COR BRICK BLD FD (DP270778)	
L	68°40'	7.12	DK&W FD IN TOP CONC. SE WALL (DP270778)	
M	111°43'	2.105	DK&W FD IN TOP SE WALL (DP270844)	
N	129°09'30"	4.915	DK&W FD IN TOP KERB (DP270778)	
O	152°16'30"	16.56	DK&W FD IN PATH (DP270778)	
P	120°39'	3.36	DK&W FD IN CONC. PATH (DP270778)	
Q	33°42'	10.24	DK&W FD IN TOP KERB (DP270778)	
R	31°35'	10.385	DK&W FD IN TOP KERB (DP270778)	
S	157°51'	16.735	DK&W FD IN TOP KERB (DP270778)	
T	56°39'	4.695	DK&W FD IN TOP CONC. (DP270778)	
U	130°19'	3.7	DK&W FD IN TOP CONC. (DP270778)	
V	228°15'	10.475	DK&W PL IN TOP CONC. BARRIER WALL (DP270778)	

THIS IS SHEET 81 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.

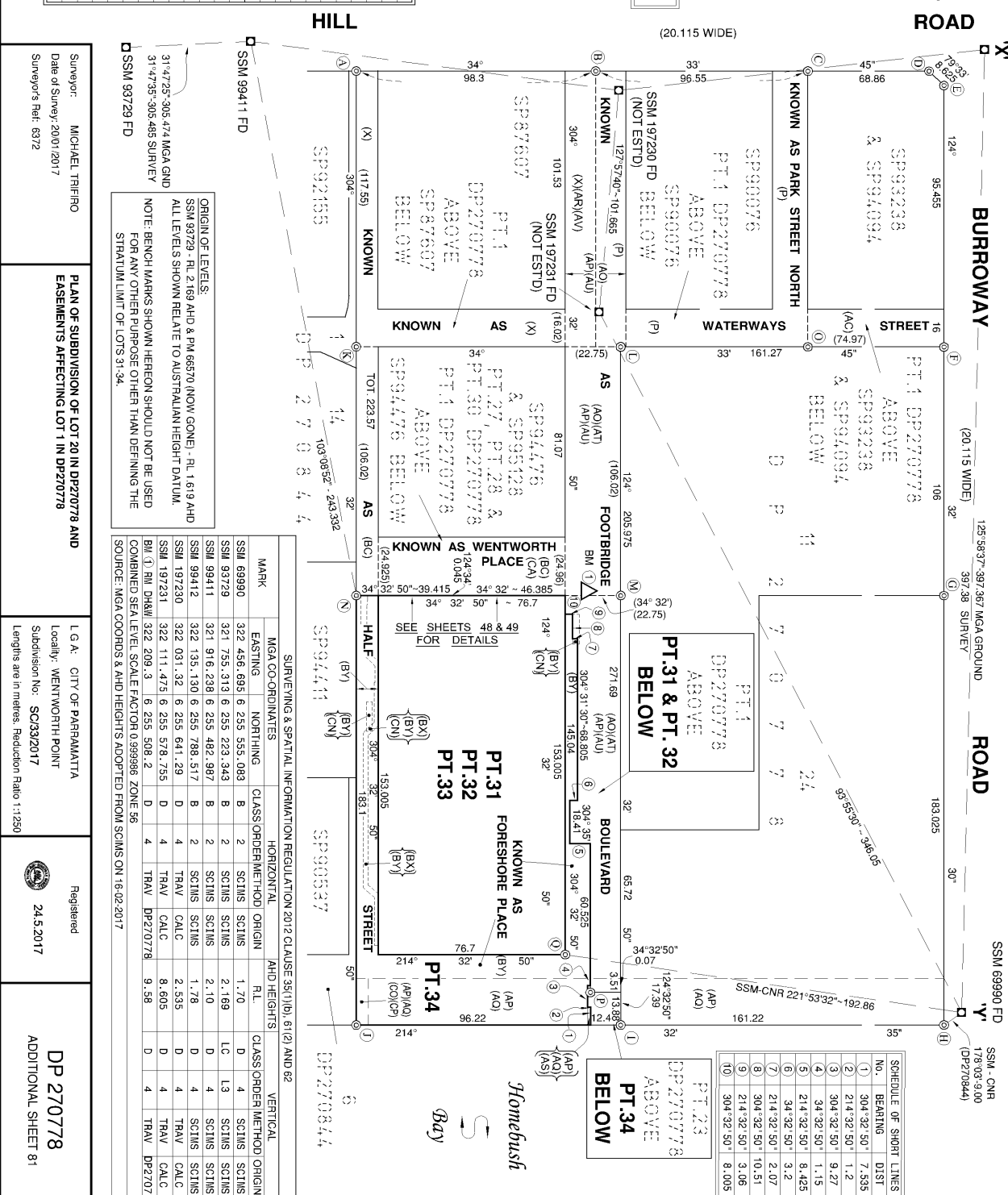
Surveyor: MICHAEL TRIFINO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC03/2017
Lengths are in metres. Reduction Ratio 1:1250



DP 270778
ADDITIONAL SHEET 81



ORIGIN OF LEVELS:
SSM 93729 - RL 2.169 AND A PM 66570 (NOW GONE) - RL 1.619 AND
31°47'25"-305.474 MGA GND
31°47'35"-305.485 SURVEY
NOTE: BENCH MARKS SHOWN HEREON SHOULD NOT BE USED
FOR ANY OTHER PURPOSE OTHER THAN DEFINING THE
STRATUM LIMIT OF LOTS 31-34.

SURVEYING & SPATIAL INFORMATION REGULATION 2012 CLAUSE 38(1)(b), 6(12) AND 6(2)			
MARK	MGA CO-ORDINATES	CLASS ORDER METHOD	ORIGIN
SSM 69990	322 456 695 6 255 555 083	B	2
SSM 93729	321 755 313 6 255 223 343	B	2
SSM 99411	321 916 238 6 255 482 987	B	2
SSM 99412	322 135 130 6 255 788 517	B	2
SSM 197230	322 031 32 6 255 641 29	D	4
SSM 197231	322 111 475 6 255 578 755	D	4
BM 1	RL DK&W 322 209.3	D	4
COMBINED SEA LEVEL SCALE FACTOR 0.999986	ZONE 56		
SOURCE: MGA COORDS & AHD HEIGHTS ADOPTED FROM SCIMS ON 16-02-2017			
HORIZONTAL		VERTICAL	
BEARING	DIST	CLASS ORDER METHOD	ORIGIN
1	304°32'50"	7.535	SCINS
2	214°32'50"	1.2	SCINS
3	304°32'50"	9.27	SCINS
4	34°32'50"	1.15	SCINS
5	214°32'50"	8.425	SCINS
6	34°32'50"	3.2	SCINS
7	214°32'50"	2.07	SCINS
8	304°32'50"	10.51	SCINS
9	214°32'50"	3.06	SCINS
10	304°32'50"	8.005	SCINS

DETAIL PLAN
(SHEET 2 OF 58 SHEETS)

LEVEL 1 & BELOW

PART LOTS 31, 32 & 34 ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 3 - 11

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

FW denotes FACE OF WALL

--- denotes STRATUM LIMIT

--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 53 - 58

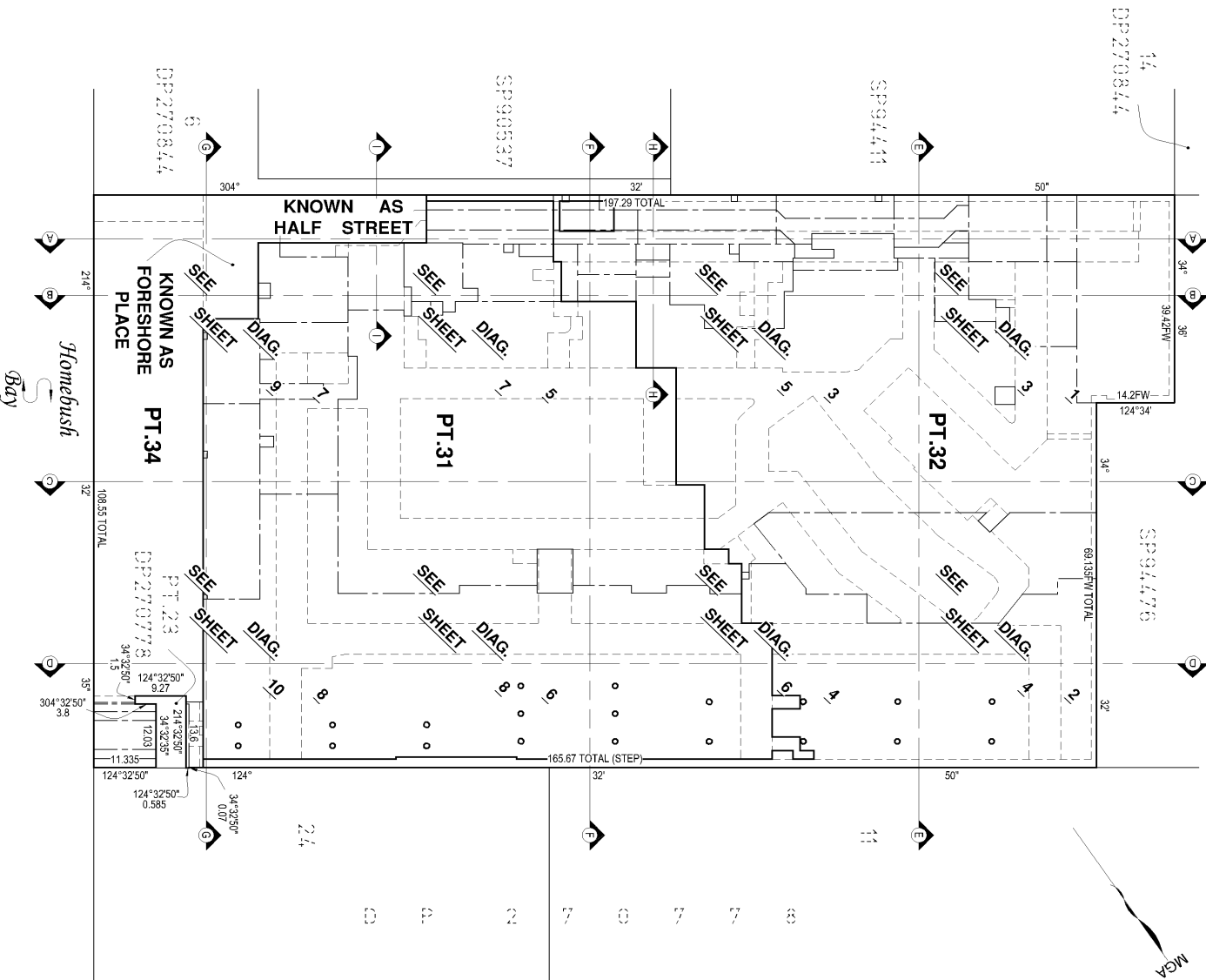
SEE SHEETS 3 - 11 FOR LEVEL 1 & BELOW DETAILS

SEE SHEETS 12 - 14 FOR EASEMENT (BX), (BY), (BZ), (CB), (CF), (CG) & (CH) DETAILS

SEE SHEETS 47 - 52 FOR RIGHT OF PUBLIC ACCESS DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 31 AT LEVEL 1 & BELOW IS 8896m² (IN 2 PARTS)
THE AREA OF LOT 32 AT LEVEL 1 & BELOW IS 8832m² (IN 1 PART)
THE AREA OF LOT 34 AT LEVEL 1 & BELOW IS 2807m² (IN 1 PART)



THIS IS SHEET 82 OF DP270778 WHICH REPLACES SHEETS 51-52
AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/3/2017
Lengths are in metres. Reduction Ratio 1:500

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 82

DETAIL PLAN

(SHEET 3 OF 58 SHEETS)

LEVEL 1 & BELOW (CONT.)

PART LOT 32 IS A STRATUM LOT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS OF LEVEL 1 & BELOW
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS

- h denotes HEIGHT RL OF STRATUM LIMIT
 B_h denotes HEIGHT RL OF LOT BOUNDARY
 C-E denotes COLUMN TO EASEMENT
 FOWE denotes FACE OF COLUMN ON EASEMENT
 FWE denotes FACE OF WALL ON EASEMENT
 W-E denotes WALL TO EASEMENT

(E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES

— denotes STRATUM LIMIT

— denotes EASEMENT LINE

SEE SHEETS 12 - 14 FOR EASEMENT (BZ), (CF), (CG) & (CH) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'30" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
 (CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

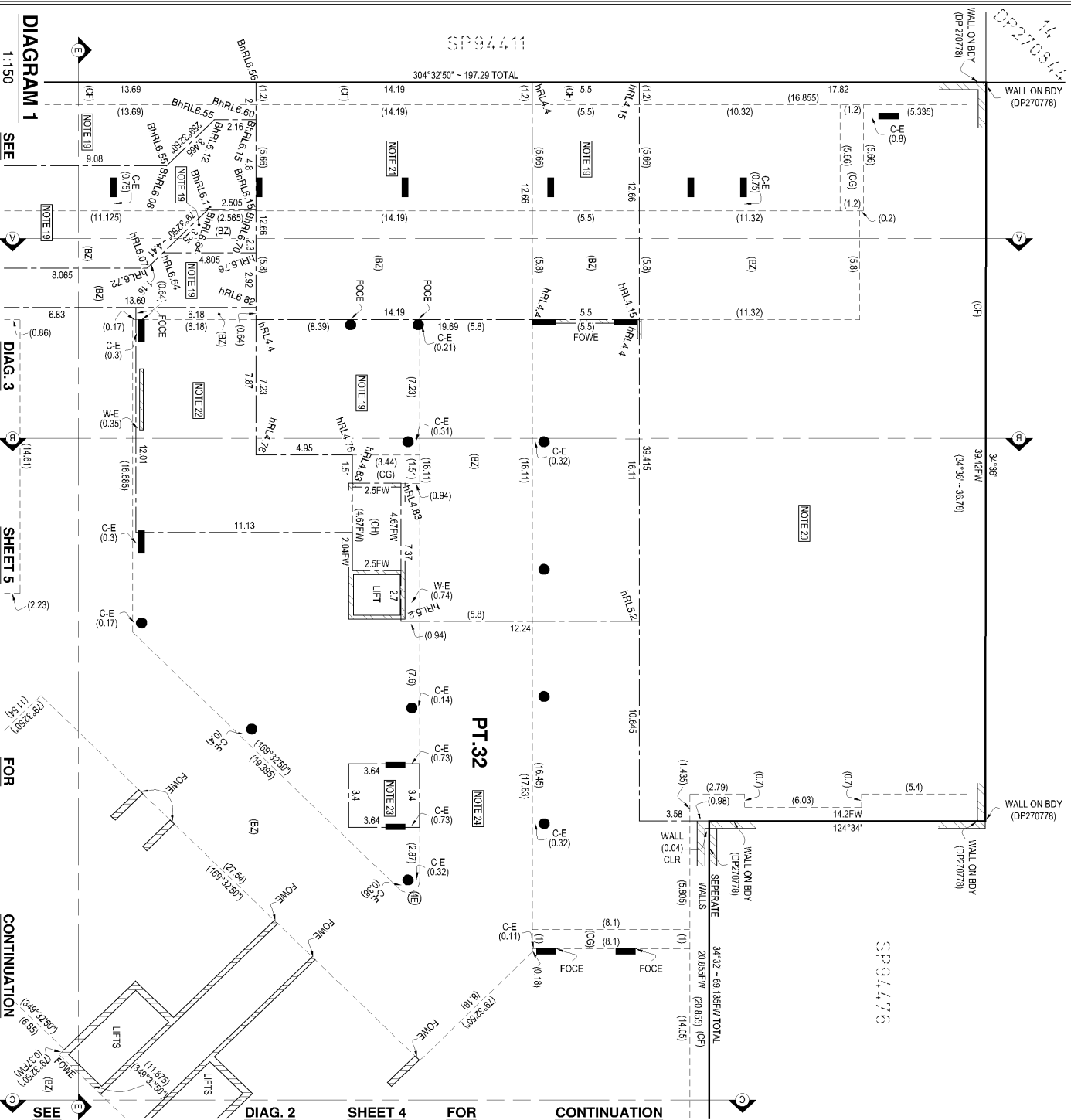
- NOTE 19 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 20 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.15
- NOTE 21 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.4
- NOTE 22 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.85
- NOTE 23 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.95
- NOTE 24 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.2

SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS
(4E)	(102°02'45")	1.11	1.415	0.6

THIS IS SHEET 83 OF DP270778 WHICH REPLACES SHEETS 51-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION

ePlan SHEET 3 OF 58 SHEETS



Surveyor: MICHAEL TRIFIRO
 Date of Survey: 2001/2017
 Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
 EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
 Locality: WENTWORTH POINT
 Subdivision No.: SC3/3/2017
 Lengths are in metres. Reduction Ratio 1:150

Registered
 24.5.2017

DP 270778
 ADDITIONAL SHEET 83

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of 7mm

SEE

DIAG. 3

SHEET 5

FOR

CONTINUATION

SEE

DETAIL PLAN

(SHEET 4 OF 58 SHEETS)

LEVEL 1 & BELOW (CONT.)

PART LOT 32 IS A STRATUM LOT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS OF LEVEL 1 & BELOW
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' OR 'CC' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
 C denotes CONNECTION
 CC denotes CONNECTION TO CENTRE
 C-E denotes COLUMN TO EASEMENT
 CI denotes CIRCUMFERENCE OF CONCRETE COLUMN
 FOWE denotes FACE OF WALL ON EASEMENT
 FW denotes FACE OF WALL
 RC denotes RADIUS OF ROUND CONCRETE COLUMN
 P.T.1 denotes PART LOT 1 IN DP270778

(E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES

--- denotes STRATUM LIMIT

--- denotes EASEMENT LINE

A denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 12 - 14 FOR EASEMENT (BZ), (CF), (CG) & (CH) DETAILS

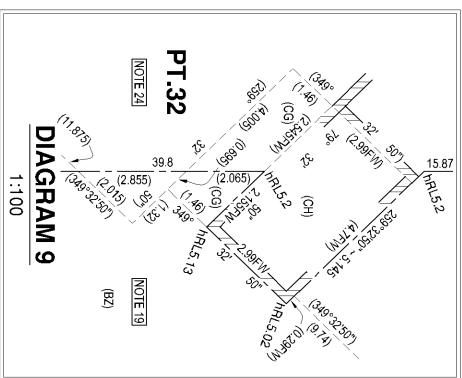
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CF) - EASEMENT FOR PLUNIN VARIABLE WIDTH (LIMITED IN STRATUM)
 (CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

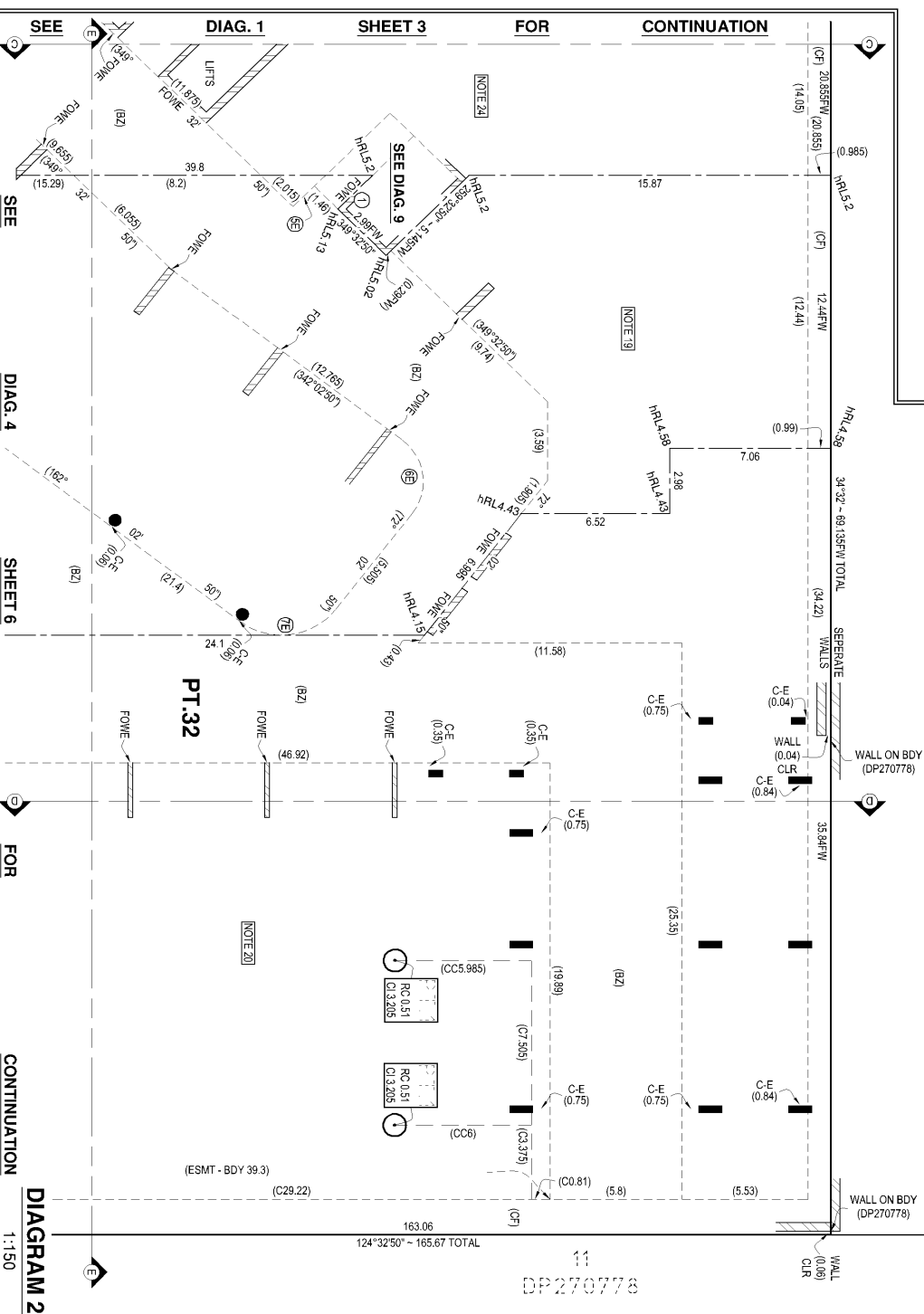
SCHEDULE OF BOUNDARY LIMITS

- NOTE 19 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
 NOTE 20 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.15
 NOTE 24 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.2



No.	BEARING	DIST	ARC	RADIUS
(1)	79° 32' 50"	2.155		
(SE)	(259° 32' 50"	1.32)		
(6E)	(27° 02' 50"	3.395	3.77	2.4)
(7E)	(117° 02' 50"	4.245	4.71	3)

SP04.776



Surveyor: MICHAEL TRIFIRO
 Date of Survey: 2001/2017
 Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
 EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A.: CITY OF PARAMATTA
 Locality: WENTWORTH POINT
 Subdivision No.: SC/33/2017
 Lengths are in metres. Reduction Ratio 1:150 & AS SHOWN

Registered
 24.5.2017

DP 270778
 ADDITIONAL SHEET 84

DIAGRAM 2
 1:150

11
 DP270778

LEVEL 1 & BELOW (CONT.)

NOTES

- | | | |
|----------------|---------|-----------------------------------|
| b _h | denotes | HEIGHT PL OF STRUTUM LIMIT |
| h | denotes | HEIGHT PL OF LOT BOUNDARY |
| C-B | denotes | COLUMN TO BOUNDARY |
| C-E | denotes | COLUMN TO EASEMENT |
| CL | denotes | CENTRELINE OF CONCRETE BLOCK WALL |
| EDGE | denotes | FACE OF COLUMN ON EASEMENT |
| FOWE | denotes | FACE OF WALL ON EASEMENT |
| FW | denotes | FACE OF WALL |
| WE | denotes | FACE TO EASEMENT |

----- denotes EASEMENT LINE

SEE SHEETS 12 - 14 FOR EASEMENT (BZ), (CF), (CG) & (CH) DETAILS

EASEMENTS CREATED BY THIS PLAN:

(B2) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(C7) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRUTUM)
(C6) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(C8) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.2

NOTE 19 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN

NOTE 24 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.2

NOTE 25 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.55

NOTE 26 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.9

NOTE 27 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.1

NOTE 28 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.6

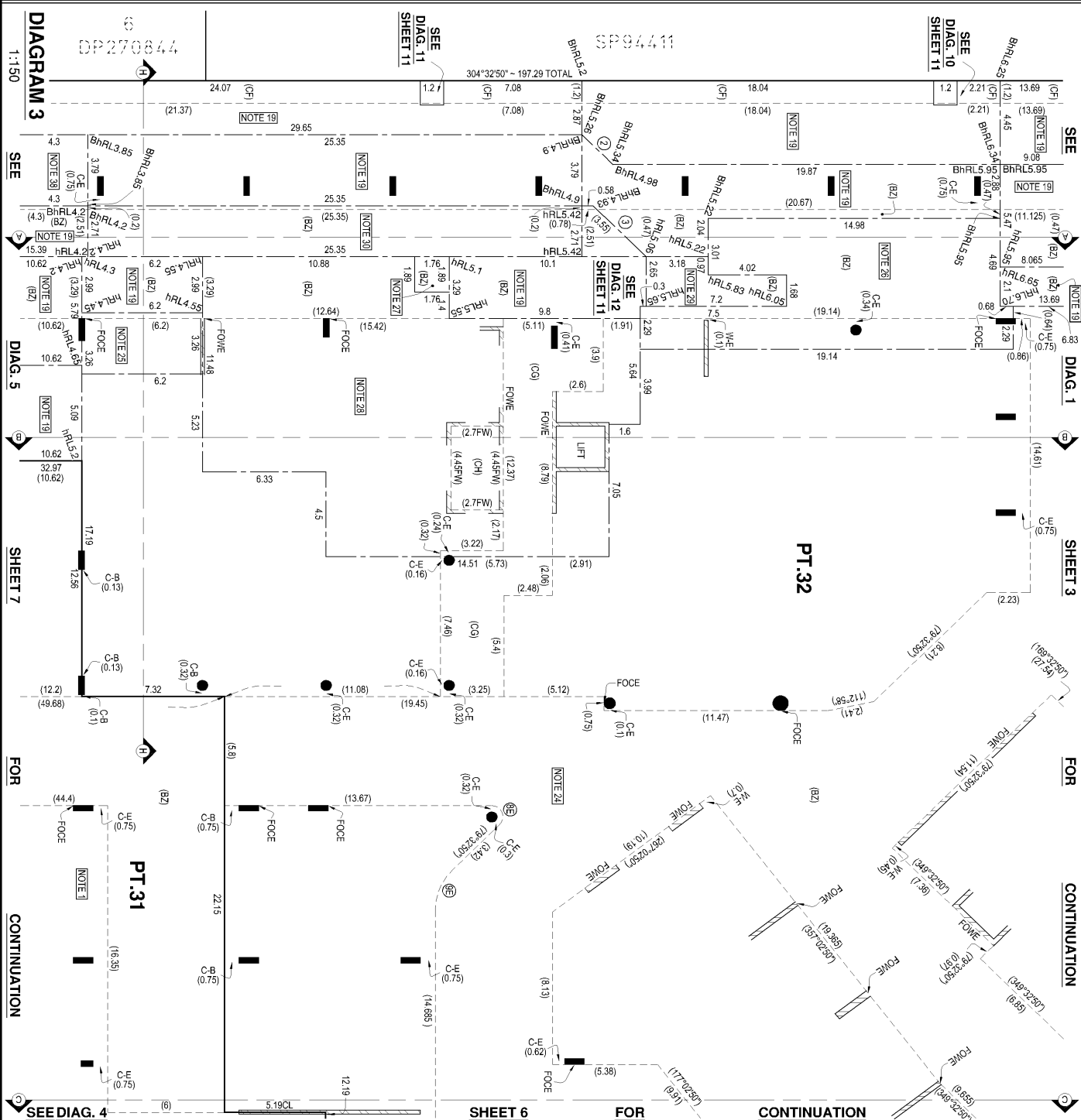
NOTE 29 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.05 AND RL3.65

NOTE 30 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL4.2 AND RL5.42

NOTE 36 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL3.78 AND RL3.85

SCHEDULE OF SHORT & CURVED LINES			
No.	BEARING	DIST	ARC RADIUS
①	349° 32' 50"	2.235	
②	169° 32' 50"	3.835	
③	12° 02' 50"	1.11	1.415
④	12° 02' 50"		0.6
⑤	57° 02' 50"	2.295	2.335
⑥			3

THIS IS SHEET 85 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.



DP 270778

DETAIL PLAN

(SHEET 6 OF 58 SHEETS)

LEVEL 1 & BELOW (CONT.)

PART LOTS 31 & 32 ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS OF LEVEL 1 & BELOW
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' OR 'CC' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
C denotes CONNECTION
CC denotes CONNECTION TO CENTRE
C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
CI denotes CIRCUMFERENCE OF CONCRETE COLUMN
CL denotes CENTRE OF CONCRETE BLOCK WALL
CLC denotes CENTRE OF CONCRETE WALL
FOCB denotes FACE OF COLUMN ON BOUNDARY
FOE denotes FACE OF COLUMN ON EASEMENT
FOWB denotes FACE OF WALL ON BOUNDARY
FOWE denotes FACE OF WALL ON EASEMENT
FW denotes FACE OF WALL
RC denotes RADIUS OF FOUND CONCRETE COLUMN

- (E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 12 - 14 FOR EASEMENT (BZ), (CF), (CG) & (CH) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

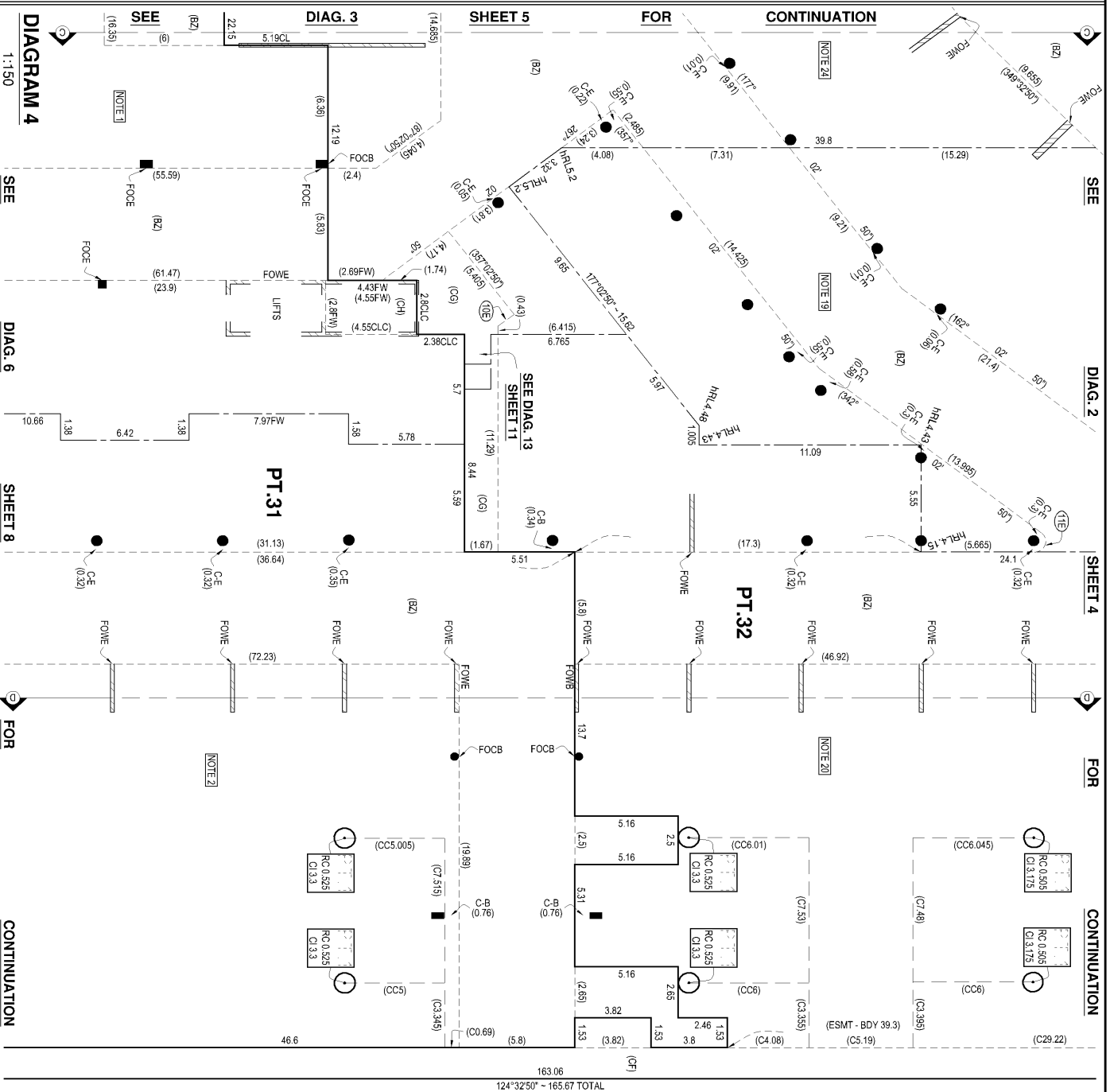
- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
(CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.2
- NOTE 2 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.15
- NOTE 19 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 20 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.15
- NOTE 24 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.2

SCHEDULE OF SHORT & CURVED LINES				
NO.	BEARING	DIST	ARC	RADIUS
(10E)	(87°02'50")	1.02		
(11E)	(53°18')	1.06	1.395	0.56

THIS IS SHEET 96 OF DP270778 WHICH REPLACES SHEETS 51-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



124°32'50" - 165.67 TOTAL

11
DP270778

Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/3/2017
Lengths are in metres. Reduction Ratio 1:150

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 86

DETAIL PLAN
(SHEET 7 OF 58 SHEETS)

LEVEL 1 & BELOW (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 7 FOR LOT AREAS OF LEVEL 1 & BELOW
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS

- h denotes HEIGHT RL OF STRATUM LIMIT
Bh denotes HEIGHT RL OF LOT BOUNDARY
C-B denotes COLUMN TO BOUNDARY
C-E denotes CENTRE OF CONCRETE BLOCK WALL
CLC denotes CENTRE OF CONCRETE WALL
FOCE denotes FACE OF COLUMN ON EASEMENT
FW denotes FACE OF WALL ON EASEMENT
W-E denotes WALL TO EASEMENT

(E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES

--- denotes STRATUM LIMIT

--- denotes EASEMENT LINE

SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS
(12E)	(79° 32' 40")	1.415	1.57	1

(SEE SHEETS 12-14 FOR EASEMENT (BX), (BY), (BZ), (CB), (CF), (CG) & (CH) DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124° 32' 30" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

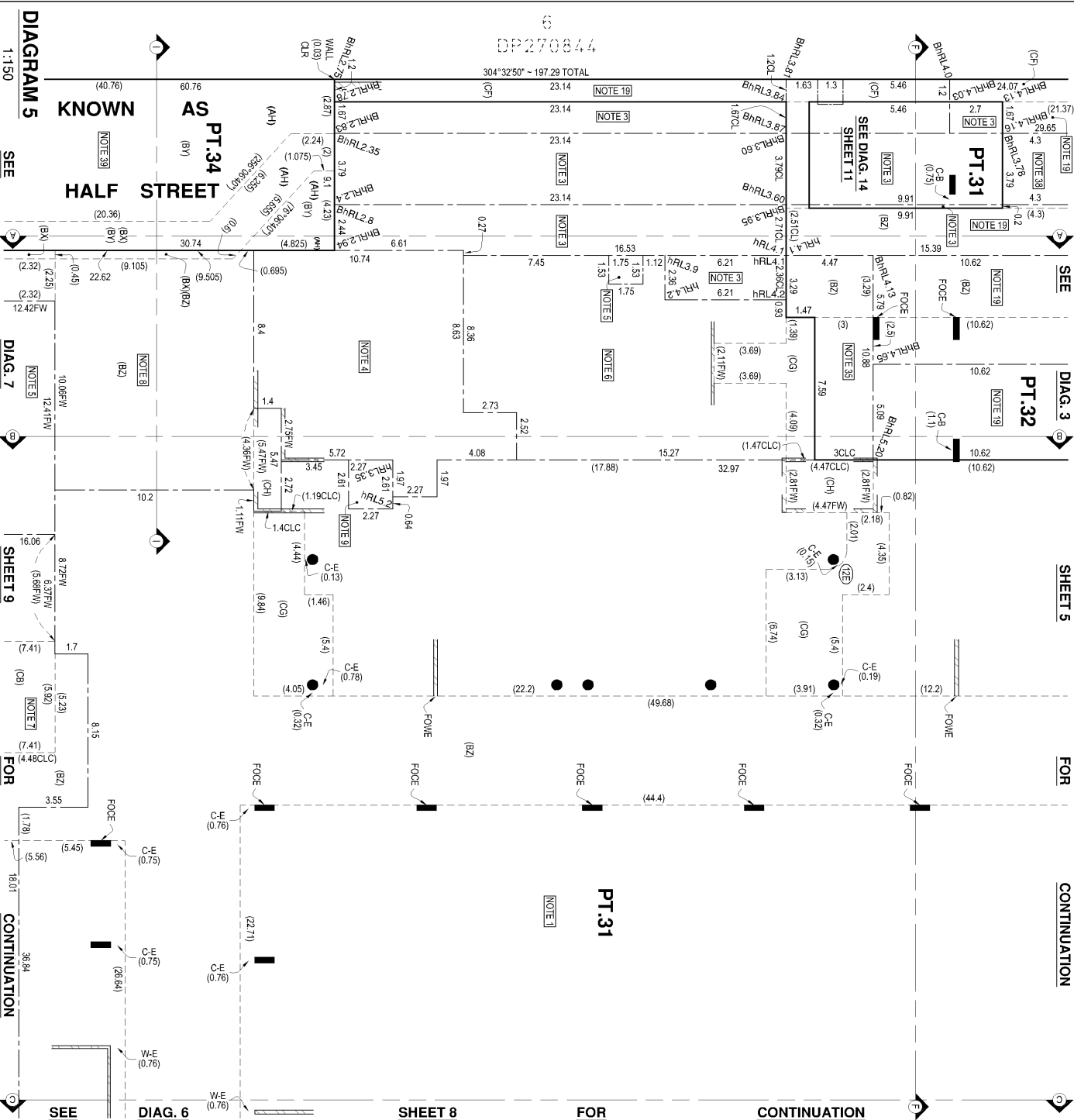
- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CB) - RIGHT TO USE CARWASH BAY VARIABLE WIDTH (LIMITED IN STRATUM)
(CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
(CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 5.2
- NOTE 3 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 4 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 3.35
- NOTE 5 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 3.7
- NOTE 6 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.2
- NOTE 7 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.9
- NOTE 8 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 8.65
- NOTE 9 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL 3.35 AND RL 5.2
- NOTE 19 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 35 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 4.2
- NOTE 38 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL 3.78 AND RL 3.85
- NOTE 39 PART LOT 34 IS UNLIMITED IN DEPTH AND HEIGHT

SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 87 OF DP270778 WHICH REPLACES SHEETS 31-32 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
Date of Survey: 20/01/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/33/2017
Lengths are in metres. Reduction Ratio 1:150

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 87

LEVEL 1 & BELOW (CONT.)

NOTE 20 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.15



10	20	30	40	50	Table of mm	90	100	110	120	130	140
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DETAIL PLAN
(SHEET 9 OF 58 SHEETS)

LEVEL 1 & BELOW (CONT.)

PART LOTS 31 & 34 ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS OF LEVEL 1 & BELOW
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS

- h denotes HEIGHT RL OF STRATUM LIMIT
- Bh denotes HEIGHT RL OF LOT BOUNDARY
- C-E denotes COLUMN TO EASEMENT
- CLC denotes CENTRE OF CONCRETE WALL
- FOCE denotes FACE OF COLUMN ON EASEMENT
- FOVE denotes FACE OF WALL ON EASEMENT
- FW denotes FACE OF WALL

denotes STRATUM LIMIT

denotes EASEMENT LINE

denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 12 - 14 FOR EASEMENT (BX), (BY), (BZ) & (CB) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 121.32.90 UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CB) - RIGHT TO USE CARWASH BAY VARIABLE WIDTH (LIMITED IN STRATUM)
- (CO) - RESTRICTION ON THE USE OF LAND 5 WIDE
- (CP) - POSITIVE COVENANT 5 WIDE

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.2
- NOTE 3 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 5 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.3.7
- NOTE 7 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.9
- NOTE 8 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.8.65
- NOTE 12 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.1.45
- NOTE 13 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.2.8
- NOTE 14 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.3.6
- NOTE 15 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.05
- NOTE 16 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.4
- NOTE 17 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.55
- NOTE 39 PART LOT 34 IS UNLIMITED IN DEPTH AND HEIGHT

SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 99 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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DIAGRAM 7
1:150

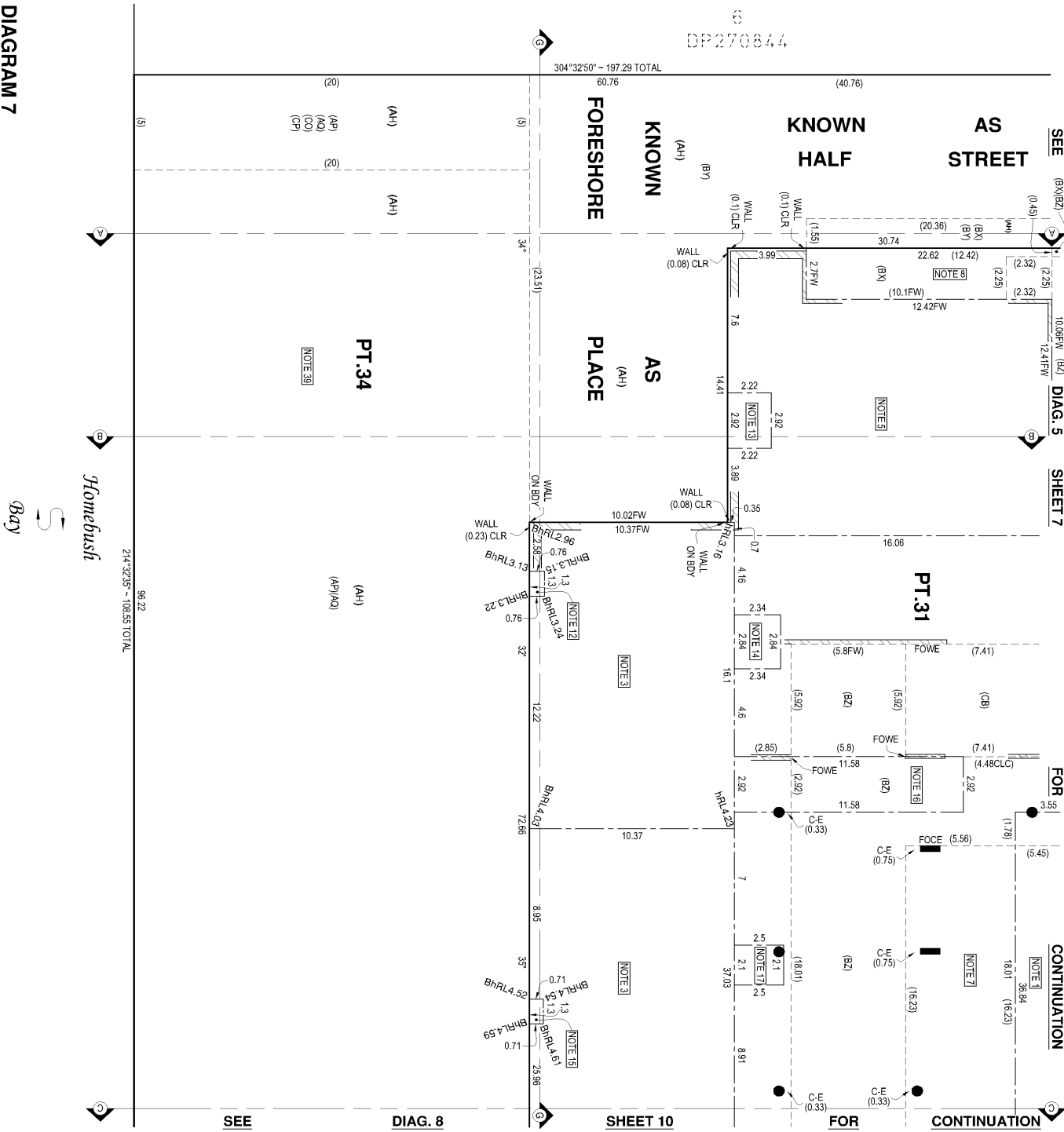
Surveyor: MICHAEL TRIFINO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/33/2017
Lengths are in metres. Reduction Ratio 1:150

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 89



DETAIL PLAN
(SHEET 10 OF 58 SHEETS)

LEVEL 1 & BELOW (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS OF LEVEL 1 & BELOW
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIRED BY 'C' OR 'CC' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
Bh denotes HEIGHT RL OF LOT BOUNDARY
ABMT denotes ABUTMENT
C denotes CONNECTION
C-C denotes CONNECTION TO CENTRE
C-E denotes COLUMN TO EASEMENT
CI denotes CIRCUMFERENCE OF CONCRETE COLUMN
FOCE denotes FACE OF COLUMN ON EASEMENT
FOVE denotes FACE OF WALL ON EASEMENT
RC denotes RADIUS OF ROUND CONCRETE COLUMN

denotes STRATUM LIMIT
denotes EASEMENT LINE

denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 12 - 14 FOR EASEMENT (BZ) & (CF) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (W) - RIGHT OF ACCESS 20 WIDE (DP270778 DOC.4)
(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)
(AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

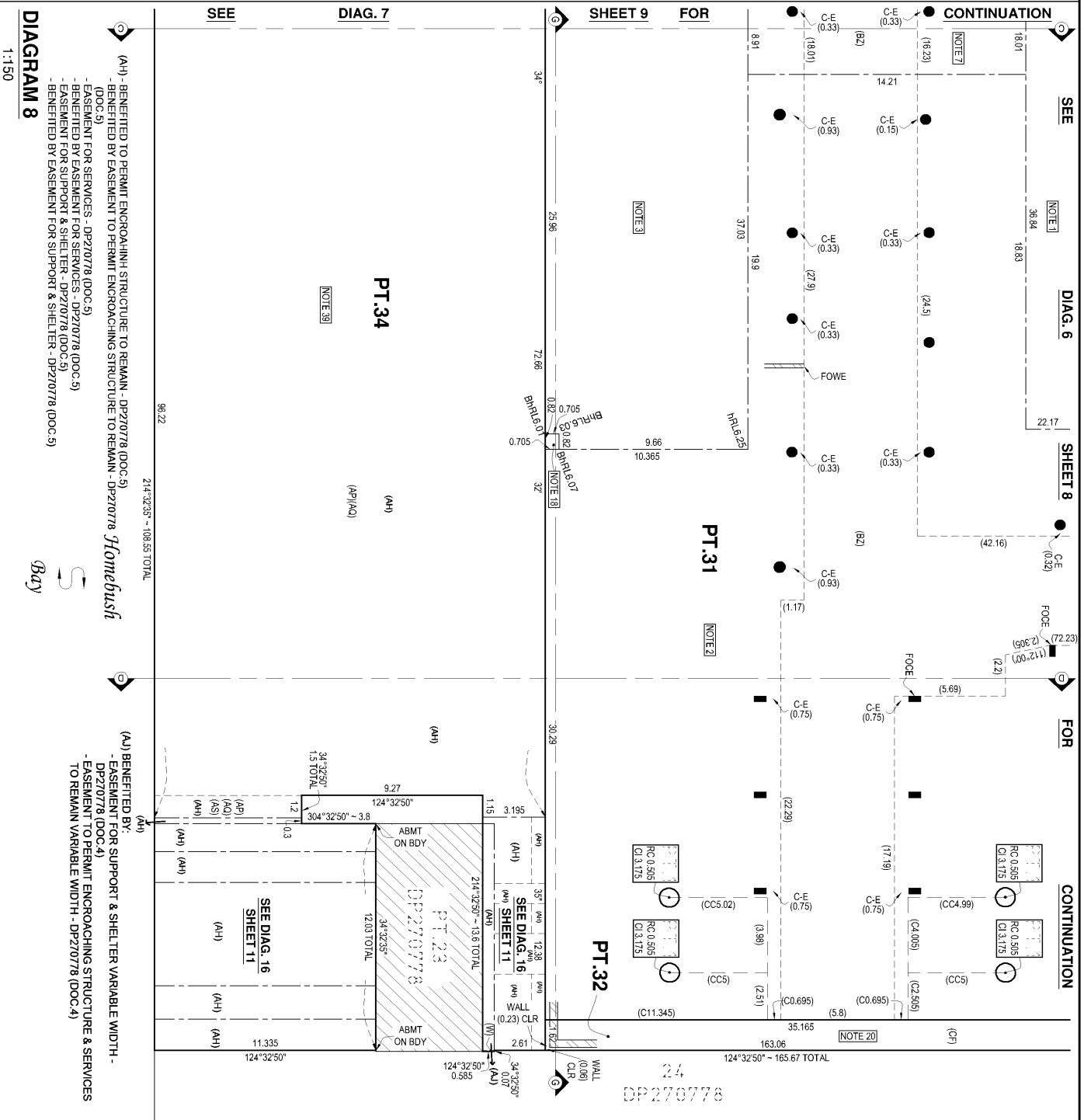
- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.2
- NOTE 2 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.15
- NOTE 3 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 7 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.9
- NOTE 18 PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.3
- NOTE 20 PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.15
- NOTE 39 PART LOT 34 IS UNLIMITED IN DEPTH AND HEIGHT

THIS IS SHEET 90 OF DP270778 WHICH REPLACES SHEETS 31-32 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140



Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

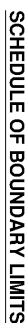
PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/33/2017
Lengths are in metres. Reduction Ratio 1:150

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 90

(SHEET 11 OF 58 SHEETS)



SCHEDULE OF BOUNDARY LIMITS

- | | |
|---------|--|
| NOTE 1 | PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.2 |
| NOTE 2 | PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.15 |
| NOTE 3 | PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN |
| NOTE 10 | PART LOT 31 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.3.2 |
| NOTE 19 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN |
| NOTE 20 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.15 |
| NOTE 24 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.2 |
| NOTE 26 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.9 |
| NOTE 28 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.6 |
| NOTE 29 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.05 AND RL.5.65 |
| NOTE 30 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.4.2 AND RL.5.42 |
| NOTE 31 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.35 |
| NOTE 32 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.0 |
| NOTE 33 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.5 |
| NOTE 34 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.4.15 AND RL.5.2 |
| NOTE 35 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.2 |
| NOTE 36 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.3.3 AND RL.3.62 |
| NOTE 37 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.3.2 |
| NOTE 38 | PART LOT 32 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.3.78 AND RL.3.85 |
| NOTE 39 | PART LOT 34 IS UNLIMITED IN DEPTH AND HEIGHT |
| NOTE 40 | PART LOT 34 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN |
| NOTE 41 | PART LOT 34 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.2.28 AND RL.3.35 |



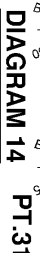
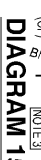
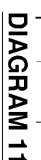
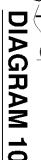
LEVEL 1 & BELOW (CONT.)

PARA LOIS 31, 32 & 34 ARE SIXTHUM LOIS UNLIMITED DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS OF LEVEL 1 & BELOW
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS

h	denotes HEIGHT PL OF STRATUM LIMIT
Bh	denotes HEIGHT PL OF LOT BOUNDARY
C/B	denotes COLUMN TO BOUNDARY
C/L	denotes CENTRE OF CONCRETE BLOCK WALL
CLC	denotes CENTRE OF CONCRETE WALL
---	denotes STRATUM LIMIT
---	denotes EASEMENT LINE

SEE SHEETS 12 - 14 FOR EASEMENT (BZ), (CF) & (CG) DETAILS

Homebush
Bay

THIS IS SHEET 91 OF DP270778 WHICH REPLACES SHEETS 31-52
AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.

Surveyor: **MICHAEL TRIFIRO**

Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778
EASEMENTS AFFECTING LOT 1 IN DP270778

LGA: CITY OF PARRAMATTA

Locality: WENTWORTH POINT
Subdivision No: SC/33/2017

Registered

24.5.2017

DP 270778

ADDITIONAL SHEET 9-

DETAIL PLAN

(SHEET 12 OF 58 SHEETS)

LEVEL 1 - EASEMENT (BX), (BY), (BZ), (CB), (CF), (CG) & (CH)

PART LOTS 31 & 32 ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 2 - 11

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS OF LEVEL 1 & BELOW
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS

Ed denotes DEPTH PL. OF EASEMENT
CLC denotes CENTRE OF CONCRETE WALL
FW denotes FACE OF WALL

(E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES
--- denotes EASEMENT LINE

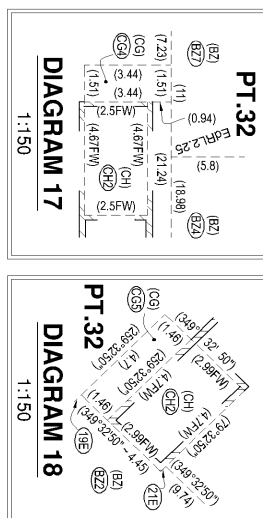
(SEE SHEETS 2 - 11 FOR LEVEL 1 & BELOW DETAILS)

(SEE SHEET 14 FOR SCHEDULE OF EASEMENT LIMITS)

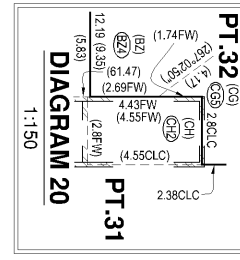
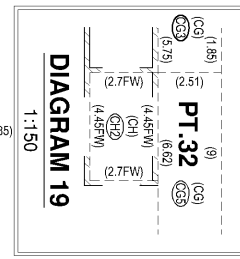
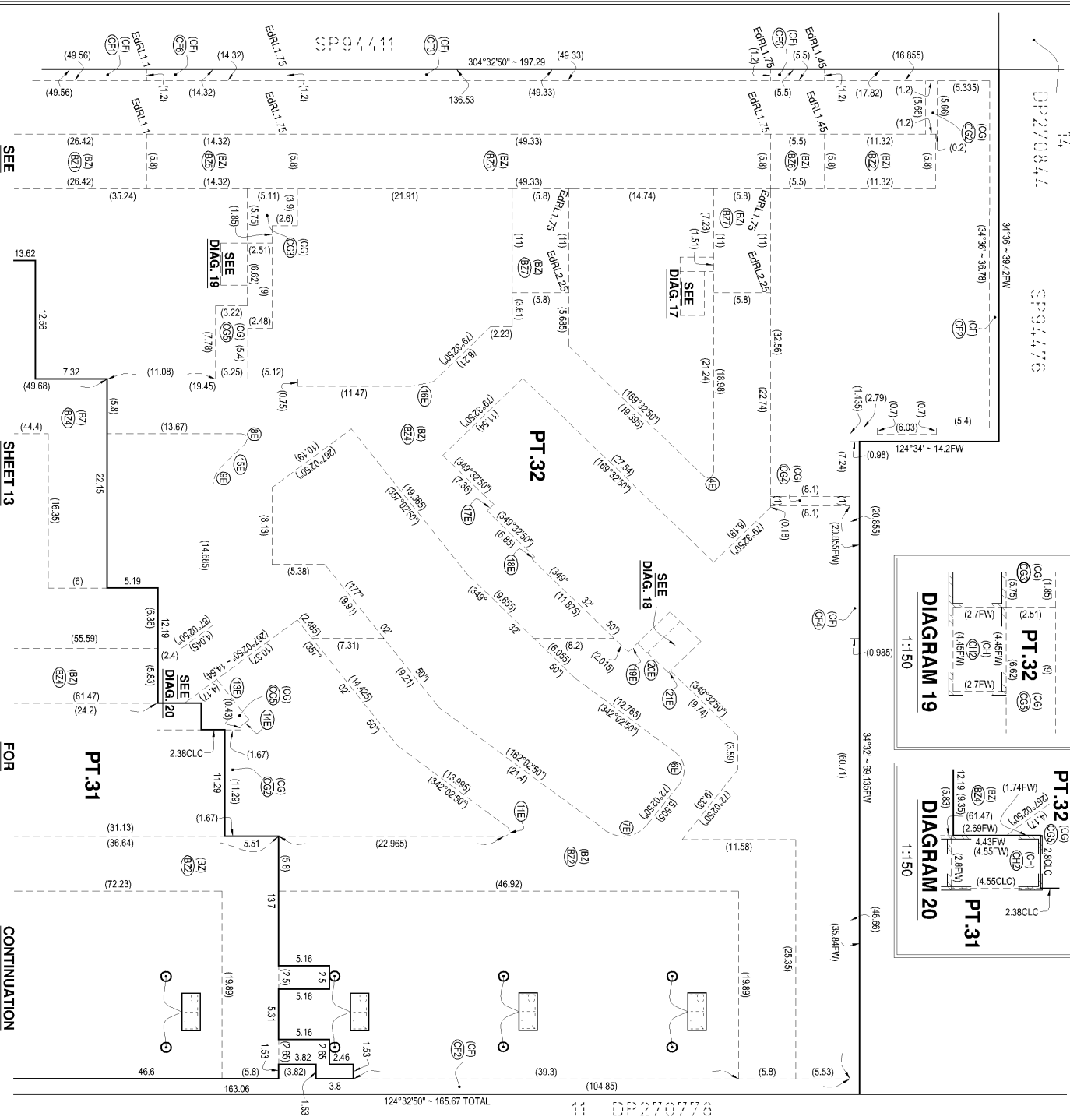
(ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN)

EASEMENTS CREATED BY THIS PLAN:

- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
(CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)



No.	BEARING	DIST	ARC	RADIUS
(4E)	(102°02'45" 1.11)	1.415	0.6	
(6E)	(27°02'50" 3.395	3.77	2.4	
(7E)	(117°02'50" 4.245	4.71	3	
(8E)	(12°02'50" 1.11	1.415	0.6	
(9E)	(57°02'50" 2.295	2.335	3	
(11E)	(53°18' 1.06	1.385	0.56	
(13E)	(177°02'50" 5.405			
(14E)	(267°02'50" 1.02			
(15E)	(79°32'50" 3.42			
(16E)	(112°58'10" 2.41			
(17E)	(79°32'50" 0.97			
(18E)	(79°32'50" 0.37			
(19E)	(259°32'50" 1.32			
(20E)	(349°32'50" 4.45			
(21E)	(259°32'50" 0.29			



SHEET 13

FOR

CONTINUATION

THIS IS SHEET 92 OF DP270778 WHICH REPLACES SHEETS 31-32 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	60	70	80	90	100	110	120	130	140

Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

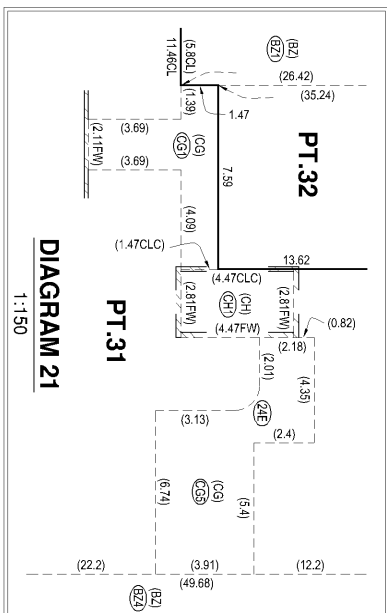
L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/3/2017
Lengths are in metres. Reduction Ratio 1:300 & AS SHOWN

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 92

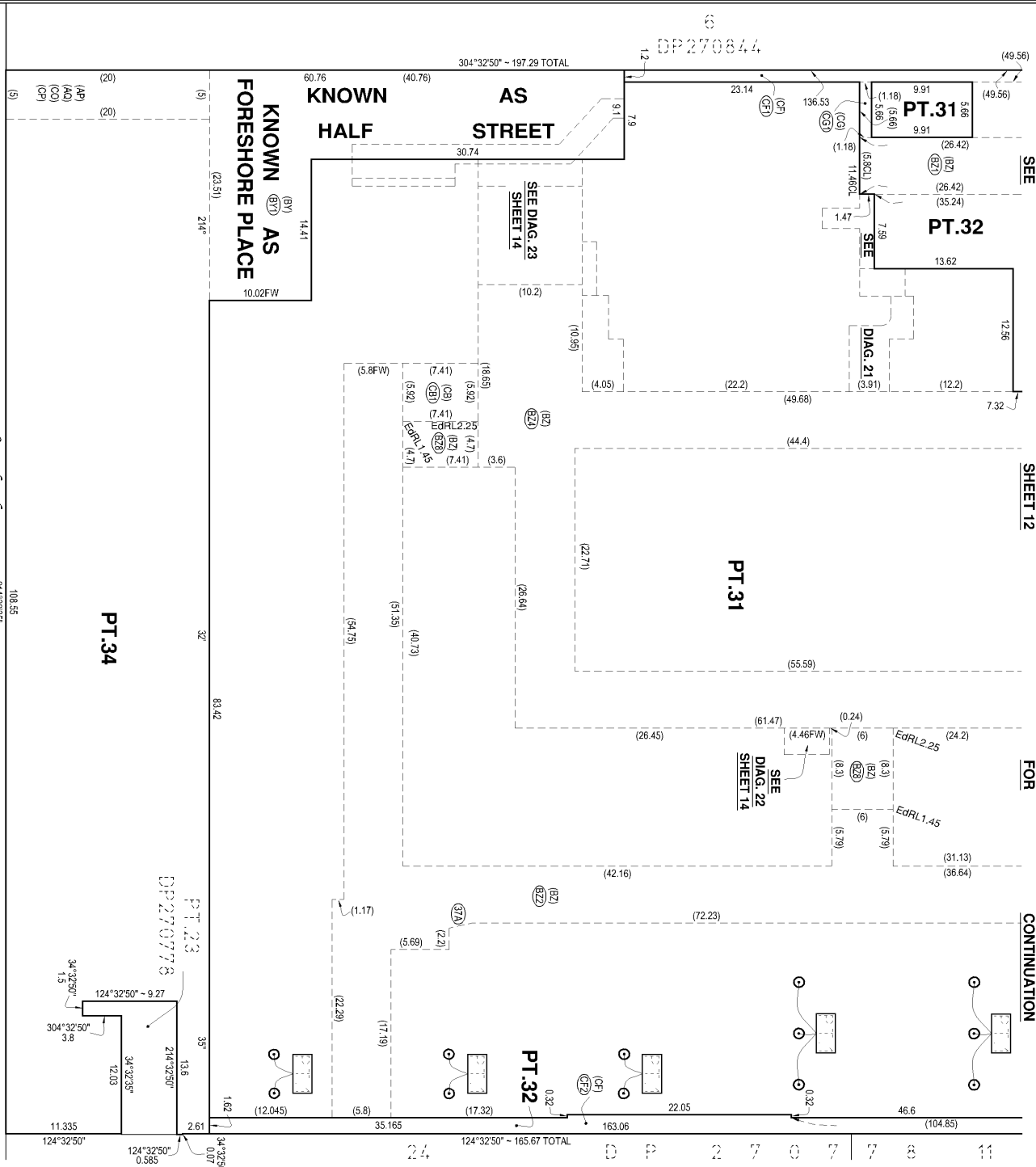
LEVEL 1 - EASEMENT (BX, (BY), (BZ), (CB), (CF), (CG) & (CH) (CONT.)

- (B1) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (B2) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (C) RIGHT TO USE CARPARK-BAY VARIABLE WIDTH (LIMITED IN STRATUM)
- (C1) EASEMENT FOR TENANT VARIABLE WIDTH (LIMITED IN STRATUM)
- (C2) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (C3) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (C4) RESTRICTION ON THE USE OF LAND 5 WIDE
- (C5) POSITIVE COVENANT 5 WIDE



SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS
(24E)	(79°32'50"	1.415	1.57	1)
(37A)	(112°00'	2.305)		


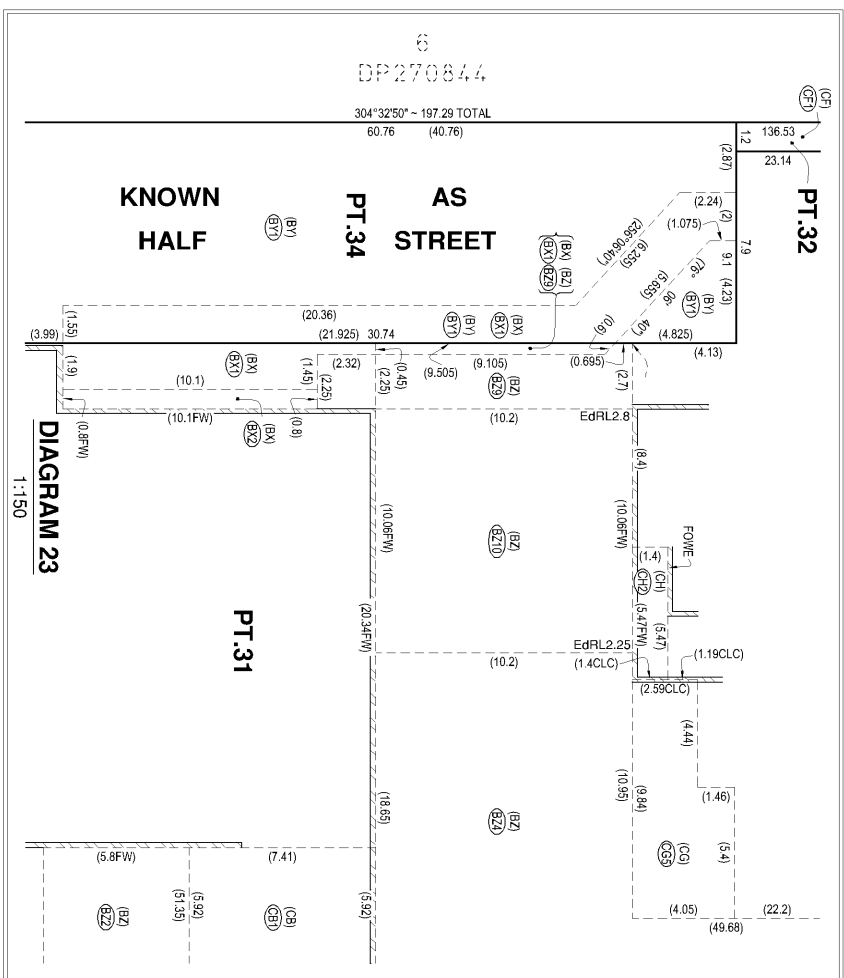
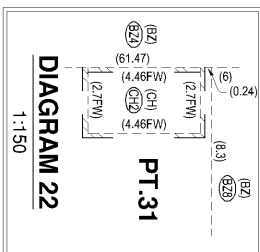
THIS IS SHEET 93 OF DP270778 WHICH REPLACES SHEETS 31-52
AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.



DP 270778
ADDITIONAL SHEET 93

LEVEL 1 - EASEMENT (BX, (BY), (BZ), (CB), (CF), (CG) & (CH) (CONT.)

- (C61) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 1.1 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (C62) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 1.45 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (C63) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 1.75 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (C64) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 2.15 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (C65) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 2.35 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (C66) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 2.85 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT



1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS OF LEVEL 1 & BELOW
3. DIMENSION SHOWN (BRACKETED), INDICATE EASEMENT DIMENSIONS

Ed denotes DEPTH RL OF EASEMENT
E.C. denotes CENTRE OF CONCRETE WALL
FOW denotes FACE OF WALL ON EASEMENT
FW denotes FACE OF WALL

--- denotes EASEMENT LINE

SEE SHEETS 2 - 11 FOR LEVEL 1 & BELOW DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124.3250° UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

EASEMENTS CREATED BY THIS PLAN:

TO 124°32'50" UNLESS OTHERWISE SHOWN

SEE SHEETS 2 - 11 FOR LEVEL 1 & BELOW DETAILS

--- denotes EASEMENT LINE

Ed denotes DEPTH RL OF EASEMENT
CLC denotes CENTRE OF CONCRETE WALL
FOWE denotes FACE OF WALL ON EASEMENT
FW denotes FACE OF WALL

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS OF LEVEL 1 & BELOW
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS

NOTES

- (b3) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (b4) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (b2) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (b3) - RIGHT TO USE CANYONWAY BAY VARIABLE WIDTH (LIMITED IN STRUTUM)
- (c3) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRUTUM)
- (c3) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (c4) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

Surveyor: MICHAEL TRIFIRO
Date of Survey: 20/01/2017
Surveyor's Ref: 6372

**PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778**

L G A: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/33/2017
Lengths are in metres. Reduction

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 94

DETAIL PLAN
(SHEET 15 OF 58 SHEETS)

LEVEL 2

PART LOTS 31, 32, 33 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 2 - 11 (LEVEL 1 & BELOW) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 16 - 27

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

FW denotes FACE OF WALL

--- denotes STRATUM LIMIT

--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 16 - 27 FOR LEVEL 2 DETAILS

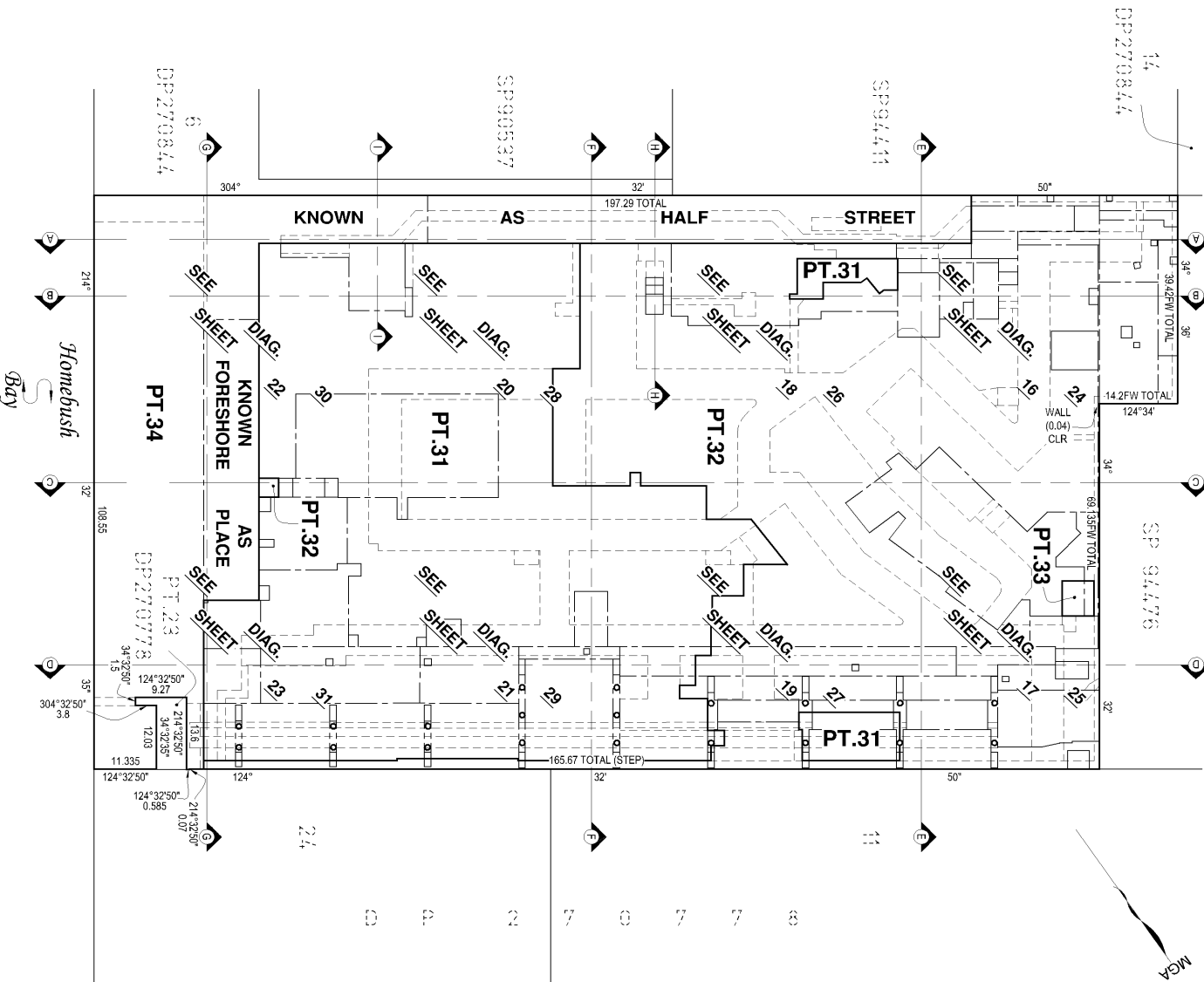
SEE SHEETS 28 - 30 FOR EASEMENT (BA), (BY), (BZ), (CO), (CE), (CF), (CG), (CH) & (CN) DETAILS

SEE SHEETS 47 - 52 FOR RIGHT OF PUBLIC ACCESS DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 31 AT LEVEL 2 IS 7487m² (IN 3 PARTS)
THE AREA OF LOT 32 AT LEVEL 2 IS 8720m² (IN 2 PARTS)
THE AREA OF LOT 33 AT LEVEL 2 IS 3830m² (IN 1 PART)
THE AREA OF LOT 34 AT LEVEL 2 IS 4040m² (IN 1 PART)

THIS IS SHEET 95 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/3/2017
Lengths are in metres. Reduction Ratio 1:500

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 95

DETAIL PLAN

(SHEET 16 OF 58 SHEETS)

LEVEL 2 (CONT.)

PART LOTS 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 2 - 11 (LEVEL 1 & BELOW) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 15 FOR LOT AREAS OF LEVEL 2
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
 Bh denotes HEIGHT RL OF LOT BOUNDARY
 C denotes CONNECTION
 C-E denotes COLUMN TO EASEMENT
 FOWE denotes FACE OF COLUMN ON EASEMENT
 FW denotes FACE OF WALL ON EASEMENT
 W-E denotes WALL TO EASEMENT

(E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES

--- denotes STRATUM LIMIT

--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 26 & 27 FOR SCHEDULE OF BOUNDARY LIMITS

SEE SHEETS 28 - 30 FOR EASEMENT (BX), (BY), (BZ), (CE), (CF) & (CG) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

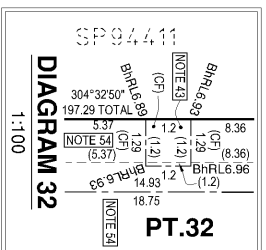
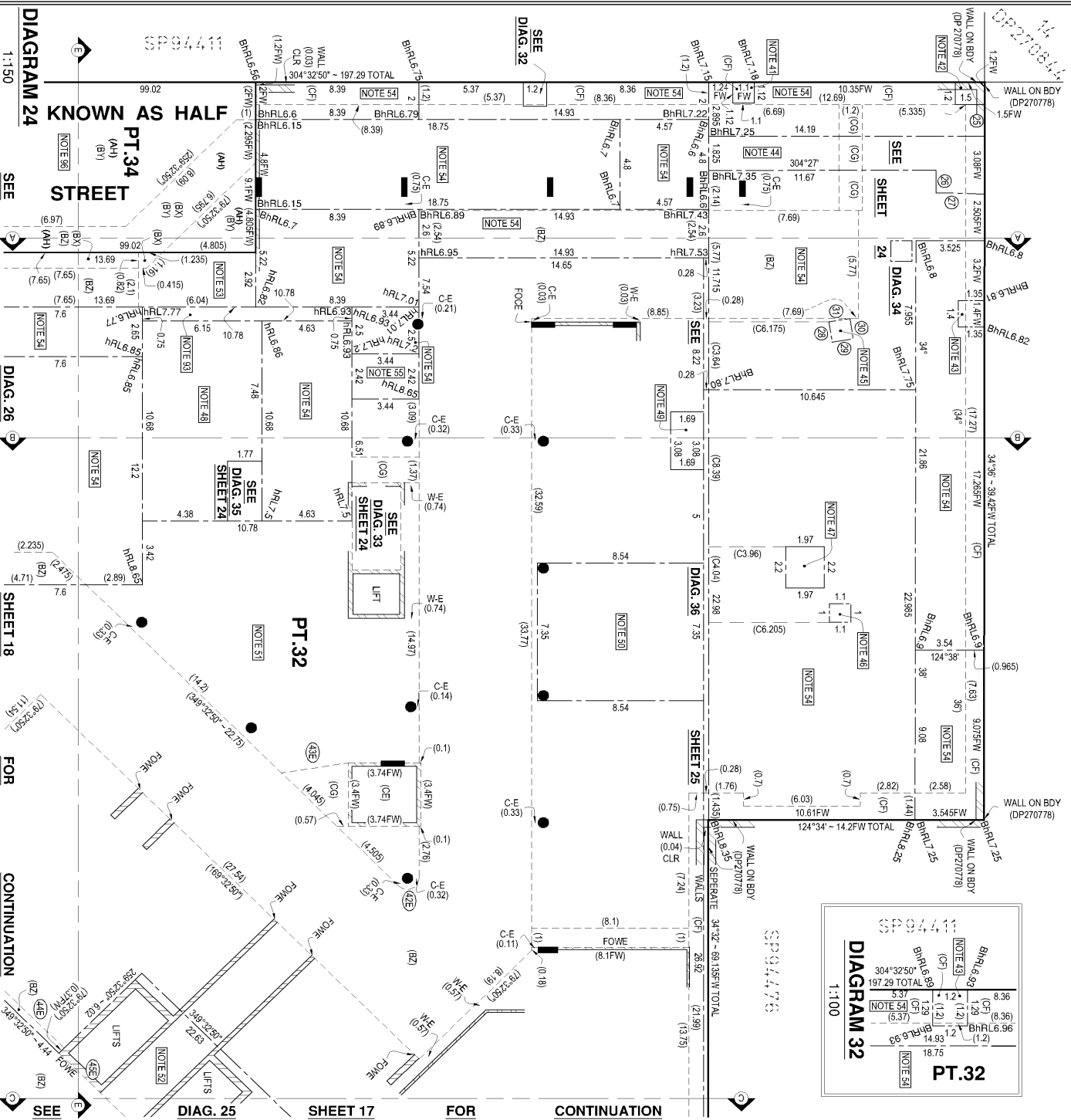
EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
 (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CE) - RIGHT TO USE WASTE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
 (CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
 (CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS
25	34°36'	1.695		
26	33°46'	1.2		
27	306°17'	2.5		
28	25°50'	1.1		
29	295°50'	1.09		
30	205°50'	1.1		
31	115°50'	1.09		
42E	(282°02'50")	1.11	1.415	0.6
43E	(295°36')	3.47		
44E	(349°32'50")	6.85		
45E	(349°32'50")	13.89		

SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 96 OF DP270778 WHICH REPLACES SHEETS 51-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
 Date of Survey: 2001/2017
 Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
 EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
 Locality: WENTWORTH POINT
 Subdivision No.: SC/33/2017
 Lengths are in metres. Reduction Ratio 1:150
 & AS SHOWN

Registered
 24.5.2017

DP 270778
 ADDITIONAL SHEET 96

DETAIL PLAN

(SHEET 17 OF 58 SHEETS)

LEVEL 2 (CONT.)

PART LOTS 32 & 33 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 2 - 11 (LEVEL 1 & BELOW) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 15 FOR LOT AREAS OF LEVEL 2
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' OR 'CC' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
 B_h denotes HEIGHT RL OF LOT BOUNDARY
 C denotes CONNECTION
 C-E denotes CONNECTION TO CENTRE
 CC denotes COLUMN TO EASEMENT
 CC denotes CONNECTION TO CENTRE COLUMN
 CI denotes CIRCUMFERENCE OF CONCRETE COLUMN
 CL denotes CENTRE OF CONCRETE BLOCK WALL
 FC denotes FACE OF CONCRETE
 FOWE denotes FACE OF WALL ON EASEMENT
 FW denotes FACE OF WALL
 RC denotes RADIUS OF CONCRETE COLUMN
 W/B denotes WALL TO BOUNDARY
 (E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES

denotes STRATUM LIMIT
 denotes EASEMENT LINE

denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 26 & 27 FOR SCHEDULE OF BOUNDARY LIMITS

SEE SHEETS 28 - 30 FOR EASEMENT (BZ), (CF), (CG) & (CH) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM)
 (DP270778 DOC. 7)
 (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC. 7)

EASEMENTS CREATED BY THIS PLAN:

- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CF) - EASEMENT FOR PLENUM AREA VARIABLE WIDTH (LIMITED IN STRATUM)
 (CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

No.	BEARING	DIST	ARC	RADIUS
32	169°32'50"	1.145		
33	292°02'50"	1.58		
46E	(299°32'50" 0.29)			
47E	(27°02'50"	3.385	3.77	2.4)
48E	(117°02'50"	3.385	3.77	2.4)

THIS IS SHEET 97 OF DP270778 WHICH REPLACES SHEETS 51-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
 Date of Survey: 2001/2017
 Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
 Locality: WENTWORTH POINT
 Subdivision No.: SC/33/2017
 Lengths are in metres. Reduction Ratio 1:150 & AS SHOWN

Registered
 24.6.2017

DP 270778
 ADDITIONAL SHEET 97

DETAIL PLAN
(SHEET 18 OF 58 SHEETS)

LEVEL 2 (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 2 - 11 (LEVEL 1 & BELOW) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 15 FOR LOT AREAS OF LEVEL 2
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
- C denotes CONNECTION
- C-E denotes COLUMN TO EASEMENT
- CL denotes CENTRE OF CONCRETE BLOCK WALL
- FOE denotes FACE OF COLUMN ON EASEMENT
- FW denotes FACE OF WALL ON EASEMENT
- W-E denotes WALL TO EASEMENT
- (E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES
- denotes STRATUM LIMIT
- - - denotes EASEMENT LINE
- A denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 28 & 27 FOR SCHEDULE OF BOUNDARY LIMITS

SEE SHEETS 28 - 30 FOR EASEMENT (BX), (BY), (BZ), (CC), (CG), (CH) & (CN) DETAILS
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

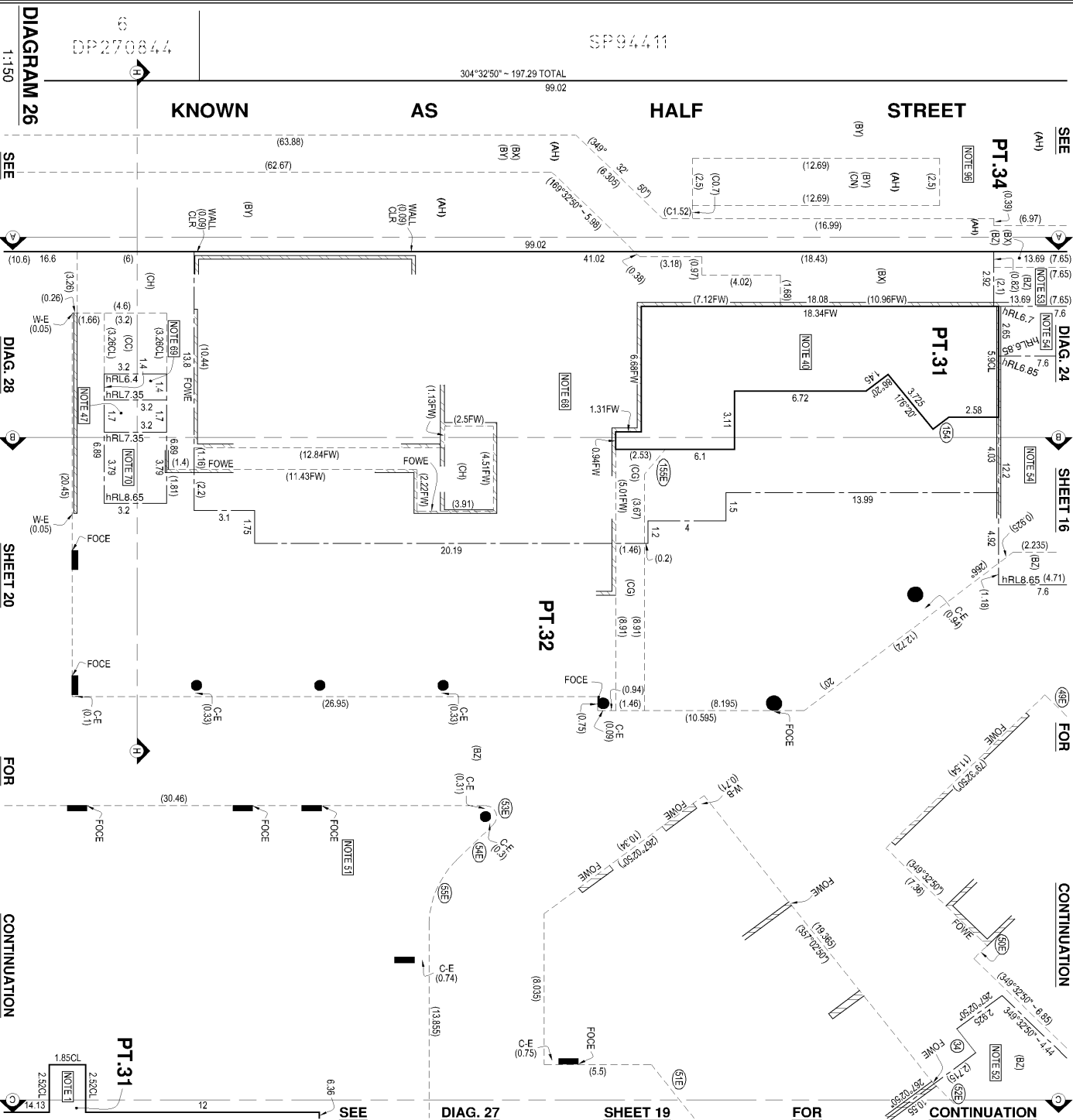
EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CC) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS
34	177°02'50"	1.615		
49E	(169°32'50" 27°54)			
50E	(79°32'50" 0.97)			
51E	(177°02'50" 19.12)			
52E	(349°32'50" 15.635)			
53E	(12°02'50" 1.11	1.415	0.6	
54E	(79°32'50" 2.58)			
55E	(97°02'50" 3.825	3.925	5	
154	86°20'	1.03		
155E	(253°09'	1.715)		

SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 98 OF DP270778 WHICH REPLACES SHEETS 51-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/33/2017
Lengths are in metres. Reduction Ratio 1:150

Registered
24.6.2017

DP 270778
ADDITIONAL SHEET 98

DETAIL PLAN

(SHEET 19 OF 58 SHEETS)

LEVEL 2 (CONT.)

PART LOTS 31 & 32 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 2 - 11 (LEVEL 1 & BELOW) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 15 FOR LOT AREAS OF LEVEL 2
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIRED BY 'C' OR 'CC' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
 B_h denotes HEIGHT RL OF LOT BOUNDARY
 C denotes CONNECTION
 C-B denotes CONNECTION TO CENTRE
 C-C denotes COLUMN TO BOUNDARY
 C-E denotes COLUMN TO EASEMENT
 CC denotes CONNECTION TO CENTRE COLUMN
 CI denotes CIRCUMFERENCE OF CONCRETE COLUMN
 CLC denotes CENTRE OF CONCRETE WALL
 CLC denotes CENTRE OF CONCRETE WALL
 FCB denotes FACE OF CONCRETE
 FCB denotes FACE OF COLUMN ON BOUNDARY
 FCB denotes FACE OF COLUMN ON EASEMENT
 FOWB denotes FACE OF WALL ON BOUNDARY
 FOWB denotes FACE OF WALL ON EASEMENT
 RC denotes RADIUS OF CONCRETE COLUMN
 W-E denotes WALL TO EASEMENT

(E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES

--- denotes STRATUM LIMIT
 --- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 28 & 27 FOR SCHEDULE OF BOUNDARY LIMITS

SEE SHEETS 28 - 30 FOR EASEMENT (BZ), (CF), (CG) & (CH) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

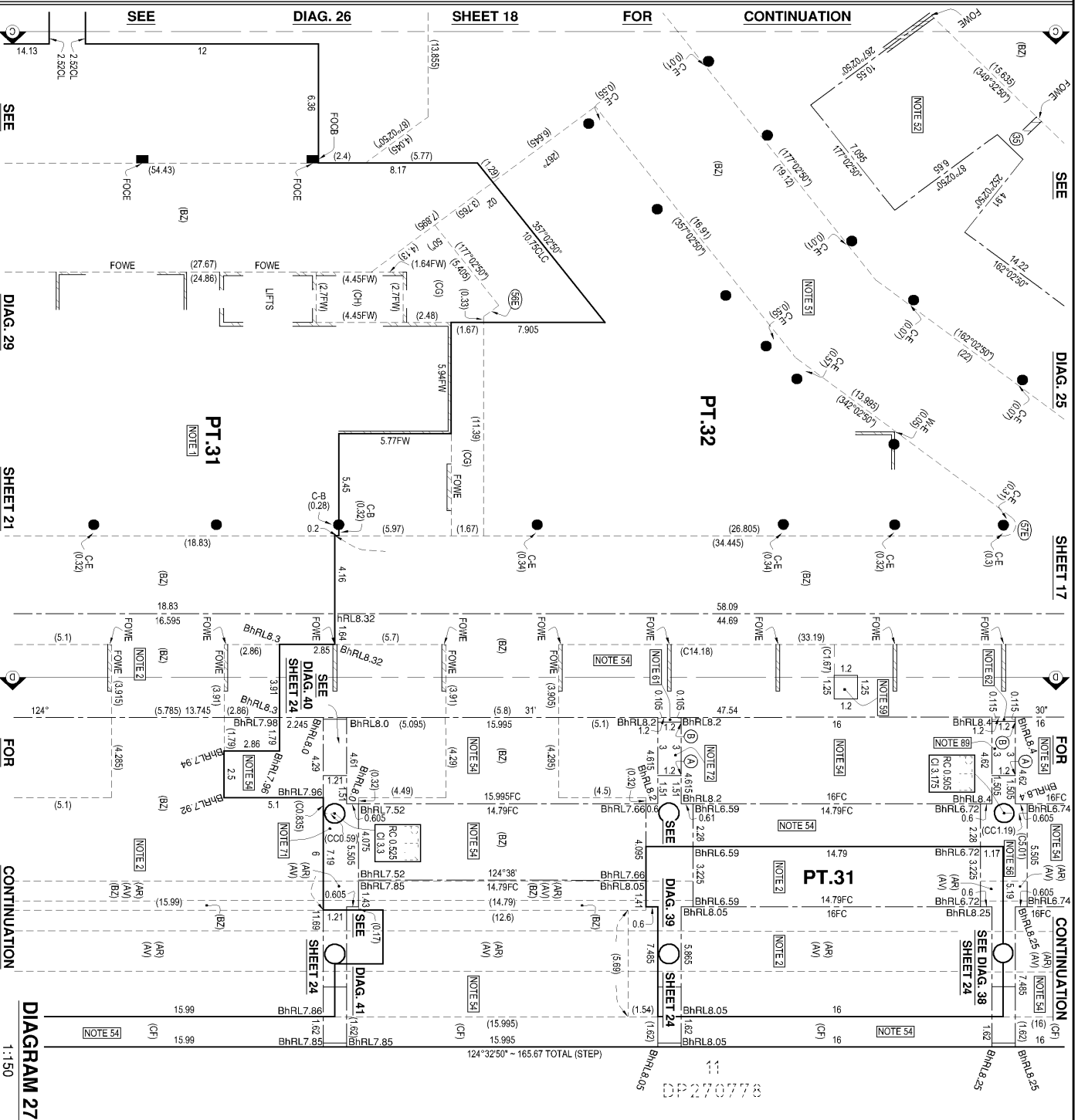
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 2)
 (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC 2)
 (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CF) - EASEMENT FOR PLINUM VARIABLE WIDTH (LIMITED IN STRATUM)
 (CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS CREATED BY THIS PLAN:

- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CF) - EASEMENT FOR PLINUM VARIABLE WIDTH (LIMITED IN STRATUM)
 (CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS
35	169°32'50"	1.865		
56E	(267°02'50"	0.98)		
57E	(53°17'50"	1.06	1.395	0.56)

THIS IS SHEET 99 OF DP270778 WHICH REPLACES SHEETS 31-32 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
 Date of Survey: 2001/2017
 Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
 Locality: WENTWORTH POINT
 Subdivision No.: SC3/3/2017
 Lengths are in metres. Reduction Ratio 1:150

Registered
 24.5.2017

DP 270778
 ADDITIONAL SHEET 99

DIAGRAM 27
 1:150

11
 DP270778

DETAIL PLAN

(SHEET 21 OF 58 SHEETS)

LEVEL 2 (CONT.)

PART LOTS 31 & 32 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 2 - 11 (LEVEL 1 & BELOW) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 15 FOR LOT AREAS OF LEVEL 2
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' OR 'CC' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
 Bh denotes HEIGHT RL OF LOT BOUNDARY
 C denotes CONNECTION
 C-E denotes CONNECTION TO CENTRE
 CC denotes COLUMN TO EASEMENT
 CI denotes CONNECTION TO CENTRE COLUMN
 CC denotes CIRCUMFERENCE OF CONCRETE COLUMN
 FOWE denotes FACE OF WALL ON EASEMENT
 RC denotes RADIUS OF CONCRETE COLUMN
 W-E denotes WALL TO EASEMENT

— denotes STRATUM LIMIT
 — denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 28 & 27 FOR SCHEDULE OF BOUNDARY LIMITS

SEE SHEETS 28 - 30 FOR EASEMENT (BZ), (CH) & (CH) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

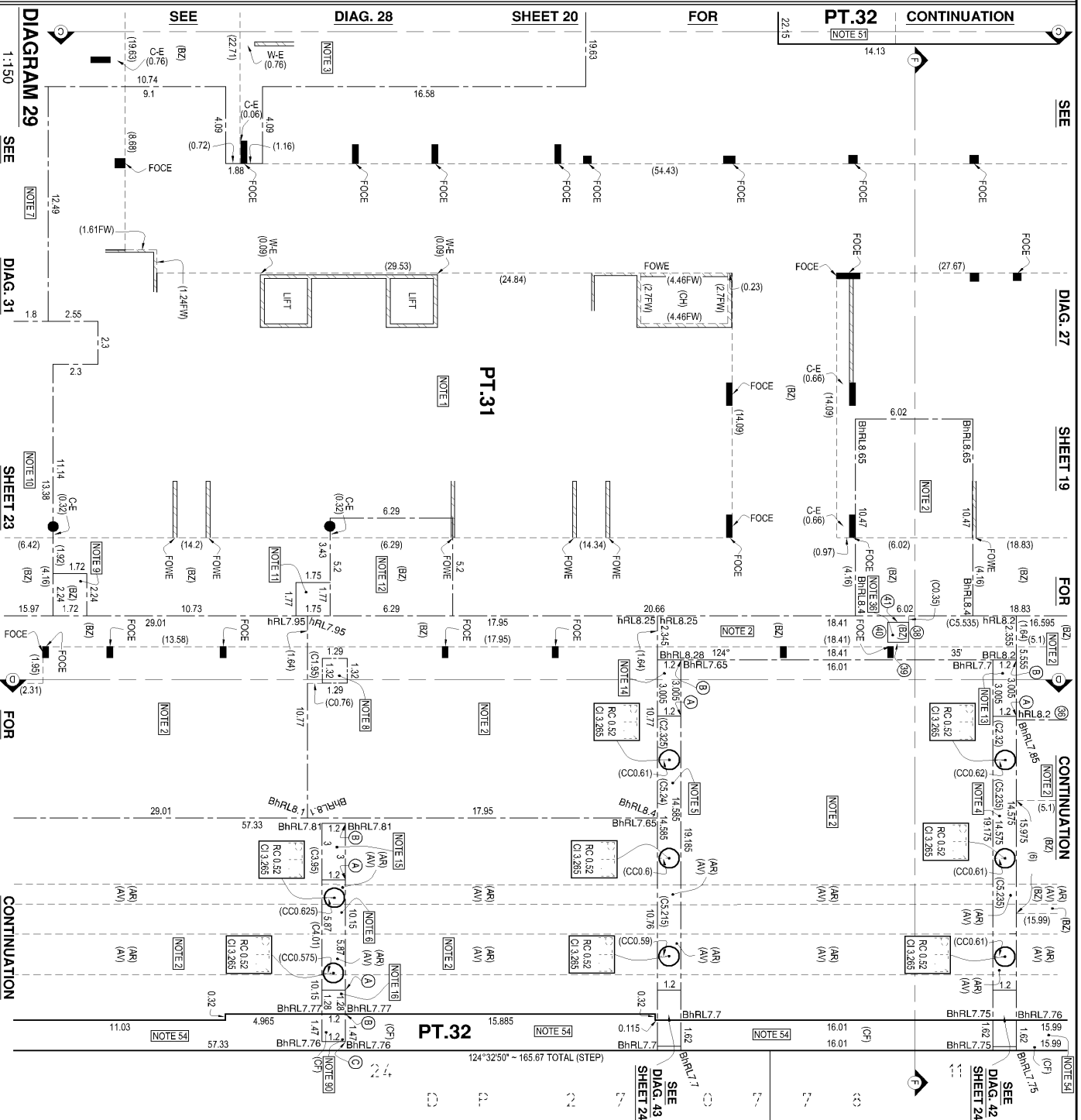
- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP2107/78 DOC.7)
 (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP2107/78 DOC.7)
 (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
 (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS CREATED BY THIS PLAN:

- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
 (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
36	124°31'30"	13.745
38	34°32'50"	1.07
39	124°32'50"	1.07
40	214°32'50"	1.07
41	304°32'50"	1.07

THIS IS SHEET 101 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
 Date of Survey: 2001/2017
 Surveyor's Plat: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
 EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
 Locality: WENTWORTH POINT
 Subdivision No.: SC03/2017
 Lengths are in metres. Reduction Ratio 1:150

Registered
 24.5.2017

DP 270778
 ADDITIONAL SHEET 101

DETAIL PLAN
(SHEET 22 OF 58 SHEETS)

LEVEL 2 (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 2 - 11 (LEVEL 1 & BELOW) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
 2. SEE SHEET 15 FOR LOT AREAS OF LEVEL 2
 3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS
- h denotes HEIGHT PL OF STRATUM LIMIT
FW denotes FACE OF WALL

denotes STRATUM LIMIT
denotes EASEMENT LINE

denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 26 & 27 FOR SCHEDULE OF BOUNDARY LIMITS

SEE SHEETS 28 - 30 FOR EASEMENT (BX), (BY), (BZ) & (CO) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CC) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
(CO) - RESTRICTION ON THE USE OF LAND 3 WIDE
(CP) - POSITIVE COVENANT 3 WIDE

SEE SHEET 10 FOR DETAILS OF (AH)

MCA

THIS IS SHEET 102 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140

DIAGRAM 30
1:150

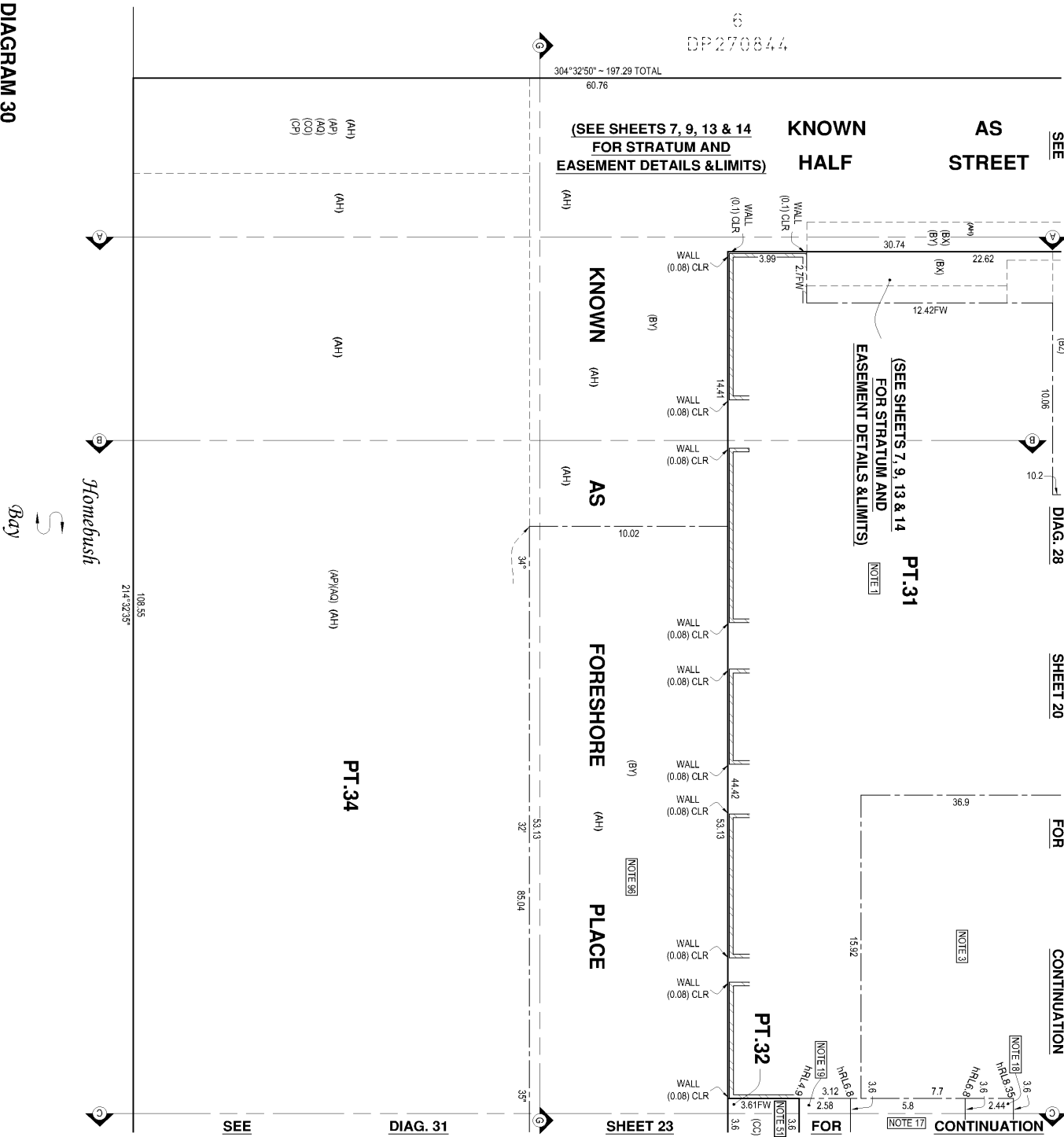
Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC03/2017
Lengths are in metres. Reduction Ratio 1:150

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 102



DETAIL PLAN
(SHEET 23 OF 58 SHEETS)

LEVEL 2 (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 2 - 11 (LEVEL 1 & BELOW) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 15 FOR LOT AREAS OF LEVEL 2
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' OR 'CC' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
Bh denotes HEIGHT RL OF LOT BOUNDARY
ABMT denotes ABUTMENT
C denotes CONNECTION
C-C denotes CONNECTION TO CENTRE
CC denotes COLUMN TO EASEMENT
CI denotes CIRCUMFERENCE TO CENTRE COLUMN
FOCE denotes FACE OF COLUMN ON EASEMENT
FW denotes FACE OF WALL
RC denotes RADIUS OF CONCRETE COLUMN

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 26 & 27 FOR SCHEDULE OF BOUNDARY LIMITS

SEE SHEETS 28 - 30 FOR EASEMENT (BY), (BZ), (CO), (CF) & (CG) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (W) - RIGHT OF ACCESS 20 WIDE (DP270778 DOC.4)
(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AO) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)
(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)
(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CO) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
(CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
(CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
SEE SHEET 10 FOR DETAILS OF (AH & AU)

MGA



PT.31

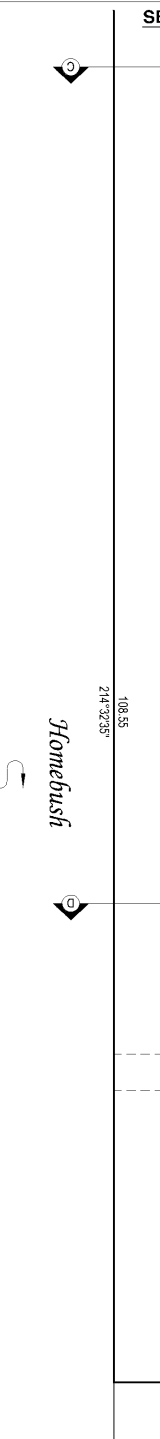
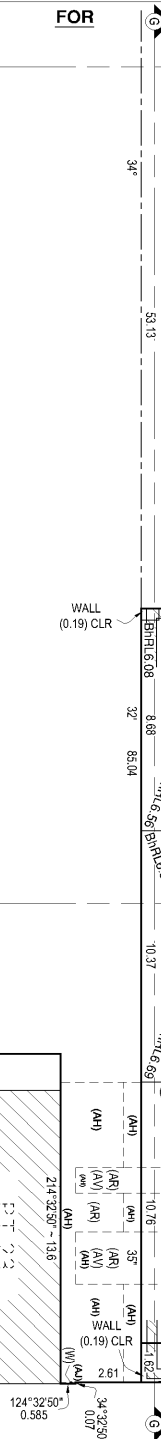
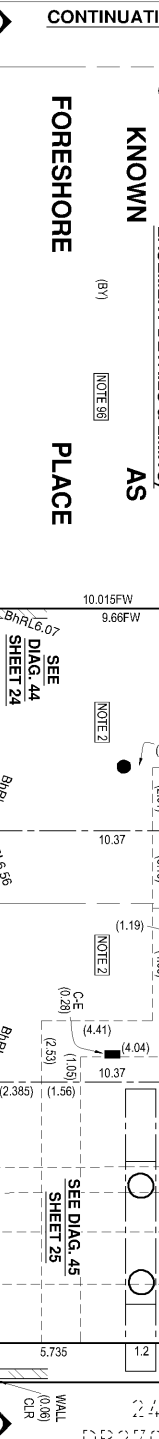
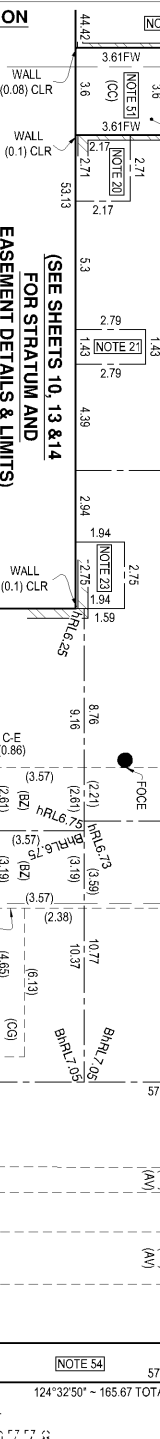
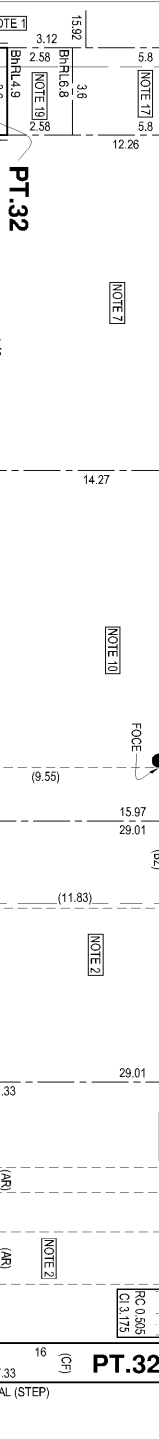
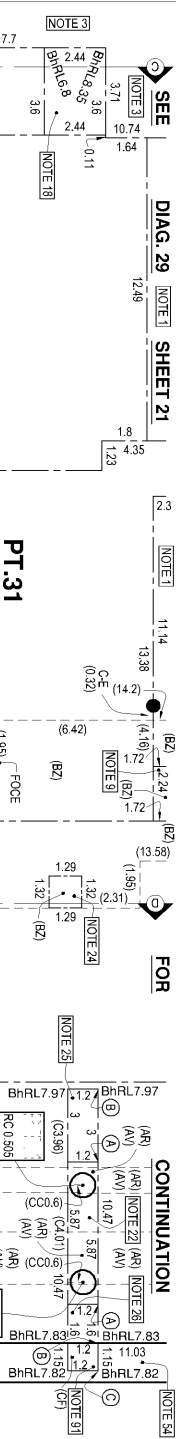


DIAGRAM 31

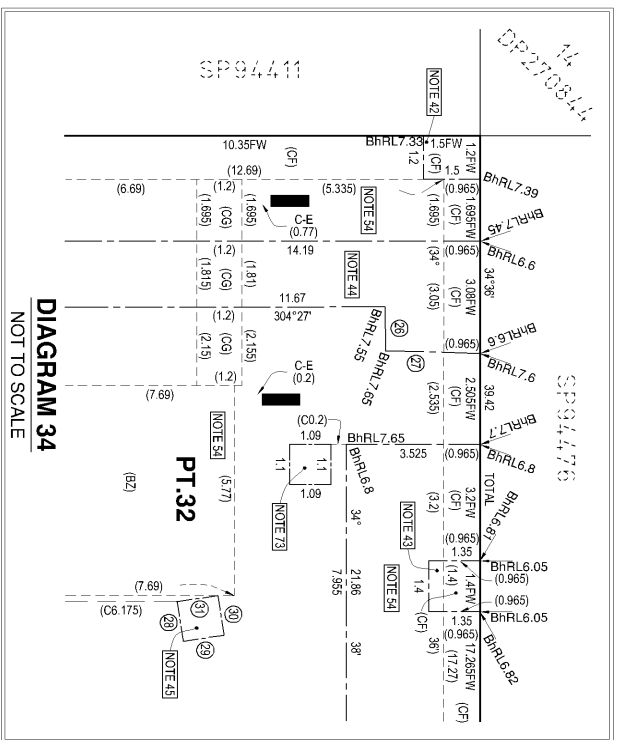
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Homebush Bay

Surveyor: MICHAEL TRIFIRO	PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778	L.G.A. CITY OF PARAMATTA Locality: WENTWORTH POINT Subdivision No: SC/33/2017 Lengths are in metres. Reduction Ratio 1:150	Registered 24.5.2017	DP 270778 ADDITIONAL SHEET 103
Date of Survey: 20/01/2017 Surveyor's Ref: 6372				

DETAIL PLAN

(SHEET 24 OF 58 SHEETS)



LEVEL 2 (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 2 - 11 (LEVEL 1 & BELOW) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 15 FOR LOT AREAS OF LEVEL 2
3. DIMENSION SHOWN (BRACKETED) INDICATED EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' OR 'CC' WHICH THEN INDICATES A CONNECTION DIMENSION

- h denotes HEIGHT RL OF STRATUM LIMIT
Bh denotes HEIGHT RL OF LOT BOUNDARY
C denotes CONNECTION
C-C denotes CONNECTION TO CENTRE
CC denotes COLUMN TO EASEMENT
CC-C denotes CONNECTION TO CENTRE COLUMN
CC-CI denotes CIRCUMFERENCE OF CONCRETE COLUMN
CI denotes FACE OF CONCRETE
FW denotes FACE OF WALL
RC denotes RADIUS OF CONCRETE COLUMN
W-E denotes WALL TO EASEMENT

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

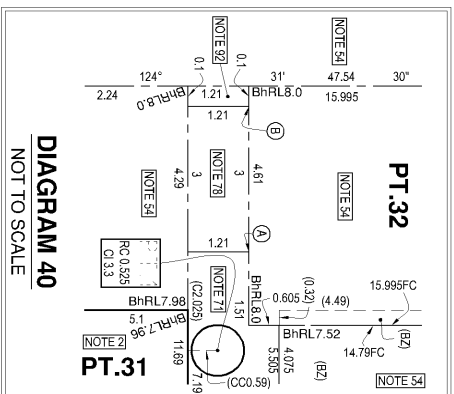
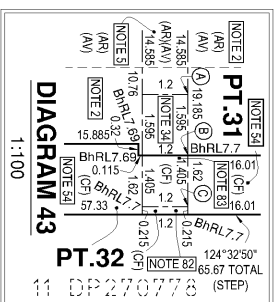
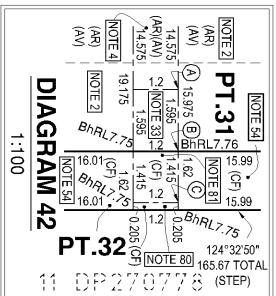
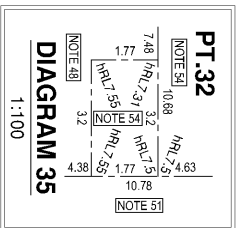
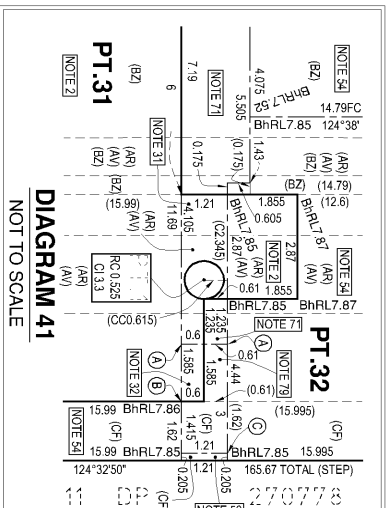
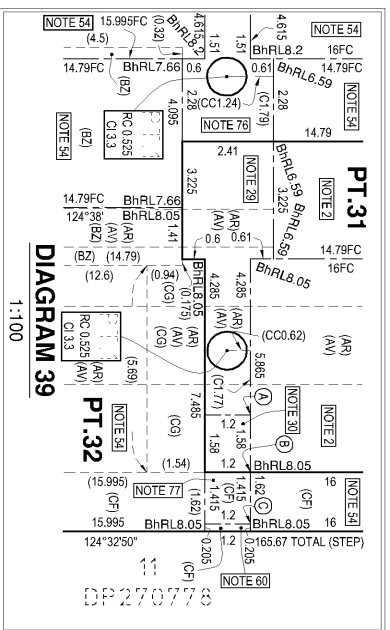
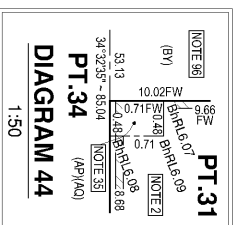
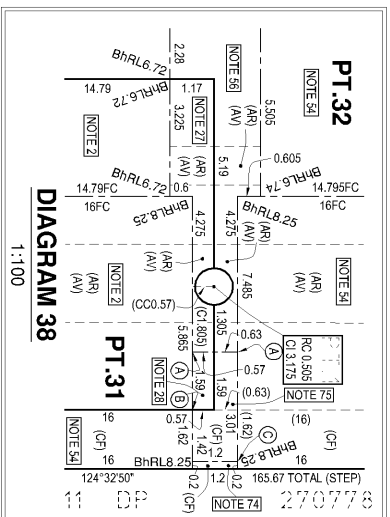
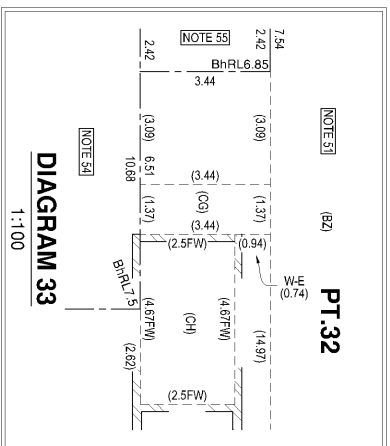
SEE SHEETS 26 & 27 FOR SCHEDULE OF BOUNDARIES

SEE SHEETS 28 - 30 FOR EASEMENT (BY), (BZ), (CF), (CG) & (CH) DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO L21-32-50 UNLESS OTHERWISE SHOWN

SCHEDULE OF SHORT LINES	
NO.	BEARING DIST
26	33.46 1.2
27	306.17 2.5
28	29.50 1.1
29	295.50 1.09
30	205.50 1.1
31	115.50 1.09

THIS IS SHEET 104 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



EXISTING EASEMENTS:

- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.7)
(AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP27078 DOC.7)
(AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.7)
(AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
(CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC3/32017
Lengths are in metres. Reduction Ratio AS SHOWN

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 104

DETAIL PLAN

(SHEET 26 OF 58 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.65
NOTE 2	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
NOTE 3	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.1
NOTE 4	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.51
NOTE 5	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.41
NOTE 6	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.54
NOTE 7	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.6
NOTE 8	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.3
NOTE 9	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.35
NOTE 10	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.6
NOTE 11	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.0
NOTE 12	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.35
NOTE 13	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.62 ④ AND RL.6.7 ⑥
NOTE 14	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.23 ④ AND RL.6.73 ⑥
NOTE 15	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.26 ④ AND RL.6.76 ⑥
NOTE 16	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.43 ④ AND RL.6.83 ⑥
NOTE 17	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.8
NOTE 18	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.8 AND RL.8.35
NOTE 19	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.4.9 AND RL.6.8
NOTE 20	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.1

NOTE 21	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.45
NOTE 22	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.59
NOTE 23	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.05
NOTE 24	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.65
NOTE 25	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.45 ④ AND RL.6.55 ⑥
NOTE 26	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.43 ④ AND RL.6.69 ⑥
NOTE 27	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.75
NOTE 28	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.58 ④ AND RL.6.84 ⑥
NOTE 29	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.58
NOTE 30	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.42 ④ AND RL.6.68 ⑥
NOTE 31	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.41
NOTE 32	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.25 ④ AND RL.6.5 ⑥
NOTE 33	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.18 ④ AND RL.6.44 ⑥
NOTE 34	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.23 ④ AND RL.6.5 ⑥
NOTE 35	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.3
NOTE 36	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.55
NOTE 37	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.7
NOTE 38	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.66 ④ AND RL.7.15 ⑥
NOTE 39	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.6.48 ④ AND RL.6.73 ⑥
NOTE 40	PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.75

NOTE 41	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.6
NOTE 42	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.7
NOTE 43	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.05
NOTE 44	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.6
NOTE 45	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.65
NOTE 46	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.0
NOTE 47	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.35
NOTE 48	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.55
NOTE 49	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.9
NOTE 50	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.3
NOTE 51	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.65
NOTE 52	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.35
NOTE 53	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85
NOTE 54	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
NOTE 55	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.7.2 AND RL.8.65
NOTE 56	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.75
NOTE 57	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.9
NOTE 58	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.05
NOTE 59	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.85

Surveyor: MICHAEL TRIFINO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC23/2017
Lengths are in metres, Reduction Ratio N/A

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 106

DETAIL PLAN

(SHEET 27 OF 58 SHEETS)

SCHEDULE OF BOUNDARY LIMITS

NOTE 60	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.05	NOTE 80	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.75
NOTE 61	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.2	NOTE 81	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.44 ⓐ AND RL6.67 ⓐ
NOTE 62	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.4	NOTE 82	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.6
NOTE 63	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.6	NOTE 83	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.5 ⓑ AND RL6.73 ⓑ
NOTE 64	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.9	NOTE 84	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.73 ⓑ AND RL6.91 ⓑ
NOTE 65	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.05	NOTE 85	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.0
NOTE 66	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.75 ⓐ AND RL7.24 ⓐ	NOTE 86	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.33 AND RL7.8
NOTE 67	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.94 ⓐ AND RL7.35 ⓐ	NOTE 87	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.8 AND RL8.35
NOTE 68	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.75	NOTE 88	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL8.35 AND RL9.0
NOTE 69	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.4 AND RL7.35	NOTE 89	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.67 ⓐ AND RL7.17 ⓐ
NOTE 70	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.35 AND RL8.65	NOTE 90	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.63 ⓑ AND RL6.87 ⓑ
NOTE 71	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.41	NOTE 91	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.69 ⓑ AND RL6.88 ⓑ
NOTE 72	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.5 ⓐ AND RL7.0 ⓐ	NOTE 92	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.0
NOTE 73	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.45	NOTE 93	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.93 AND RL7.77
NOTE 74	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL8.25	NOTE 94	PART LOT 33 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.05
NOTE 75	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.58 ⓐ AND RL7.07 ⓐ	NOTE 95	PART LOT 33 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.35
NOTE 76	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.58	NOTE 96	PART LOT 34 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND UNLIMITED IN HEIGHT
NOTE 77	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.68 ⓑ AND RL6.91 ⓑ		
NOTE 78	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.35 ⓐ AND RL6.94 ⓐ		
NOTE 79	PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.25 ⓐ AND RL6.73 ⓐ		

THIS IS SHEET 107 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFINO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC23/2017
Lengths are in metres. Reduction Ratio N/A



Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 107

DETAIL PLAN

(SHEET 28 OF 58 SHEETS)

LEVEL 2 - EASEMENT (BX), (BY), (BZ), (CC), (CE), (CF), (CG), (CH) & (CN)

PART LOTS 31, 32, 33 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMIT OF THE LOTS SHOWN ON SHEETS 2 - 11 AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 16 - 27

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
 2. SEE SHEET 15 FOR LOT AREAS OF LEVEL 2
 3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' OR 'CC' WHICH THEN INDICATES A CONNECTION DIMENSION
- CC denotes CONNECTION TO CENTRE
 CI denotes CIRCUMFERENCE OF CONCRETE COLUMN
 CL denotes CENTRE OF CONCRETE BLOCK WALL
 CLC denotes CENTRE OF CONCRETE WALL
 FW denotes FACE OF WALL
 RC denotes RADIUS OF CONCRETE COLUMN

denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES

denotes EASEMENT LINE

SEE SHEETS 16 - 27 FOR LEVEL 2 DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
 (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
 (CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

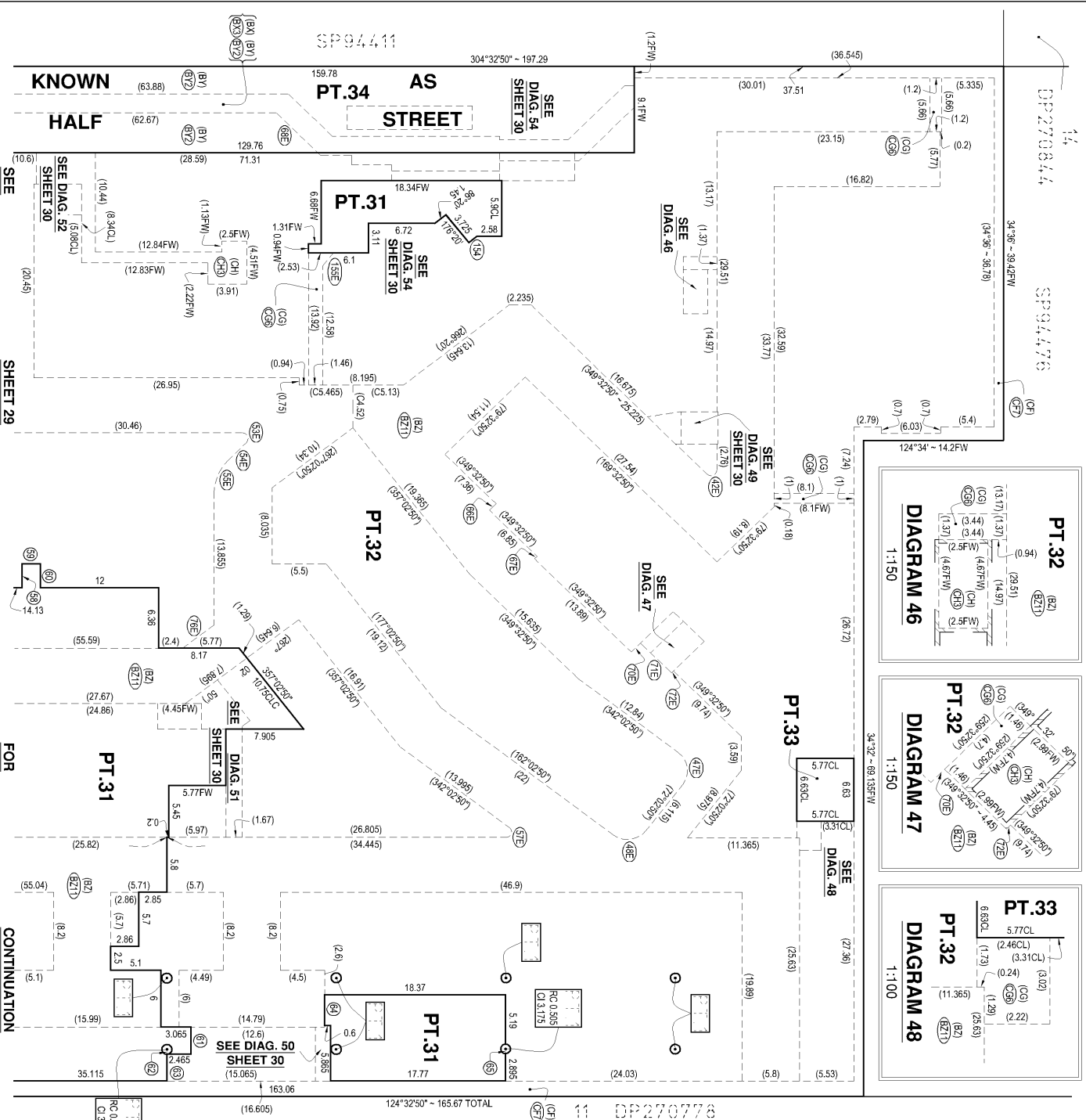
SCHEDULE OF EASEMENT LIMITS

- (BX3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
 (BY2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
 (BZ1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
 (CF7) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
 (CG6) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
 (CH9) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DIST	ARC	RADIUS	No.	BEARING	DIST
42E	(282°02'50")	1.11	1.415	0.61	63	34°32'50"	2.82
47E	(27°02'50")	3.395	3.77	2.41	64	214°32'50"	3.225
48E	(117°02'50")	3.395	3.77	2.41	65	34°32'50"	3.225
53E	(12°02'50")	1.11	1.415	0.61	66E	(79°32'50")	0.97
54E	(79°32'50")	2.59	67E	(79°32'50")	0.97		
55E	(57°02'50")	3.825	3.925	51	68E	(169°32'50")	5.98
57E	(93°17'50")	1.06	1.395	0.56	70E	(259°32'50")	1.32
58	214°32'50"	2.52	71E	(349°32'50")	4.45		
59	304°32'50"	1.85	72E	(259°32'50")	0.29		
60	34°32'50"	2.52	76E	(87°02'50")	4.045		
61	34°32'50"	2.87	154	(86°20')	1.03		
62	(34°32'50" COO 525)		155E	(253°09')	1.715		

THIS IS SHEET 108 OF DP270778 WHICH REPLACES SHEETS 31-52
 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFINO
 Date of Survey: 2001/2017
 Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
 EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
 Locality: WENTWORTH POINT
 Subdivision No.: SC03/2017
 Lengths are in metres. Reduction Ratio 1:300
 & AS SHOWN

Registered
 24.5.2017

DP 270778
 ADDITIONAL SHEET 108

DETAIL PLAN
(SHEET 29 OF 58 SHEETS)

LEVEL 2 - EASEMENT (BX), (BY), (BZ), (CC),
(CE), (CF), (CG), (CH) & (CN)

PART LOTS 31-32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMIT OF THE LOTS SHOWN ON SHEETS 2-11 AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 16-27

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
 2. SEE SHEET 15 FOR LOT AREAS OF LEVEL 2
 3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS
- FW denotes FACE OF WALL

--- denotes EASEMENT LINE

SEE SHEETS 15-27 FOR LEVEL 2 DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF SHORT LINES			
No.	BEARING	DIST	
58	214°32'50"	2.52	
59	304°32'50"	1.85	
60	34°32'50"	2.32	

EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CC) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (CE) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
- (CF) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CN) - RESTRICTION ON THE USE OF LAND 3 WIDE
- (CP) - POSITIVE COVENANT 3 WIDE

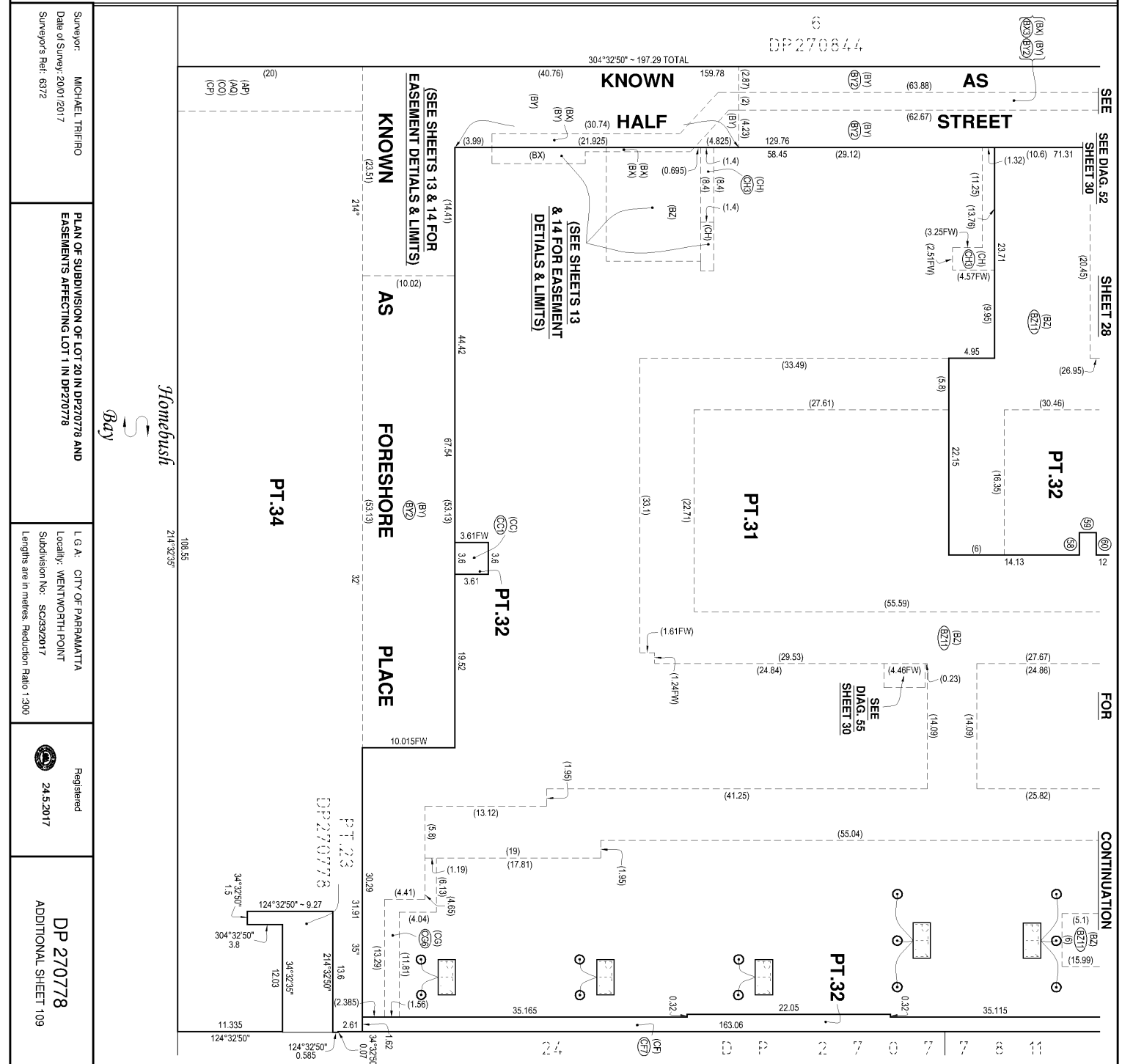
SCHEDULE OF EASEMENT LIMITS

- (BX3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
- (BY2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
- (BZ1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (CC1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (CF1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (CG6) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (CH3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

THIS IS SHEET 109 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

Reg:R344830 /Doc:DP 0270778 P /Rev:30-Oct-2017 /NSW LRS /Pgs:ALL /Prt:17-Feb-2022 10:26 /Seq:188 of 504

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Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC03/2017
Lengths are in metres. Reduction Ratio 1:300

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 109

DETAIL PLAN

(SHEET 30 OF 58 SHEETS)

LEVEL 2 - EASEMENT (BX), (BY), (BZ), (CC),
(CE), (CF), (CG), (CH) & (CN)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMIT OF THE LOTS SHOWN ON SHEETS 2 - 11 AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 16 - 27

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 15 FOR LOT AREAS OF LEVEL 2
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- C denotes CONNECTION
CL denotes CENTRE OF CONCRETE BLOCK WALL
CLC denotes CENTRE OF CONCRETE WALL
FOWE denotes FACE OF WALL ON BOUNDARY
FOW denotes FACE OF WALL ON EASEMENT
FW denotes FACE OF WALL
- (E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES

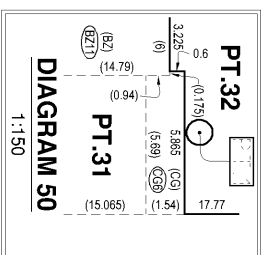
--- denotes EASEMENT LINE

SEE SHEETS 15 - 27 FOR LEVEL 2 DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF EASEMENT LIMITS

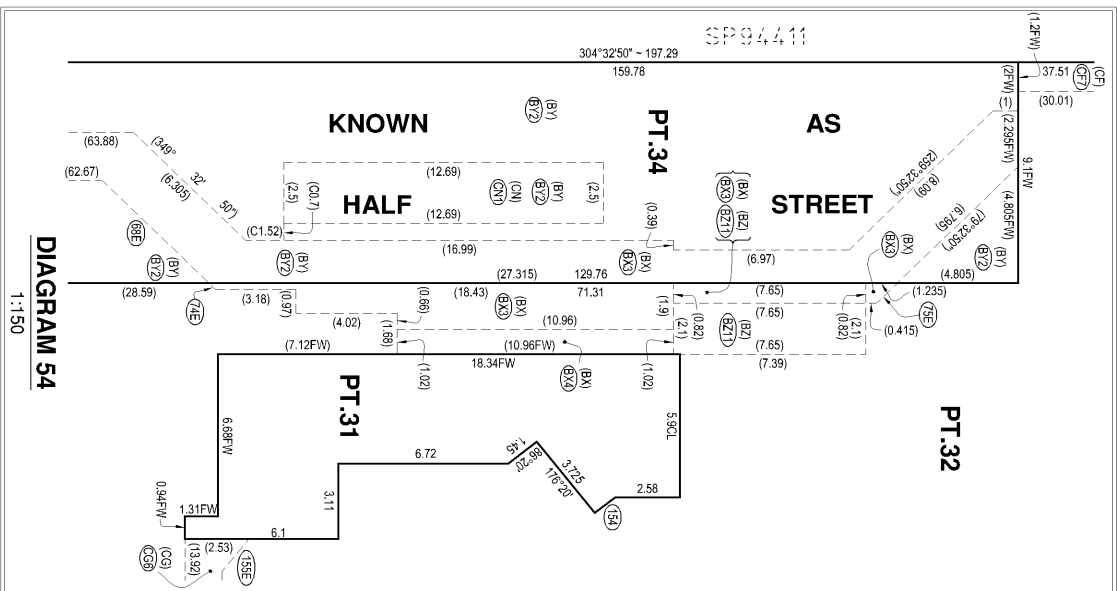
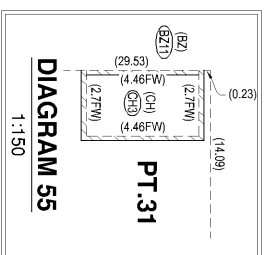
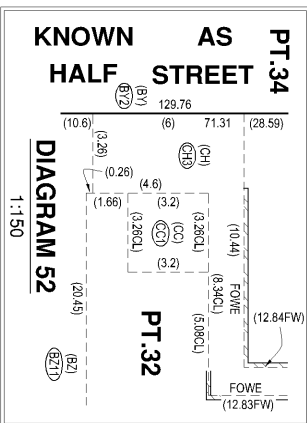
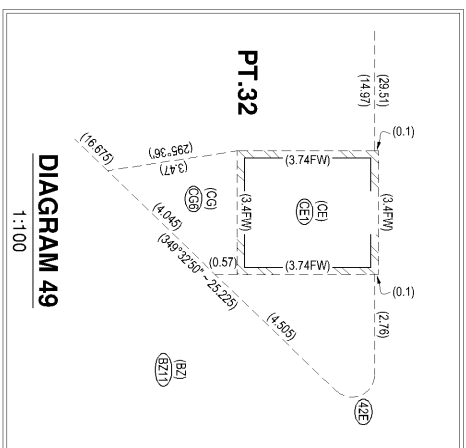
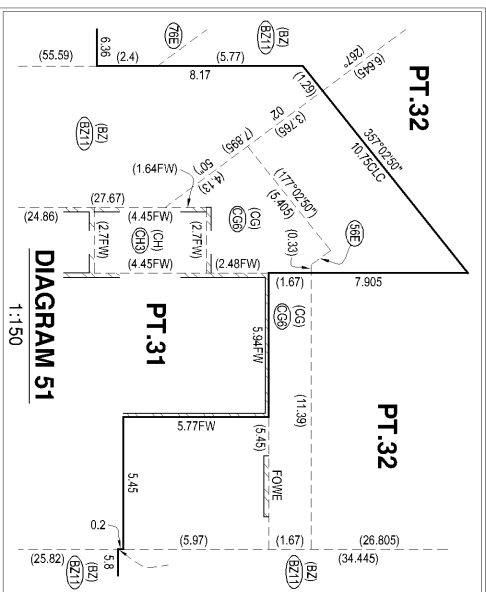
- (BX3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
- (BX4) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 9.6
- (BY2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
- (BZ11) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (CC1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (CE1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (CF7) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (CG6) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (CH3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (CN1) INDICATES EASEMENT LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT BELOW AND UNLIMITED IN HEIGHT



EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
VARIABLE WIDTH (LIMITED IN STRATUM)
(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CC) - RIGHT OF ACCESS AND USE OF RECREATION AREA
VARIABLE WIDTH (LIMITED IN STRATUM)
(CE) - RIGHT TO USE WASTE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
(CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS
42E	(282°02'50"	1.11	1.415	0.6
65E	(267°02'50"	0.98		
68E	(169°32'50"	5.98		
73E	(267°02'50"	0.98		
74E	(169°32'50"	0.38		
75E	(79°32'50"	1.16		
76E	(267°02'50"	4.045		
154	86°20'	1.03		
155E	(253°09'	1.715		



THIS IS SHEET 110 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFINO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC03/2017
Lengths are in metres. Reduction Ratio AS SHOWN

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 110

DETAIL PLAN (SHEET 31 OF 58 SHEETS)

LEVEL 3

PART LOTS 31, 32, 33 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 15 - 27 (LEVEL 2) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 32 - 40.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

--- denotes STRATUM LIMIT

--- denotes EASEMENT LINE

↗ denotes SECTION SEE SHEETS 53 - 58

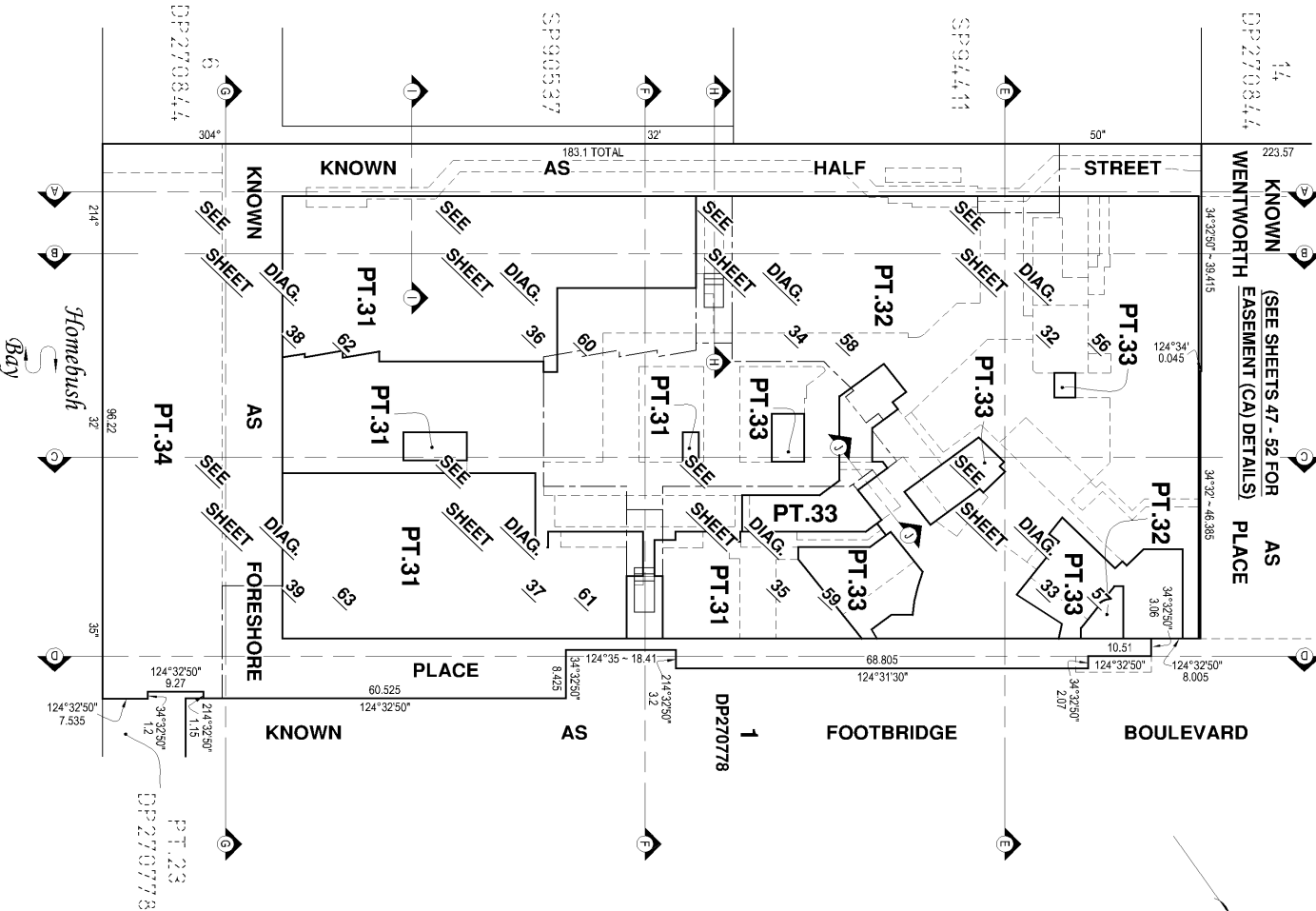
SEE SHEETS 32 - 40 FOR LEVEL 3 DETAILS

SEE SHEETS 47 - 52 FOR RIGHT OF PUBLIC ACCESS DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 31 AT LEVEL 3 IS 3779m² (IN 5 PARTS)
THE AREA OF LOT 32 AT LEVEL 3 IS 6944m² (IN 2 PARTS)
THE AREA OF LOT 33 AT LEVEL 3 IS 1012m² (IN 6 PARTS)
THE AREA OF LOT 34 AT LEVEL 3 IS 5186m² (IN 1 PART)

THIS IS SHEET 111 OF DP270778 WHICH REPLACES SHEETS 31-52
AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFINO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC03/2017
Lengths are in metres. Reduction Ratio 1:500

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 111

DETAIL PLAN
(SHEET 32 OF 58 SHEETS)

LEVEL 3 (CONT.)

PART LOTS 32, 33 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 15 - 27 (LEVEL 2) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 31 FOR LOT AREAS OF LEVEL 3
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS

- C-E denotes COLUMN TO EASEMENT
- CL denotes CENTRE OF CONCRETE BLOCK WALL
- FOCE denotes FACE OF COLUMN ON EASEMENT
- FW denotes FACE OF WALL ON EASEMENT
- FW denotes FACE OF WALL

(E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES

denotes STRATUM LIMIT

denotes EASEMENT LINE

denotes SECTION SEE SHEETS 53 - 58

SEE SHEET 40 FOR SCHEDULE OF EASEMENT LIMITS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (CE) - RIGHT TO USE WASTE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
- (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CI) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CK) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
- (CL) - EASEMENT FOR WASTE COLLECTION VARIABLE WIDTH (LIMITED IN STRATUM)
- (CM) - EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 6 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85
- NOTE 16 PART LOT 33 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85
- NOTE 19 PART LOT 34 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND UNLIMITED IN HEIGHT

SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS
77	267°02'50"	14.485		
78	349°32'50"	6.08		
96E	(169°32'50"	0.73)		
97E	(102°02'50"	1.53	1.57	2)

SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 112 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

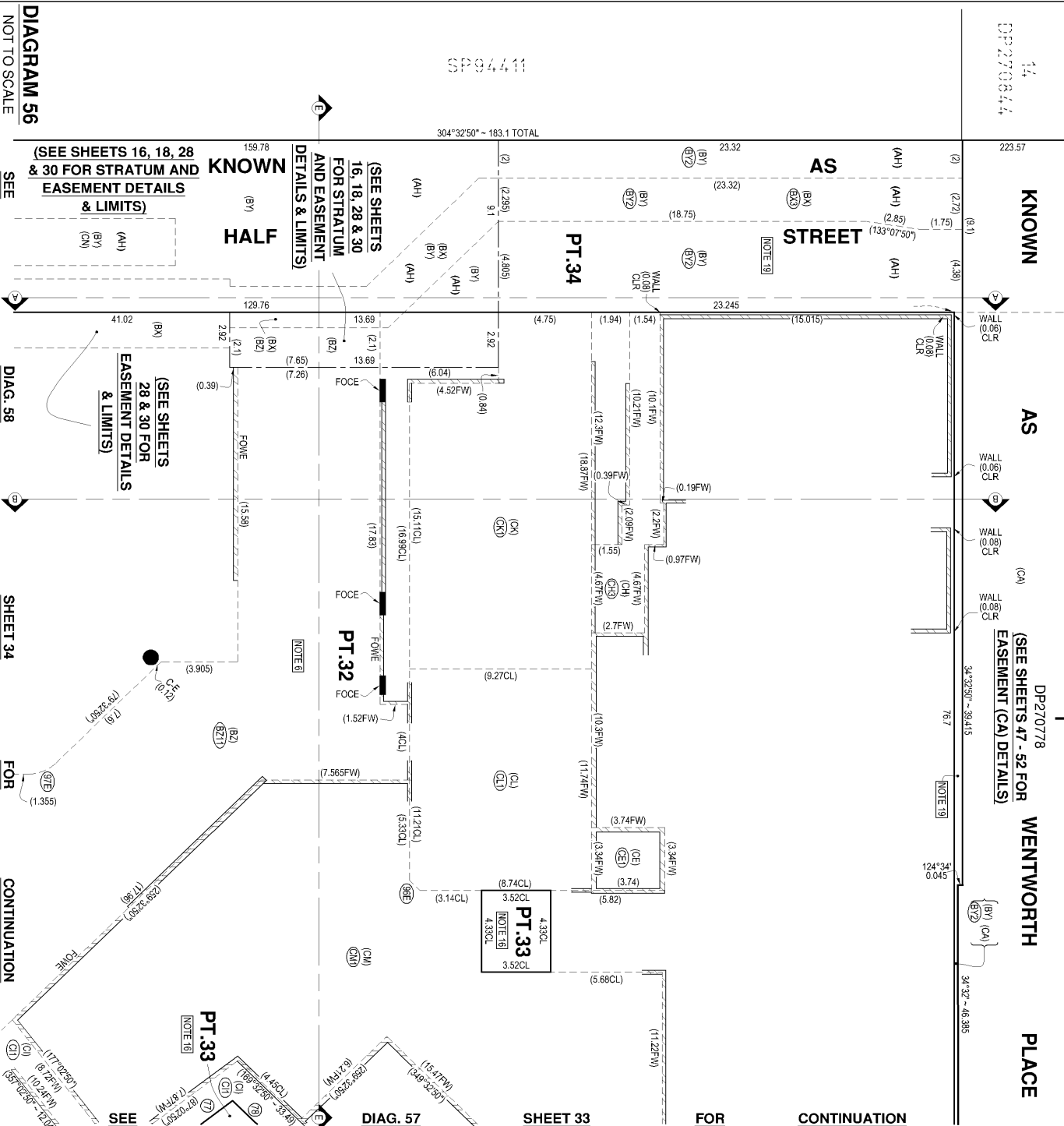


DIAGRAM 56
NOT TO SCALE

(SEE SHEETS 16, 18, 28 & 30 FOR STRATUM AND EASEMENT DETAILS & LIMITS)

(SEE SHEETS 28 & 30 FOR EASEMENT DETAILS & LIMITS)

SHEET 34

FOR CONTINUATION

SEE

Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC23/2017
Lengths are in metres, Reduction Ratio NOT TO SCALE

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 112

DETAIL PLAN
(SHEET 33 OF 58 SHEETS)

LEVEL 3 (CONT.)

PART LOTS 32, 33 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 15, 27 (LEVEL 2) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 31 FOR LOT AREAS OF LEVEL 3
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS
- CL denotes CENTRE OF CONCRETE BLOCK WALL
- CLC denotes CENTRE OF CONCRETE WALL
- FW denotes FACE OF WALL

(E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT LINES

denotes STRATUM LIMIT

denotes EASEMENT LINE

denotes SECTION SEE SHEETS 53 - 58

SEE SHEET 40 FOR SCHEDULE OF EASEMENT LIMITS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CI) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CJ) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CM) - EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM)
- (CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 6 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85
- NOTE 16 PART LOT 33 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85
- NOTE 19 PART LOT 34 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND UNLIMITED IN HEIGHT

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
79	169 32 50°	1.05
80	79 32 50°	1.73
81	342 02 50°	2.12
82	214 32 50°	1.815
83	169 32 50°	0.935
84	79 32 50°	1.06
85	349 32 50°	1.31
98E	79 32 50°	3.22
99E	349 32 50°	1.46
100E	259 32 50°	1.41
101E	259 32 50°	2.865
102E	169 32 50°	1.07

SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 113 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

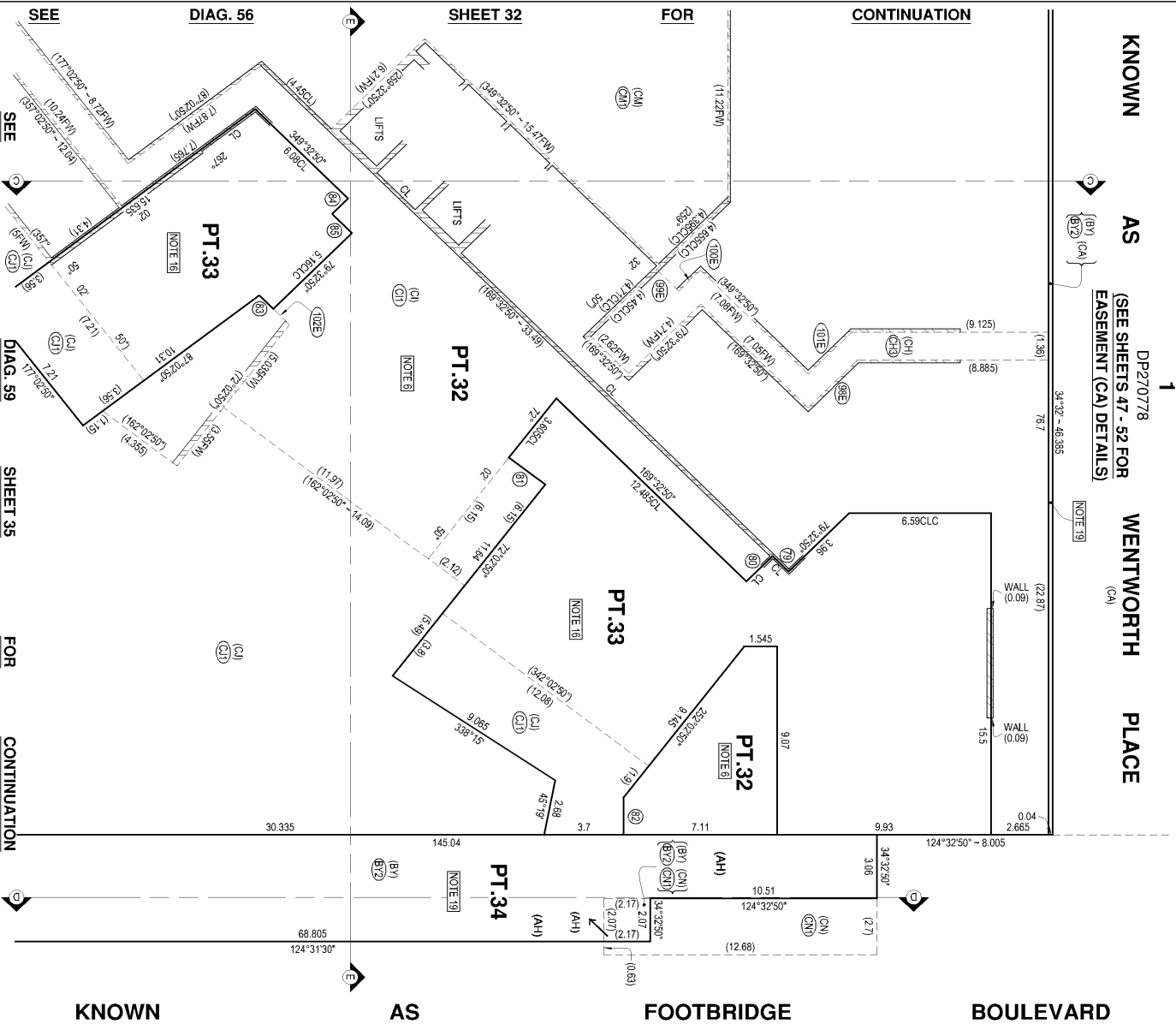


DIAGRAM 57
NOT TO SCALE

Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC032017
Lengths are in metres. Reduction Ratio
NOT TO SCALE

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 113

DETAIL PLAN
(SHEET 34 OF 58 SHEETS)

SEE SHEET 10 FOR DETAILS OF (AH)
LEVEL 3 (CONT.)

PART LOTS 31, 32, 33 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 15, 27 (LEVEL 2) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 31 FOR LOT AREAS OF LEVEL 3
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- C denotes CONNECTION
- C-B denotes COLUMN TO BOUNDARY
- C-E denotes COLUMN TO EASEMENT
- CL denotes CENTRE OF CONCRETE BLOCK WALL
- CLC denotes CENTRE OF CONCRETE WALL
- FOCE denotes FACE OF COLUMN ON EASEMENT
- FOWB denotes FACE OF WALL ON BOUNDARY
- FOWE denotes FACE OF WALL ON EASEMENT
- FW denotes FACE OF WALL
- W/B denotes WALL TO BOUNDARY

(-E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT & CURVED LINES

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 53, 58

SEE SHEET 40 FOR SCHEDULE OF EASEMENT LIMITS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF SHORT & CURVED LINES				
No.	BEARING	DIST	ARC	RADIUS
86	177°02'50"	1.31		
87	177°02'50"	1.4		
88	87°02'50"	2.6		
89	287°02'50"	1.75		
97E	102°02'50"	1.53	1.57	2)
103E	115°47'50"	1.135	1.48	0.6)
104E	287°02'50"	1.46		

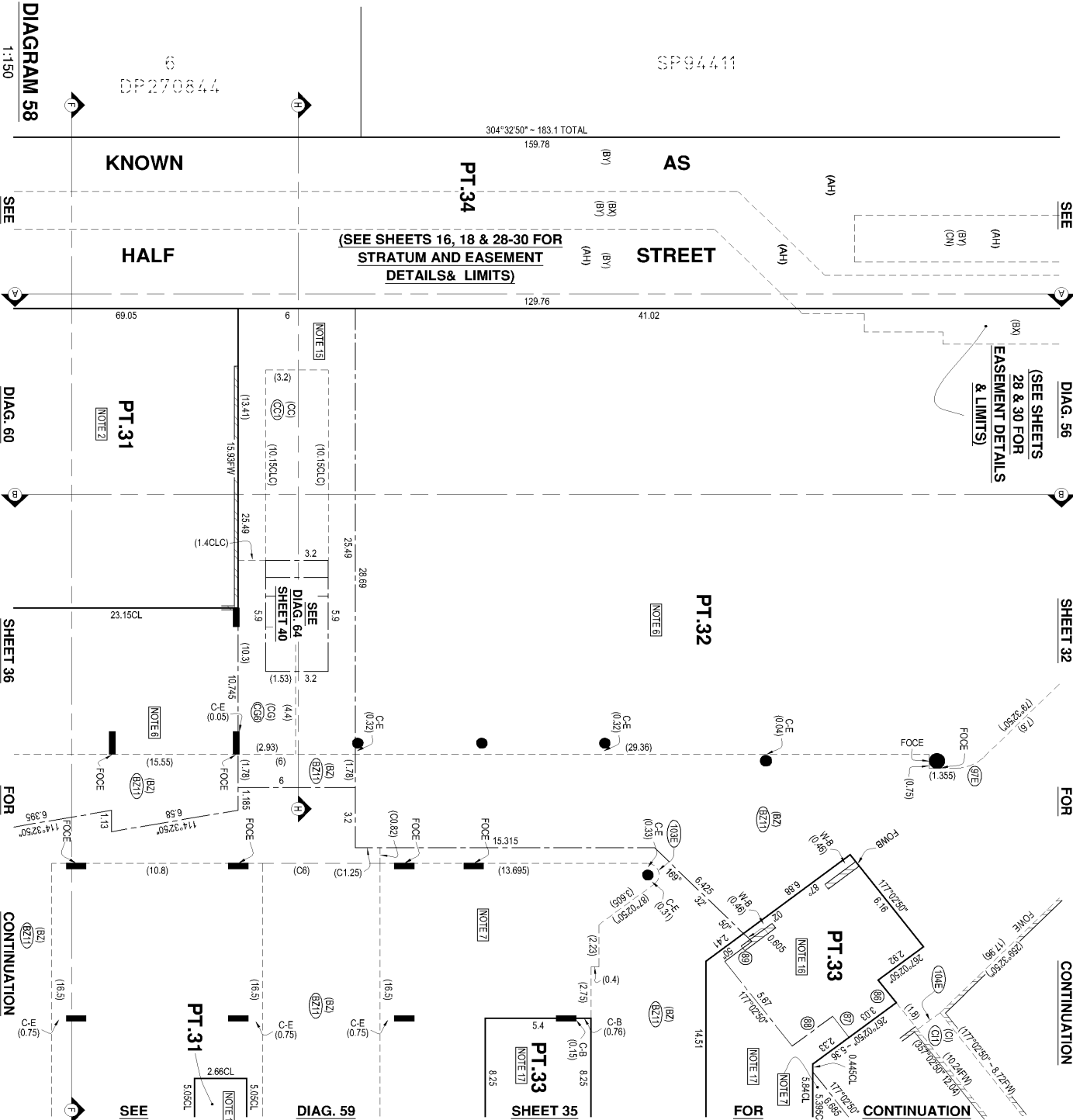
EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (C) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CI) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.2
- NOTE 2 PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85
- NOTE 6 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85
- NOTE 7 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.2
- NOTE 15 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.4
- NOTE 16 PART LOT 33 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85
- NOTE 17 PART LOT 33 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.2

THIS IS SHEET 114 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFINO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC332017
Lengths are in metres. Reduction Ratio 1:150

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 114

DETAIL PLAN
(SHEET 36 OF 58 SHEETS)

LEVEL 3 (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 15 - 27 (LEVEL 2) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 31 FOR LOT AREAS OF LEVEL 3
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS
- C-E denotes COLUMN TO EASEMENT
- CL denotes CENTRE OF CONCRETE BLOCK WALL
- FOCE denotes FACE OF COLUMN ON EASEMENT
- FW denotes FACE OF WALL

--- denotes STRATUM LIMIT

--- denotes EASEMENT LINE

Ⓐ denotes SECTION SEE SHEETS 53 - 58

SEE SHEET 40 FOR SCHEDULE OF EASEMENT LIMITS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CC) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.2
- NOTE 2 PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85
- NOTE 6 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85
- NOTE 7 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.2

SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 116 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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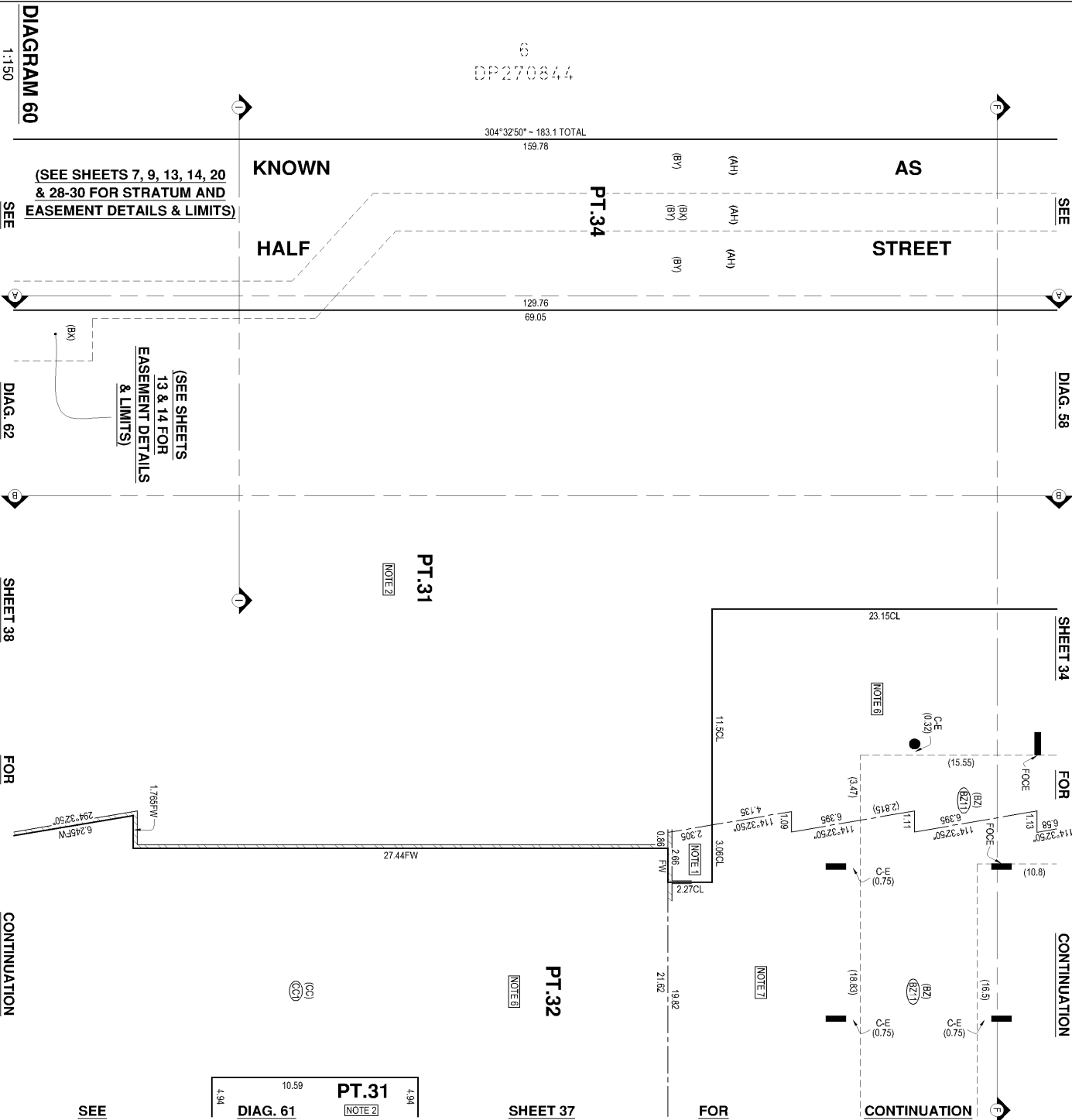


DIAGRAM 60
1:150

(SEE SHEETS 7, 9, 13, 14, 20 & 28-30 FOR STRATUM AND EASEMENT DETAILS & LIMITS)

(SEE SHEETS 13 & 14 FOR EASEMENT DETAILS & LIMITS)

DIAG. 62

SHEET 38

FOR

CONTINUATION

Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: sc032017
Lengths are in metres. Reduction Ratio 1:150

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 116

PT.31
NOTE 2
DIAG. 61
4.94
10.59
4.94

SHEET 37

NOTE 6

PT.32

SHEET 34

FOR

CONTINUATION

LEVEL 3 (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 15 - 27 (LEVEL 2) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 31 FOR LOT AREAS OF LEVEL 3
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS
UNLESS PREFIXED BY "C" WHICH THEN INDICATES A CONNECTION
DIMENSION

- C denotes CONNECTION
C-E denotes COLUMN TO EASEMENT
CL denotes CENTRE OF CONCRETE BLOCK WALL
CLC denotes CENTRE OF CONCRETE WALL
FOCE denotes FACE OF COLUMN ON EASEMENT
FOWB denotes FACE OF WALL ON BOUNDARY
FOWE denotes FACE OF WALL ON EASEMENT
FW denotes FACE OF WALL

denotes EASEMENT LINE

A denotes SECTION SEE SHEETS 53 - 58

SEE SHEET 40 FOR SCHEDULE OF EASEMENT LIMITS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRAIGHT)
(BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRAIGHT)
(C) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRAIGHT)
(CG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRAIGHT)
(CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRAIGHT)

NOTE 2 PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STADIUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.12.85

NOTE 2 PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STADIUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.12.85

NOTE 3
PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STADIUM OR LOT
LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE
HORIZONTAL PLANE AT RL.1235

NOTE 6 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.12.85

NOTE 7 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.12.2

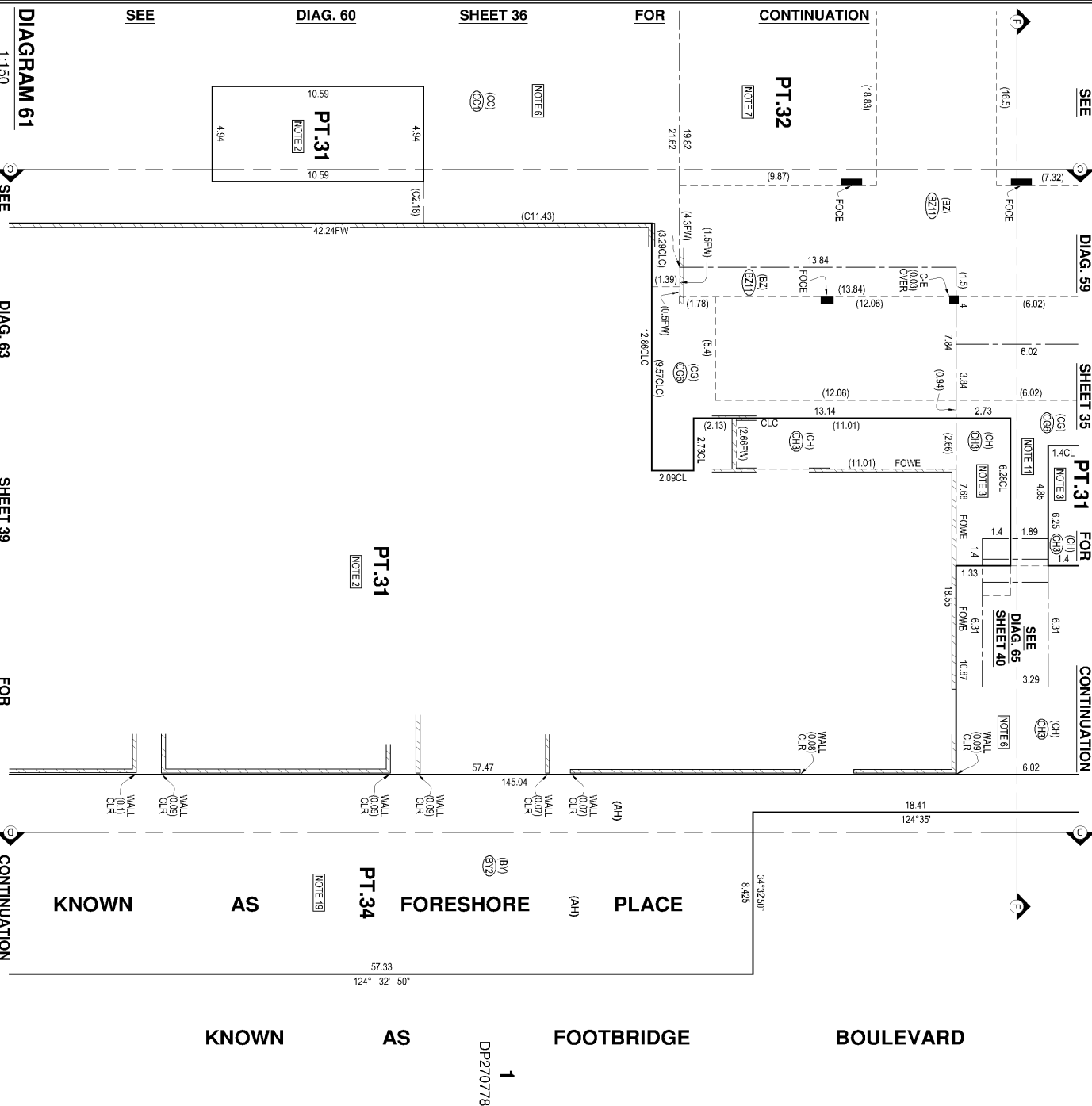
NOTE 11
PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT
LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE
HORIZONTAL PLANE AT RL12.35

NOTE 19 PART LOT 34 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND UNLIMITED IN HEIGHT

SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 117 OF DP20778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----



LEVEL 3 (CONT.)

(CP) - POSITIVE COVENANT 5 WIDE

HORIZONTAL PLANE AT RL 12.85

10	20	30	40	50	Table of mm	90	100	110	120	130	140



DETAIL PLAN
(SHEET 39 OF 58 SHEETS)

LEVEL 3 (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 15 - 27 (LEVEL 2) AND LIMITED IN HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 31 FOR LOT AREAS OF LEVEL 3
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS

FW denotes FACE OF WALL

— denotes STRATUM LIMIT

- - - denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 53 - 58

SEE SHEET 40 FOR SCHEDULE OF EASEMENT LIMITS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AO) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BV) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CO) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

NOTE 2 PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85

NOTE 6 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.85

NOTE 19 PART LOT 34 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND UNLIMITED IN HEIGHT

SEE SHEET 10 FOR DETAILS OF (AH)

MCA

CONTINUATION

PT.32

NOTE 6

PT.31

NOTE 2

SHEET 38

(AH)

(SEE SHEETS 10, 13, 14, 23, 29 30
FOR STRATUM AND
EASEMENT DETAILS & LIMITS)

KNOWN

(AH)

AS

FORESHORE

NOTE 19

(AH)

(BV)

(AH)

PLACE

AS

BOULEVARD

KNOWN

FOOTBRIDGE

DIAG. 62

(AH)

PT.34

(AP)(AO)

(AH)

SEE

DIAGRAM 63

1:150

Homebush
Bay

Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/33/2017
Lengths are in metres. Reduction Ratio 1:150

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 119

THIS IS SHEET 119 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.										
10	20	30	40	50	Table of mm	90	100	1		

DETAIL PLAN
(SHEET 41 OF 58 SHEETS)

LEVEL 4

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 31 - 40 (LEVEL 9) AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION
3. SEE SHEETS 2 - 40 (LEVELS 1 - 3) FOR LOT 34 BOUNDARY LIMITATIONS

C denotes CONNECTION

C/C denotes CENTRE OF CONCRETE WALL

FOWB denotes FACE OF WALL ON BOUNDARY

FW denotes FACE OF WALL ON EASEMENT

(E) denotes EASEMENT DIMENSIONS AS SHOWN IN SCHEDULE OF SHORT LINES

--- denotes EASEMENT LINE

(A) denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 47 - 52 FOR RIGHT OF PUBLIC ACCESS DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 31 AT LEVEL 4 IS 4641m² (IN 4 PARTS)
THE AREA OF LOT 32 AT LEVEL 4 IS 7944m² (IN 1 PART)
THE AREA OF LOT 34 AT LEVEL 4 IS 5186m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (CC) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CN) - EASEMENT FOR ACCESS AND USE OF CAR SHAPE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

NOTE 2 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL16.0

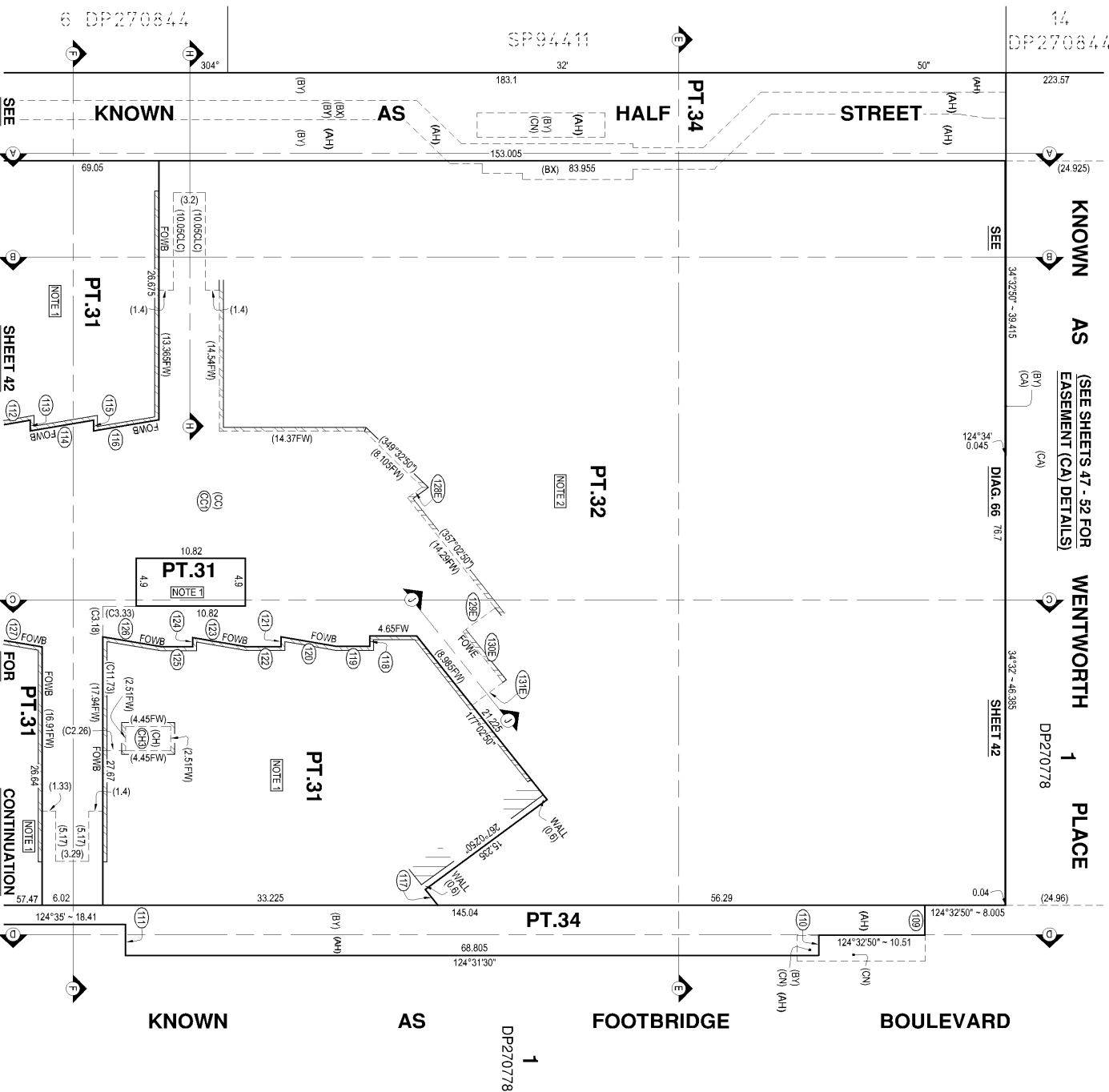
SCHEDULE OF EASEMENT LIMITS

- (CC1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (CH3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

SCHEDULE OF SHORT LINES

No.	BEARING	DIST	No.	BEARING	DIST	No.	BEARING	DIST
(109)	34°32'50"	3.06	(117)	177°02'50"	2.075	(125)	124°32'50"	3
(110)	34°32'50"	2.07	(118)	34°32'50"	1.06	(126)	134°32'50"	5.99
(111)	214°32'50"	3.2	(119)	124°32'50"	3.25	(127)	134°32'50"	6.7
(112)	294°32'50"	6.395	(120)	134°32'50"	5.645	(128E)	(87°02'50"	1.845
(113)	34°32'50"	1.11	(121)	34°32'50"	1	(129E)	(87°02'50"	4.04
(114)	294°32'50"	6.395	(122)	124°32'50"	3.385	(130E)	(357°02'50"	6.555
(115)	34°32'50"	1.13	(123)	134°32'50"	5.47	(131E)	(87°02'50"	3.89
(116)	294°32'50"	6.58	(124)	34°32'50"	0.96			

THIS IS SHEET 121 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.



Surveyor: MICHAEL TRIFINO
Date of Survey: 2001/2017
Surveyor's Plat: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC3/3/2017
Lengths are in metres. Reduction Ratio 1:300

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 121

DETAIL PLAN

(SHEET 42 OF 58 SHEETS)

LEVEL 4 (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 31 - 40 (LEVEL 3), AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 41 FOR LOT AREAS OF LEVEL 4
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION
4. SEE SHEETS 2 - 40 (LEVELS 1 - 3) FOR LOT 34 BOUNDARY LIMITATIONS

C denotes CONNECTION

FOWB denotes FACE OF WALL ON EASEMENT

FW denotes FACE OF WALL

(FB) denotes KNOWN AS FOOTBRIDGE BOULEVARD

(HS) denotes KNOWN AS HALF STREET

(WP) denotes KNOWN AS WENTWORTH PLACE

--- denotes EASEMENT LINE

--- denotes SECTION SEE SHEETS 53 - 58

SEE SHEET 10 FOR DETAILS OF (AH)

EXISTING EASEMENTS:

(AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)

(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

(AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

(BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)

(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

(CA) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)

(CC) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)

(CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

(CI) - RESTRICTION ON THE USE OF LAND 5 WIDE

(CP) - POSITIVE COVENANT 5 WIDE

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL16.0

NOTE 2 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL16.0

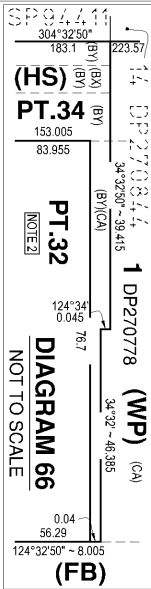
SCHEDULE OF EASEMENT LIMITS

(CC1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(CH3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

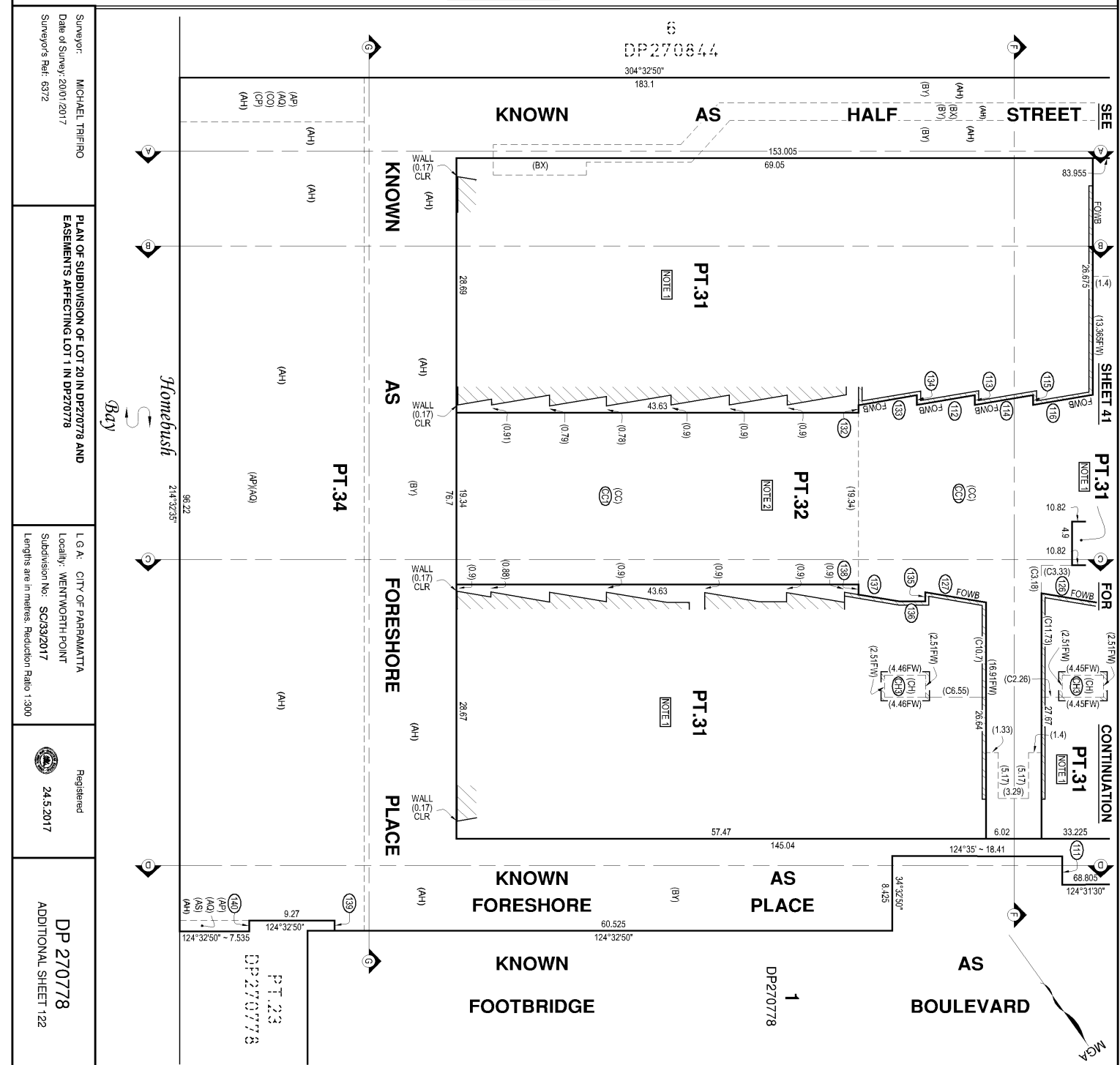
SCHEDULE OF SHORT LINES

No.	BEARING	DIST	No.	BEARING	DIST	No.	BEARING	DIST
(11)	214°32'50"	3.2	(26)	134°32'50"	5.99	(36)	124°32'50"	2.815
(12)	294°32'50"	6.395	(27)	134°32'50"	6.7	(37)	134°32'50"	4.49
(13)	34°32'50"	1.11	(32)	214°32'50"	0.86	(38)	214°32'50"	1.15
(14)	294°32'50"	6.395	(33)	294°32'50"	6.44	(39)	214°32'50"	1.15
(15)	34°32'50"	1.13	(34)	34°32'50"	1.09	(40)	34°32'50"	1.2
(16)	294°32'50"	6.58	(35)	34°32'50"	1.065			



THIS IS SHEET 122 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140



Surveyor: MICHAEL TRIFINO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/33/2017
Lengths are in metres. Reduction Ratio 1:300

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 122

DETAIL PLAN
(SHEET 43 OF 58 SHEETS)

LEVELS 5 - 10

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 41 & 42 (LEVEL 4) AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSION UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION
3. SEE SHEETS 2 - 40 (LEVELS 1 - 3) FOR LOT 34 BOUNDARY LIMITATIONS

- C denotes CONNECTION
F.W. denotes FACE OF WALL
(FB) denotes KNOWN AS FOOTBRIDGE BOULEVARD
(HS) denotes KNOWN AS HALF STREET
(WP) denotes KNOWN AS WENTWORTH PLACE

--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 47 - 52 FOR RIGHT OF PUBLIC ACCESS DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 31 AT LEVELS 5 - 10 IS 4950m² (IN 2 PARTS)
THE AREA OF LOT 32 AT LEVELS 5 - 10 IS 6785m² (IN 1 PART)
THE AREA OF LOT 34 AT LEVELS 5 - 10 IS 5186m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (BX) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(BY) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CA) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(CH) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CN) EASEMENT FOR ACCESS AND USE OF CAR SHAPE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

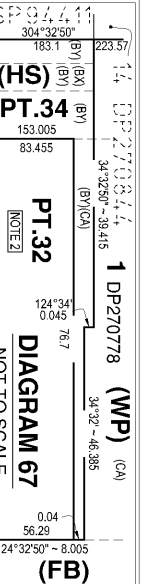
NOTE 1 PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL34.7

NOTE 2 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL34.7

SCHEDULE OF EASEMENT LIMITS

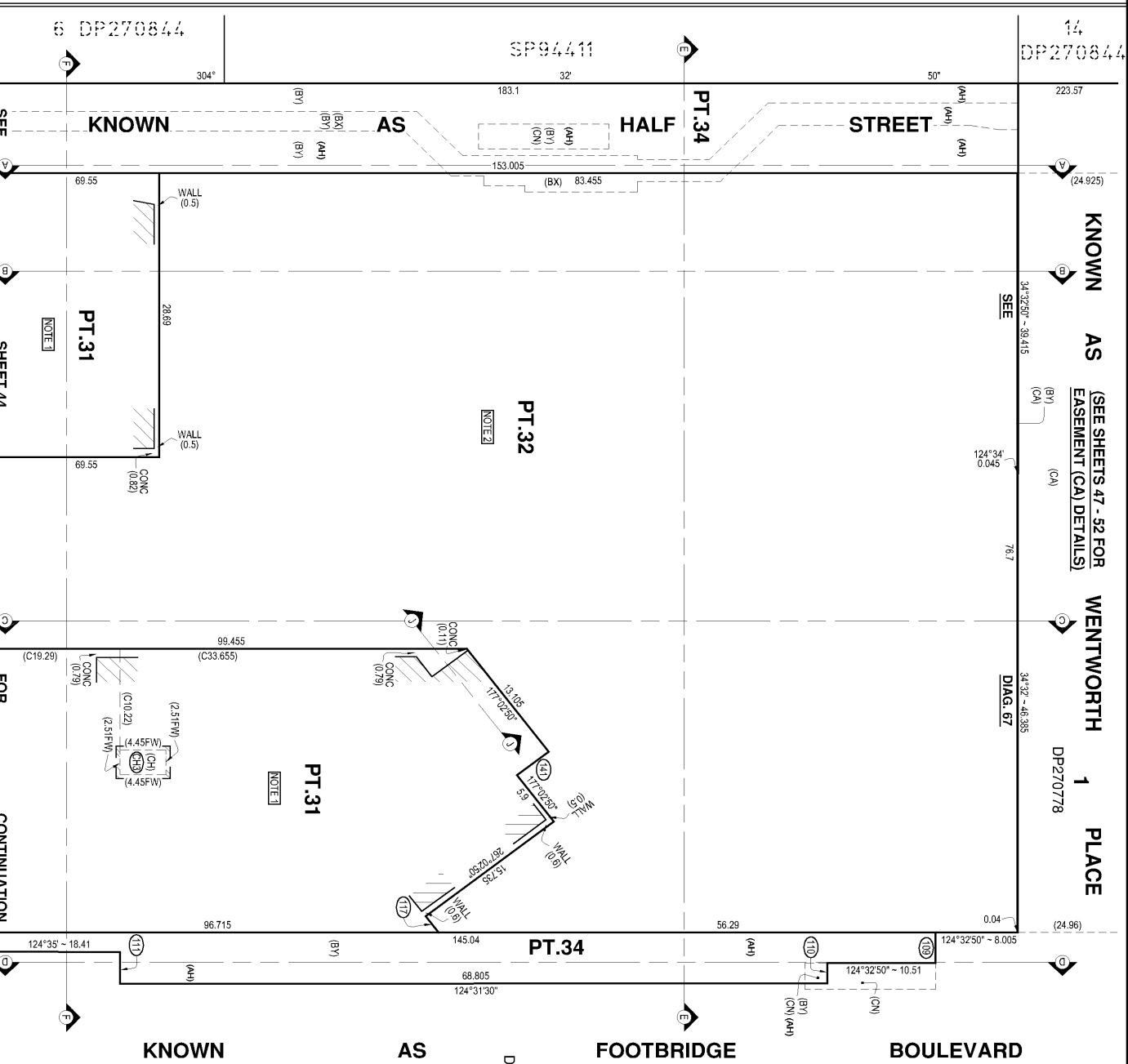
(CH3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE PART LOT

SCHEDULE OF SHORT LINES			
NO.	BEARING	DIST	
(09)	34°32'50"	3.06	
(10)	34°32'50"	2.07	
(11)	214°32'50"	3.2	
(12)	177°02'50"	2.075	
(13)	267°02'50"	3.88	



SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 123 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.



Surveyor: MICHAEL TRIFIRO
Date of Survey: 20/01/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC3/3/2017
Lengths are in metres. Reduction Ratio 1:300

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 123

DETAIL PLAN
(SHEET 44 OF 58 SHEETS)

LEVELS 5 - 10 (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 41 & 42 (LEVEL 4) AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
 2. SEE SHEET 41 FOR LOT AREAS OF LEVELS 5 - 10
 3. DIMENSIONS SHOWN (BROCKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION
 4. SEE SHEETS 2 - 40 (LEVELS 1 - 3) FOR LOT 34 BOUNDARY LIMITATIONS
- C denotes CONNECTION
FW denotes FACE OF WALL

denotes EASEMENT LINE
denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 47 - 52 FOR RIGHT OF PUBLIC ACCESS DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CO) - RESTRICTION ON THE USE OF LAND 5 WIDE
- (CP) - POSITIVE COVENANT 5 WIDE

SCHEDULE OF BOUNDARY LIMITS

NOTE 1

PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL34.7

NOTE 2

PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL34.7

SCHEDULE OF EASEMENT LIMITS

(CH) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

SCHEDULE OF SHORT LINES			
NO.	BEARING	DIST	
(11)	214°32'50"	3.2	
(139)	214°32'50"	1.15	
(140)	34°32'50"	1.2	

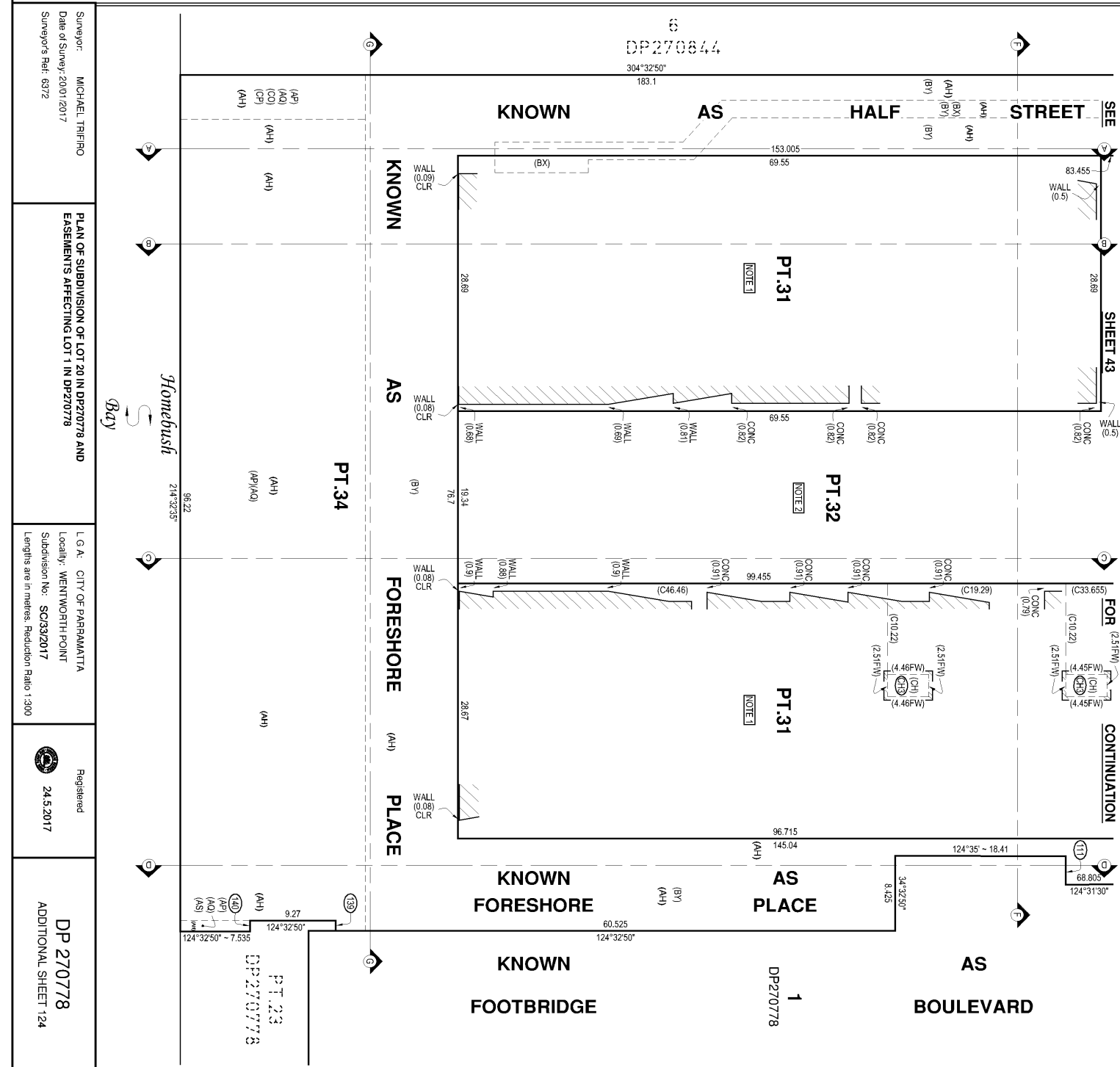
SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 124 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

	10	20	30	40	50	Table of Feet	60	70	80	90	100	110	120	130	140
--	----	----	----	----	----	---------------	----	----	----	----	-----	-----	-----	-----	-----

FOR CONTINUATION

ePlan



Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/33/2017
Lengths are in metres. Reduction Ratio 1:300

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 124

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 43 & 44 (LEVELS 5 - 10) AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN

- A** denotes SECTION SEE SHEETS 53 - 58

THE AREA OF LOT 31 AT LEVEL 11 & ABOVE IS 493.0m² (IN 2 PARTS)
THE AREA OF LOT 32 AT LEVEL 11 & ABOVE IS 680.5m² (IN 1 PART)
THE AREA OF LOT 34 AT LEVEL 11 & ABOVE IS 5186m² (IN 1 PART)

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRAIGHT)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRAIGHT)
- (CZ) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRAIGHT)
- (CD) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRAIGHT)
- (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRAIGHT)
- (CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRAIGHT)

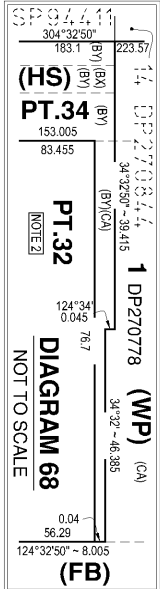
NOTE 1
PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT
LIMIT OF THE PART LOT BELOW AND UNLIMITED IN HEIGHT

NOTE 2 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND UNLIMITED IN HEIGHT

(CDI) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO HORIZONTAL PLANE AT RL38.0

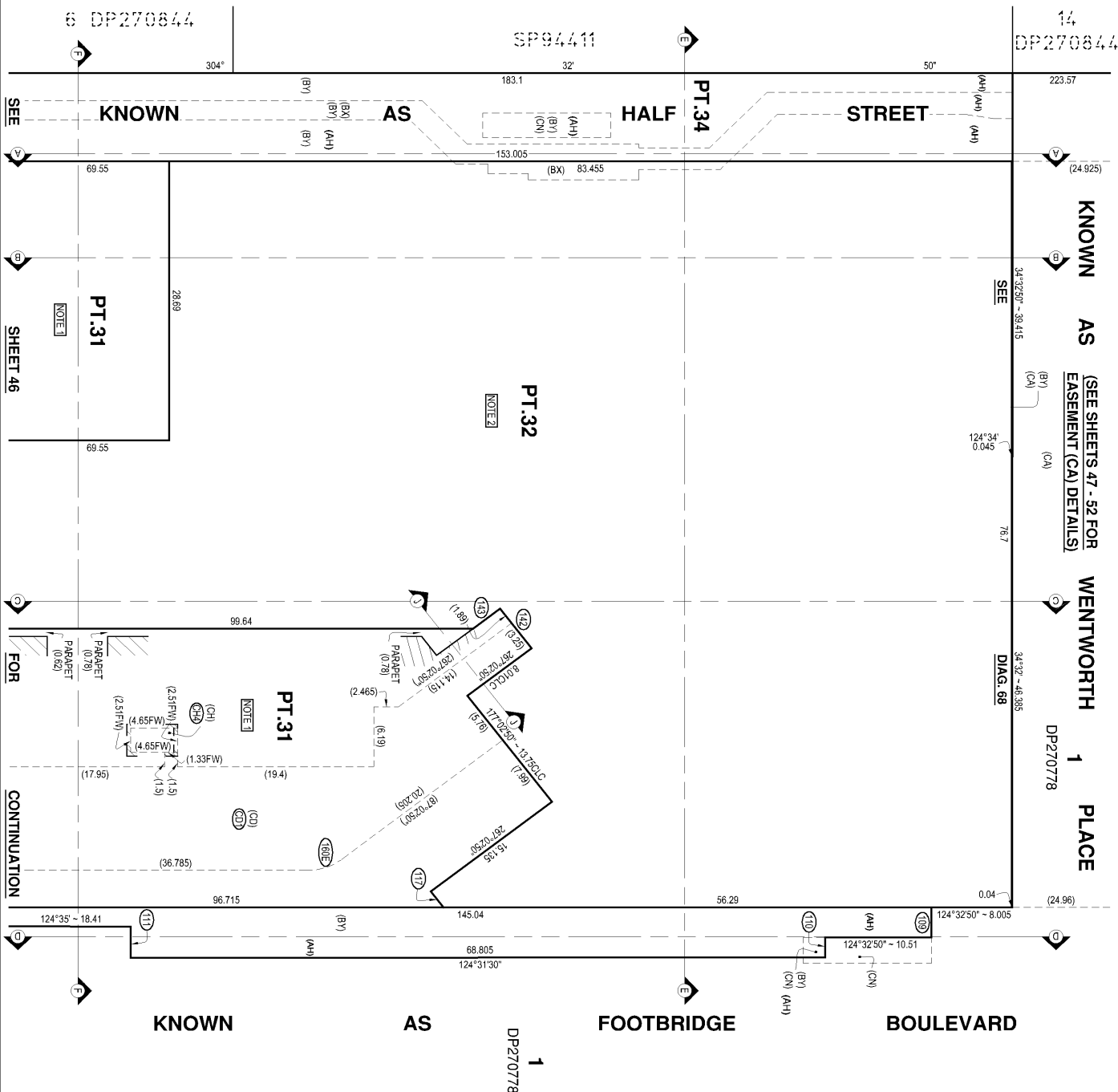
CH4 INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO HORIZONTAL PLANE AT RL39.0

SCHEDULE OF SHORT & CURVED LINES				
NO.	BEARING	DIST	ARC	RADIUS
(109)	34.32 50'	3.06		
(110)	34.32 50'	2.07		
(111)	214.32 50'	3.2		
(117)	177.02 50'	2.075		
(142)	177.02 50'	5.14		
(143)	87.02 50'	3.375		
(160E)	1105.48	3.395	3.455	5.28



SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 125 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.



Surveyor: MICHAEL TRIFIRO
Date of Survey: 20/01/2017
Surveyor's Ref: 6372

**PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778**

L G A: CITY OF PARRAMATTA
 Locality: WENTWORTH POINT
 Subdivision No: SC/33/2017
 Lengths are in metres. Reduction F

24.5.2017

DP 270778
ADDITIONAL SHEET 125

DETAIL PLAN
(SHEET 46 OF 58 SHEETS)

LEVEL 11 & ABOVE (CONT.)

PART LOTS 31, 32 & 34 ARE STRATUM LOTS LIMITED IN DEPTH TO THE UPPER LIMITS OF THE LOTS SHOWN ON SHEETS 43 & 44 (LEVELS 5 - 10) AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 44 FOR LOT AREAS OF LEVEL 11 & ABOVE
3. DIMENSIONS SHOWN (BROCKETED) INDICATE EASEMENT DIMENSIONS
4. SEE SHEETS 2 - 40 (LEVELS 1 - 9) FOR LOT 34 BOUNDARY LIMITATIONS

FW denotes FACE OF WALL

--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 53 - 58

SEE SHEETS 47 - 52 FOR RIGHT OF PUBLIC ACCESS DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CD) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (CH) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CO) - RESTRICTION ON THE USE OF LAND 5 WIDE
- (CP) - POSITIVE COVENANT 5 WIDE

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 31 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND UNLIMITED IN HEIGHT

NOTE 2 PART LOT 32 IS LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE PART LOT BELOW AND UNLIMITED IN HEIGHT

SCHEDULE OF EASEMENT LIMITS

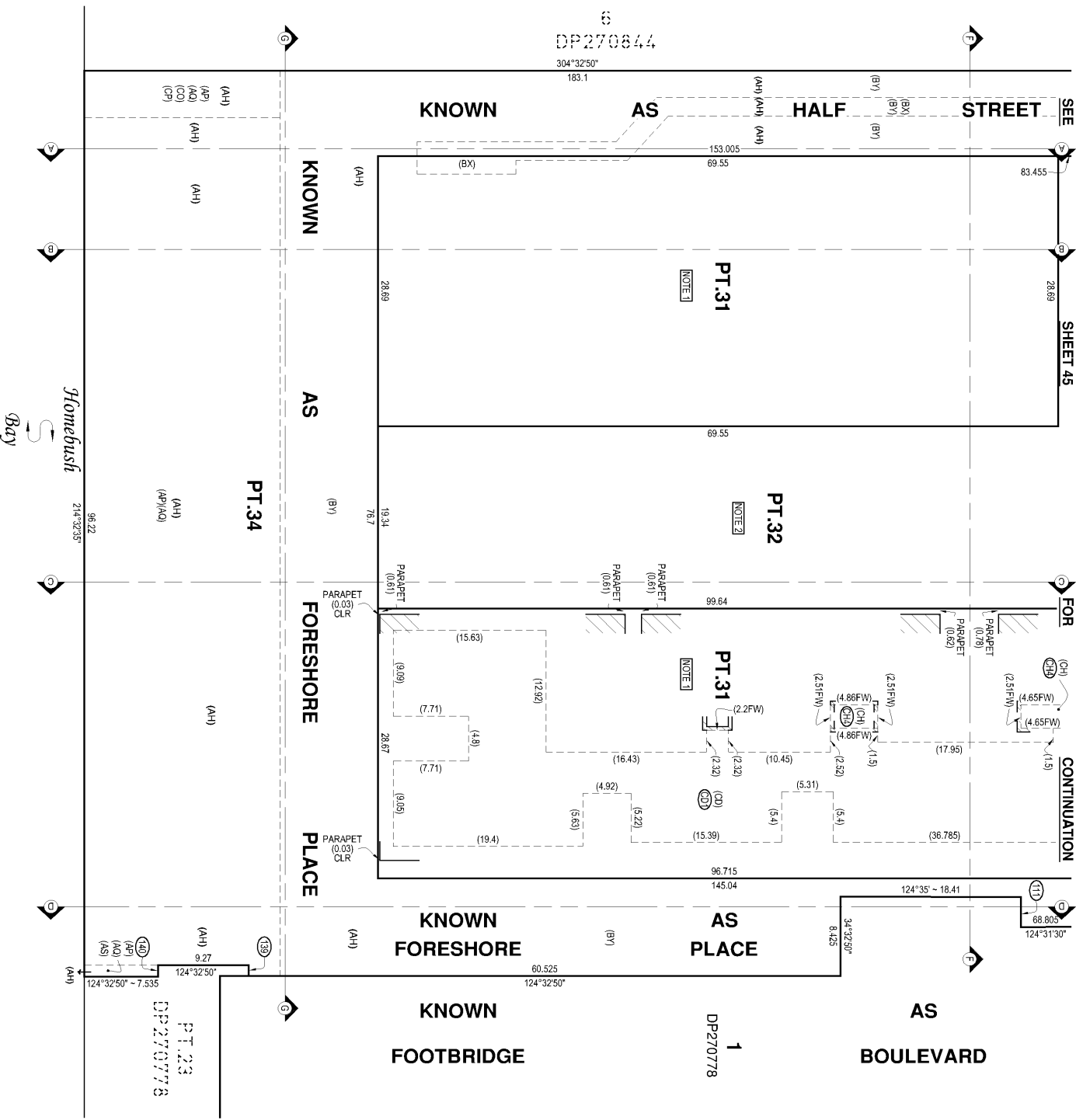
(CD) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO HORIZONTAL PLANE AT RL39.0

(CH) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO HORIZONTAL PLANE AT RL39.0

SCHEDULE OF SHORT LINES		
NO.	BEARING	DIST
(11)	214°32'50"	3.2
(139)	214°32'50"	1.15
(140)	34°32'50"	1.2

SEE SHEET 10 FOR DETAILS OF (AH)

THIS IS SHEET 126 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/33/2017
Lengths are in metres. Reduction Ratio 1:300

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 126

DETAIL PLAN
(SHEET 47 OF 58 SHEETS)

RIGHT OF PUBLIC ACCESS DETAILS

PART LOT 34 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

NOTES

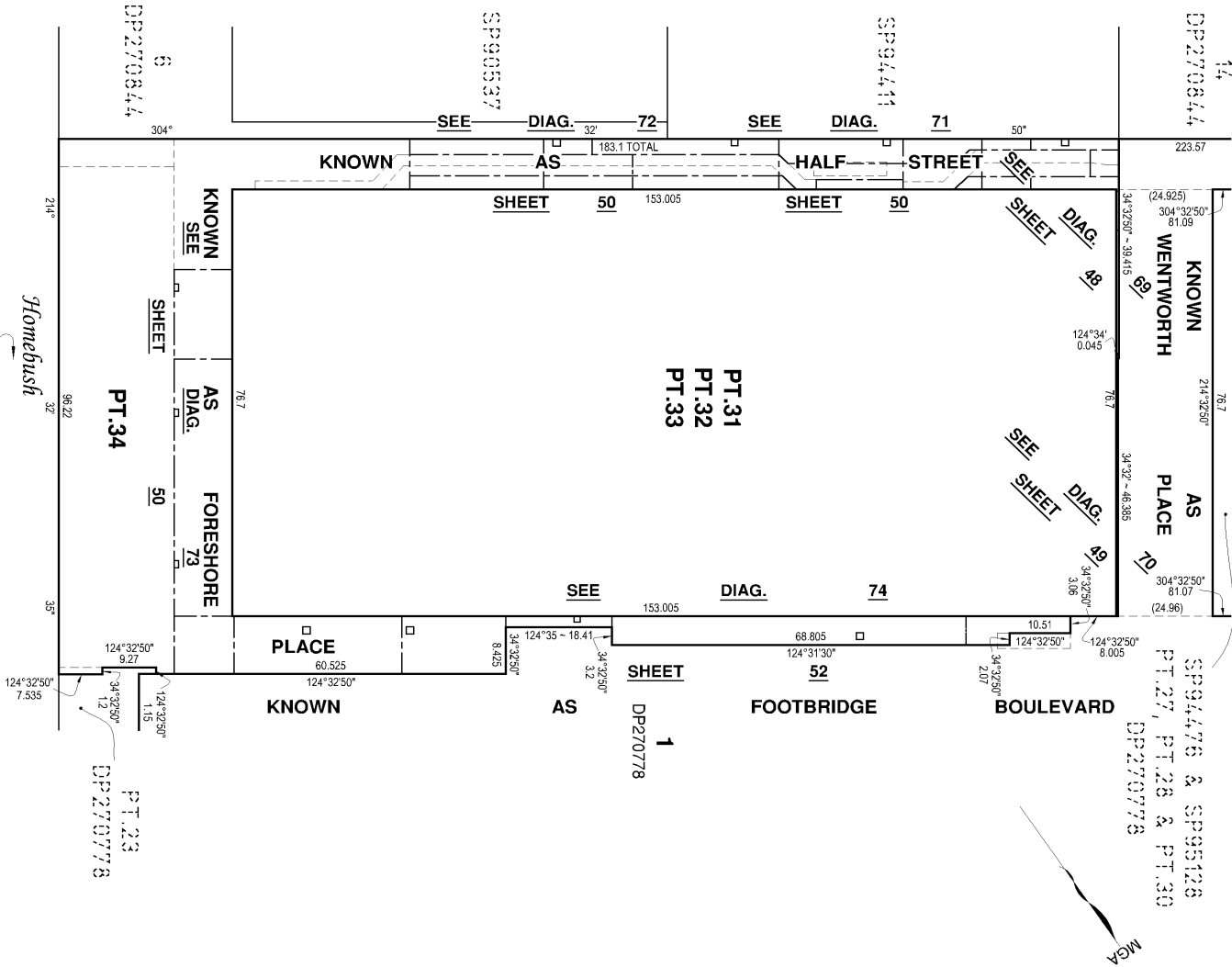
1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

SEE SHEETS 12 - 14, 28 - 30 & 32 - 40 FOR EASEMENT DIMENSIONS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE TOTAL AREA OF LOT 34 FROM LEVEL 3 AND ABOVE IS 5188m² (IN 1 PART)



THIS IS SHEET 127 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/33/2017
Lengths are in metres. Reduction Ratio 1:500

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 127

MGA

PART LOT 34 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 47 FOR AREA OF LOT 34

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

SEE SHEETS 12 - 14, 28 - 30 & 32 - 40 FOR EASEMENT DIMENSIONS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

(Bx) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
(By) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(Ca) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)

NOTE 1
PART LOT 34 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE PL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

RL7.53 AND RL7.8 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

FL7.8 AND FL8.35 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

FL8.35 AND FL9.0 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

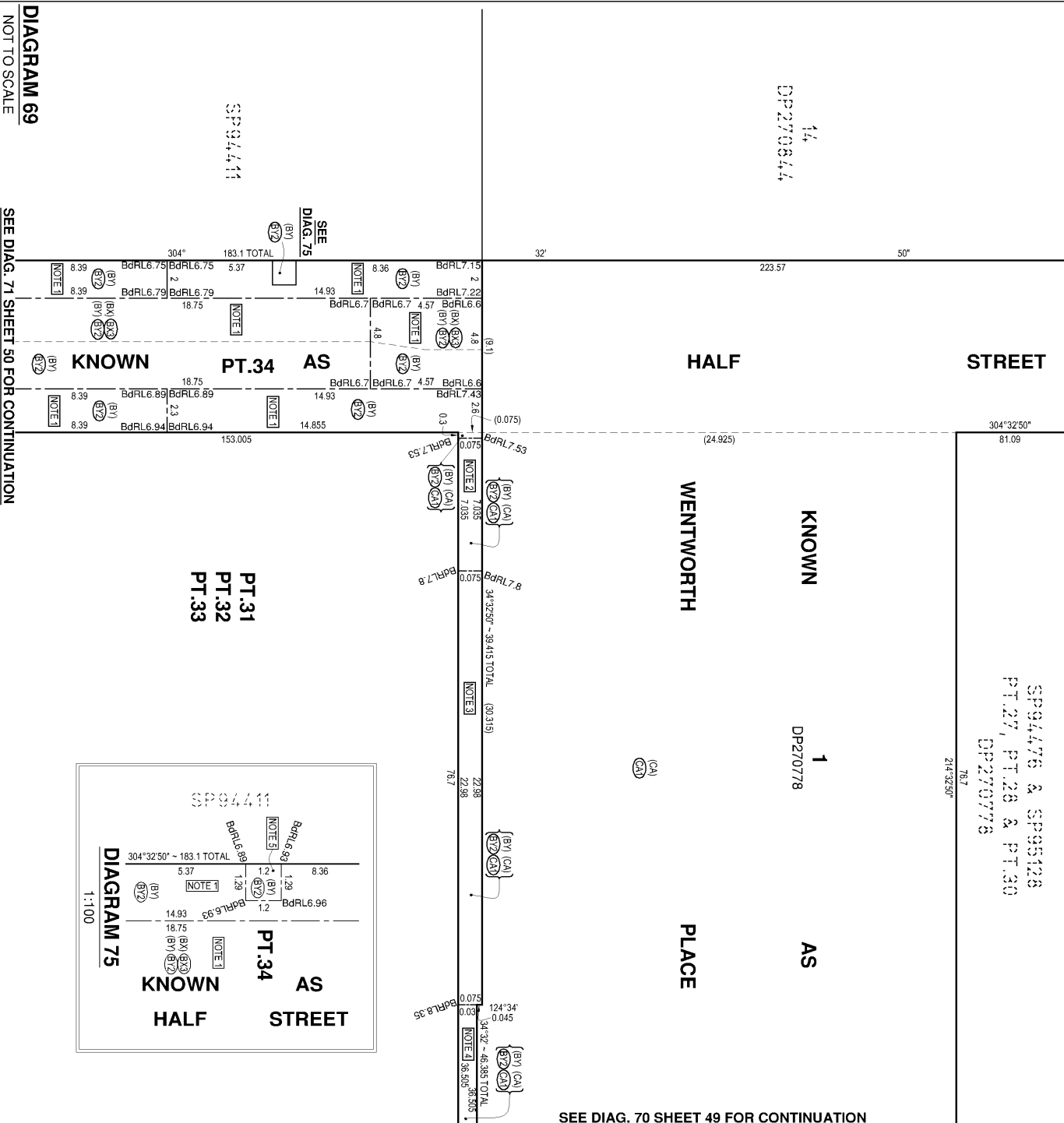
FILE 6.05 AND UNLIMITED IN HEIGHT

(B)3 INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OF LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT

IN HEIGHT

(BY2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OF LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT

(C41) INDICATES EASEMENT LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT BELOW AND UNLIMITED IN HEIGHT



SEE DIAG. 70 SHEET 49 FOR CONTINUATION

DETAIL PLAN
(SHEET 49 OF 58 SHEETS)

RIGHT OF PUBLIC ACCESS DETAILS (CONT.)

PART LOT 34 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 47 FOR AREA OF LOT 34

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

SEE SHEETS 12 - 14, 28 - 30 & 32 - 40 FOR EASEMENT DIMENSIONS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CA) - EASEMENT FOR TRAFFIC CONTROL, PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 34 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 3 PART LOT 34 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 7.8 AND RL 8.35 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 4 PART LOT 34 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 8.35 AND RL 9.0 AS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 6 PART LOT 34 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 9.0 AND UNLIMITED IN HEIGHT

SCHEDULE OF EASEMENT LIMITS

- (B)2 INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
(CA) INDICATES EASEMENT LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT BELOW AND UNLIMITED IN HEIGHT
(CN) INDICATES EASEMENT LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT BELOW AND UNLIMITED IN HEIGHT

THIS IS SHEET 129 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Scale of Plan													

MCA

SEE DIAG. 69 SHEET 48 FOR CONTINUATION

SP94476 & SP95128
PT.27, PT.28 & PT.30
DP270778

76.7
214°32'50"

KNOWN

1
DP270778

AS

WENTWORTH

PLACE

(CA)
(B)2 (CN)

PT.34

34°32' - 46.935 TOTAL

34°32'50"
33°41'5"
124°34'045"
22.98
BdRL 8.35
NOTE 3

36.505 38.505 76.7

0.035
3.98
3.98
NOTE 3
(B)2 (CA)
(B)2 (CN)
BdRL 9.0

PT.31
PT.32
PT.33

DIAGRAM 70

NOT TO SCALE

Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/33/2017
Lengths are in metres. Reduction Ratio NOT TO SCALE

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 129

SEE DIAG. 74 SHEET 52 FOR CONTINUATION

153.005
18.03
34°32'50"
306
6°18'00"
BdRL 8.75
34°32'50"
2.07
BdRL 8.75
7.52
124°31'30"
68.805 TOTAL
NOTE 3
(BY) (B)2
(CN) (CN)

KNOWN

AS

FOOTBRIDGE

BOULEVARD

81.07
124°32'50"

(24.96)

124°32'50" ~ 8.005

10.51
124°32'50"

(SHEET 50 OF 58 SHEETS)

PART LOT 34 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 47 FOR AREA OF LOT 34

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

SEE SHEETS 12 - 14, 28 - 30 & 32 - 40 FOR EASEMENT DIMENSIONS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

(BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CN) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

NOTE 1
PART LOT 34 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT

NOTE 7
PART LOT 34 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT
RL4.9 AND UNLIMITED IN HEIGHT

NOTE 8 PART LOT 34 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.5 AND UNLIMITED IN HEIGHT

NOTE 9 PART LOT 34 IS UNLIMITED IN DEPTH AND HEIGHT

(BX3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED

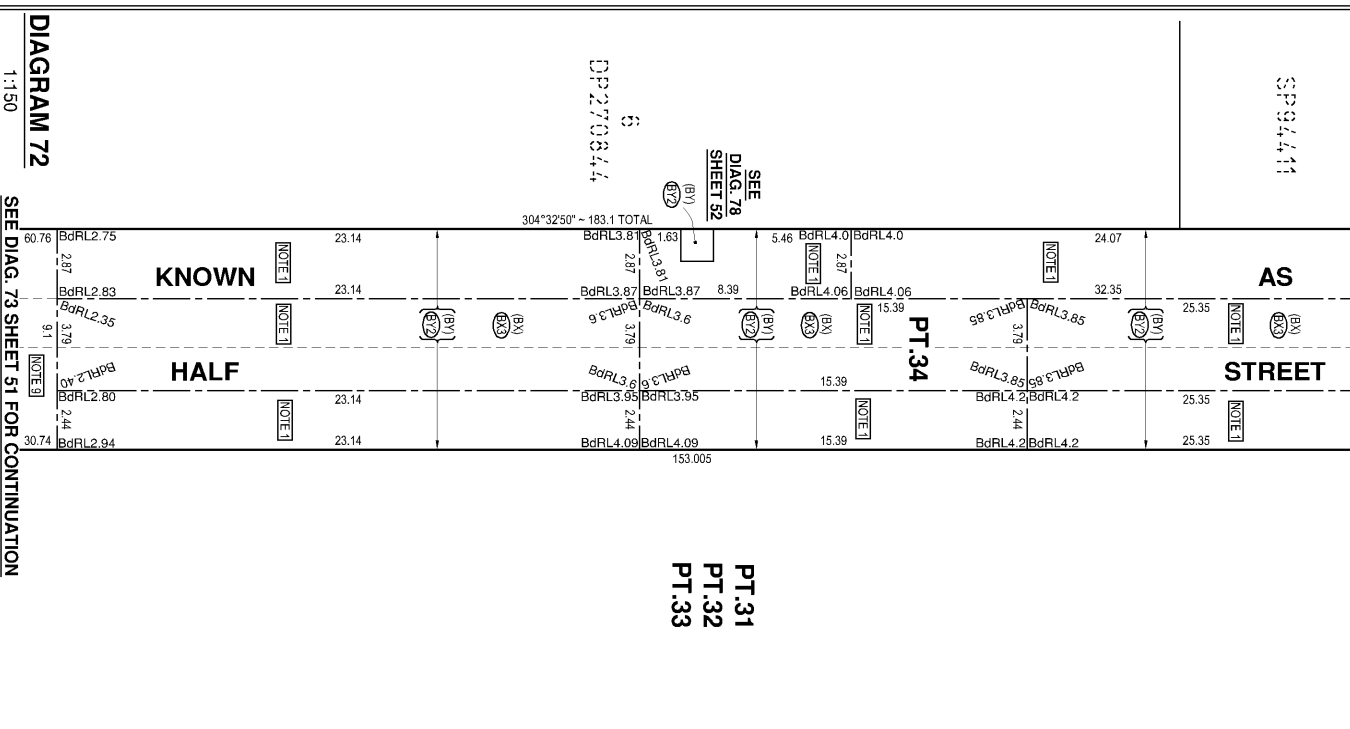
LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED

(BY2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED

(C)1 INDICATES EASEMENT LIMITED IN DEPTH TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT BELOW AND UNLIMITED IN HEIGHT

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
144	349° 32' 50"	2.235
145	169° 32' 50"	3.45

THIS IS SHEET 130 OF DP270778 WHICH REPLACES SHEETS 31-52
AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET.



**PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
EASEMENTS AFFECTING LOT 1 IN DP270778**

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/33/2017
Lengths are in metres. Reduction Ratio 1:150

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 130

DETAIL PLAN
(SHEET 51 OF 58 SHEETS)

RIGHT OF PUBLIC ACCESS DETAILS (CONT.)

PART LOT 34 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 47 FOR AREA OF LOT 34

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

SEE SHEETS 12 - 14, 28 - 30 & 32 - 40 FOR EASEMENT DIMENSIONS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

- (AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
(AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)
(AS) - EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CO) - RESTRICTION ON THE USE OF LAND 5 WIDE
(CP) - POSITIVE COVENANT 5 WIDE

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 34 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 9 PART LOT 34 IS UNLIMITED IN DEPTH AND HEIGHT
- NOTE 10 PART LOT 34 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.65 AND UNLIMITED IN HEIGHT
- NOTE 11 PART LOT 34 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.3 AND UNLIMITED IN HEIGHT

SCHEDULE OF EASEMENT LIMITS

- (BX) INDICATES EASEMENT UNLIMITED IN DEPTH AND HEIGHT
- (BX3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT
- (BY) INDICATES EASEMENT UNLIMITED IN DEPTH AND HEIGHT
- (BY2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT

SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
(139)	214°32'50"	1.15
(140)	34°32'50"	1.2
(146)	34°32'50"	1.32
(147)	124°32'50"	1.29
(148)	214°32'50"	1.32
(149)	314°32'50"	1.28
(150)	34°32'50"	1.32
(151)	124°32'50"	1.29
(152)	214°32'50"	1.32
(153)	314°32'50"	1.29

THIS IS SHEET 131 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

SEE DIAG. 72 SHEET 50 FOR CONTINUATION

SEE DIAG. 74 SHEET 52 FOR CONTINUATION

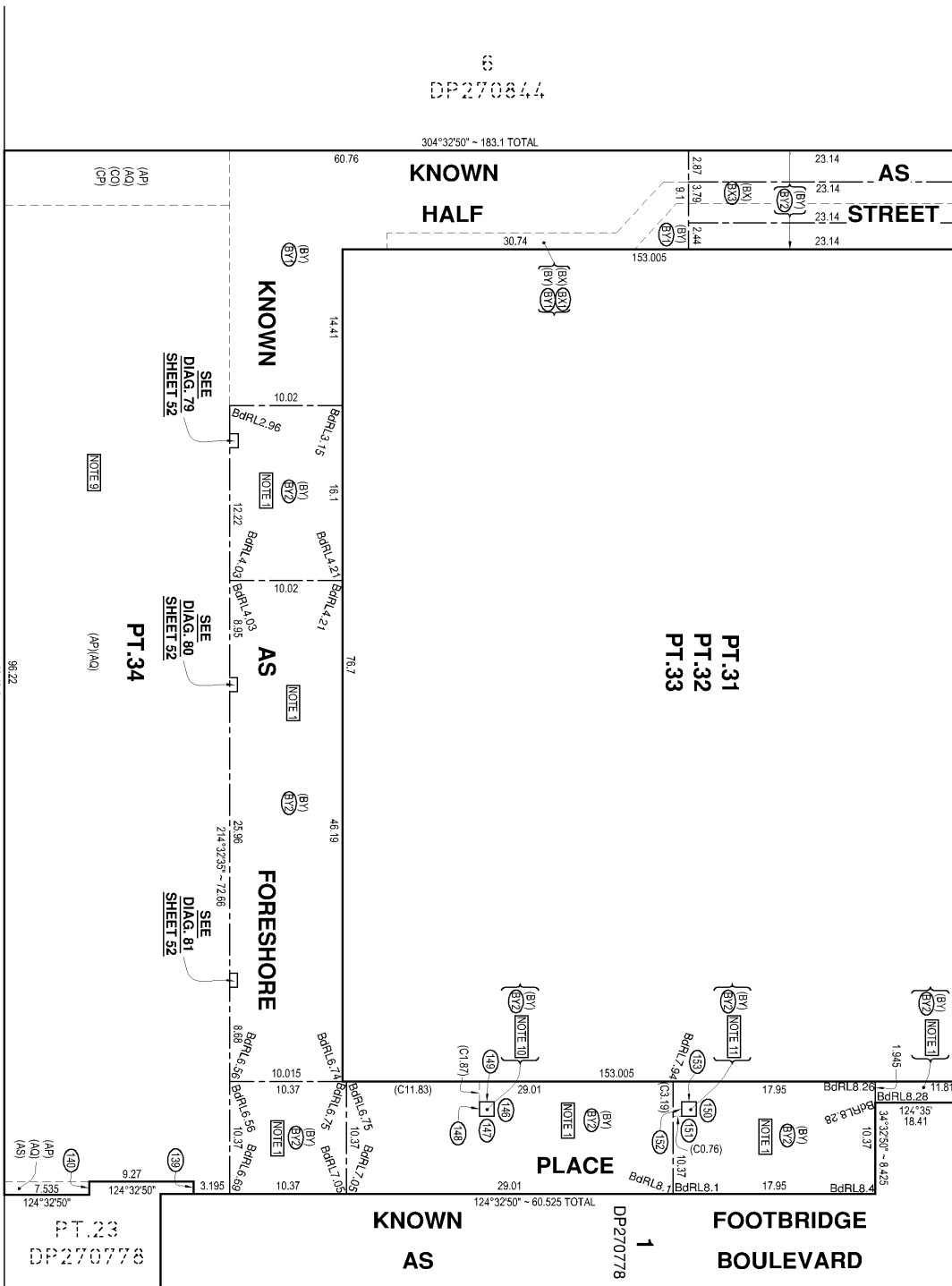


DIAGRAM 73

1:300

Surveyor: MICHAEL TRIFIRO
Date of Survey: 2001/2017
Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778

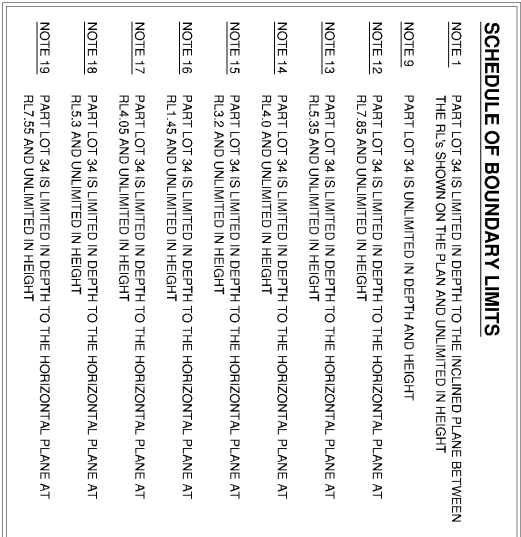
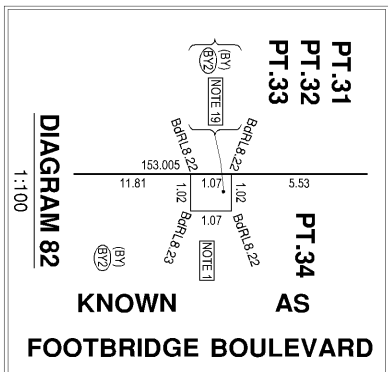
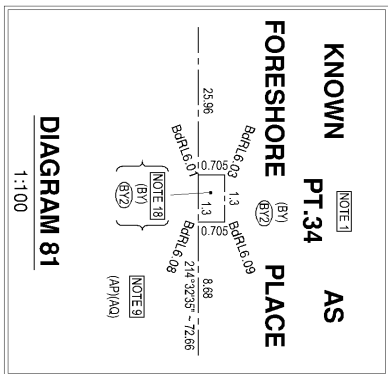
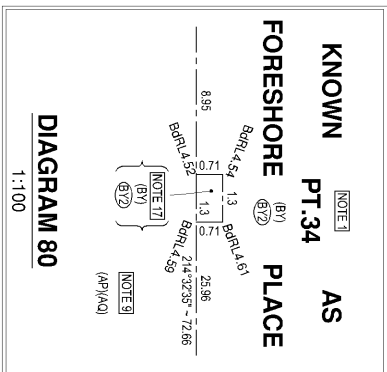
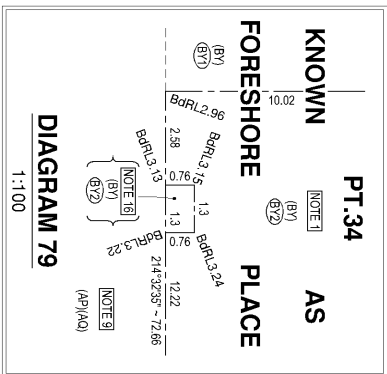
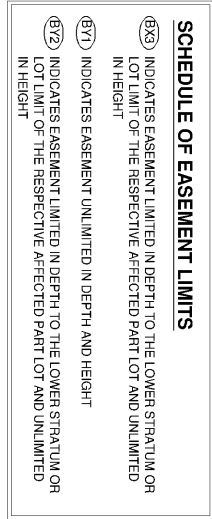
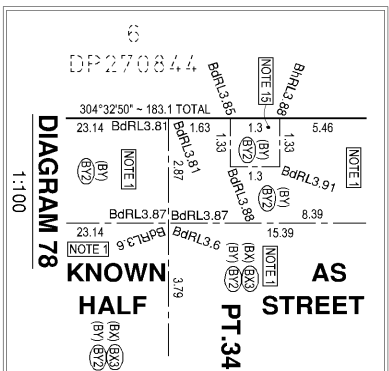
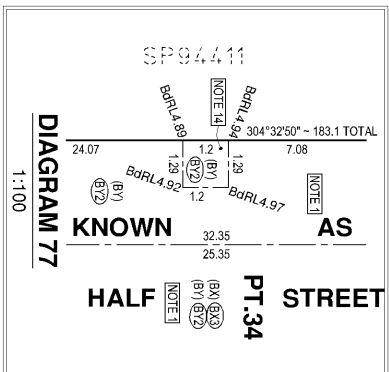
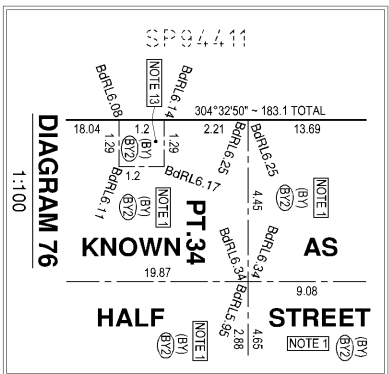
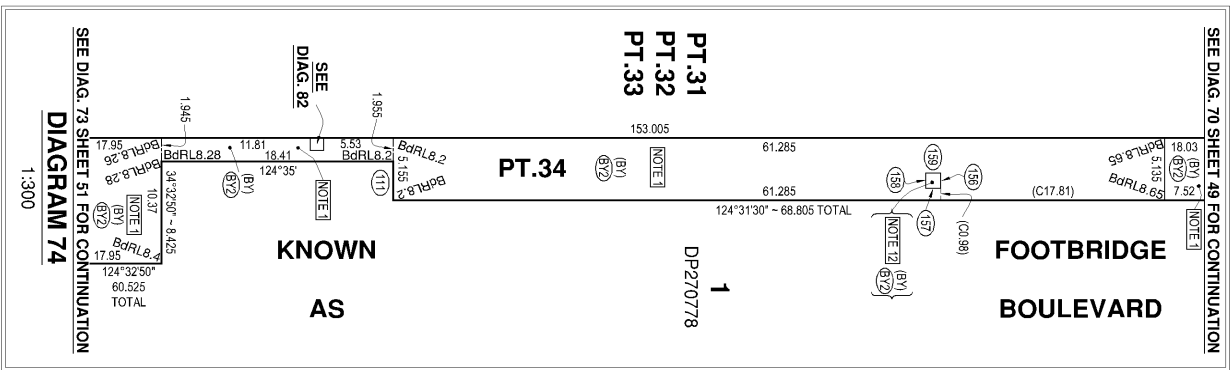
L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/33/2017
Lengths are in metres. Reduction Ratio 1:300

Registered
24.5.2017

DP 270778
ADDITIONAL SHEET 131

DETAIL PLAN

(SHEET 52 OF 58 SHEETS)



SCHEDULE OF SHORT LINES			
NO.	BEARING	DIST	
(11)	214°32'50"	3.2	
(156)	34°32'50"	1.25	
(157)	124°32'50"	1.2	
(158)	214°32'50"	1.25	
(159)	314°32'50"	1.2	

RIGHT OF PUBLIC ACCESS DETAILS (CONT.)

PART LOT 94 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

2. SEE SHEET 47 FOR AREA OF LOT 34

Bd denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT

--- denotes EASEMENT LINE

[ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN]

EXISTING EASEMENTS:

(AP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

(AO) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

(BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)

(BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

(SHEET 53 OF 58 SHEETS)



EXISTING EASEMENTS:

- (AQ) - RIGHT OF PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRUTUM)

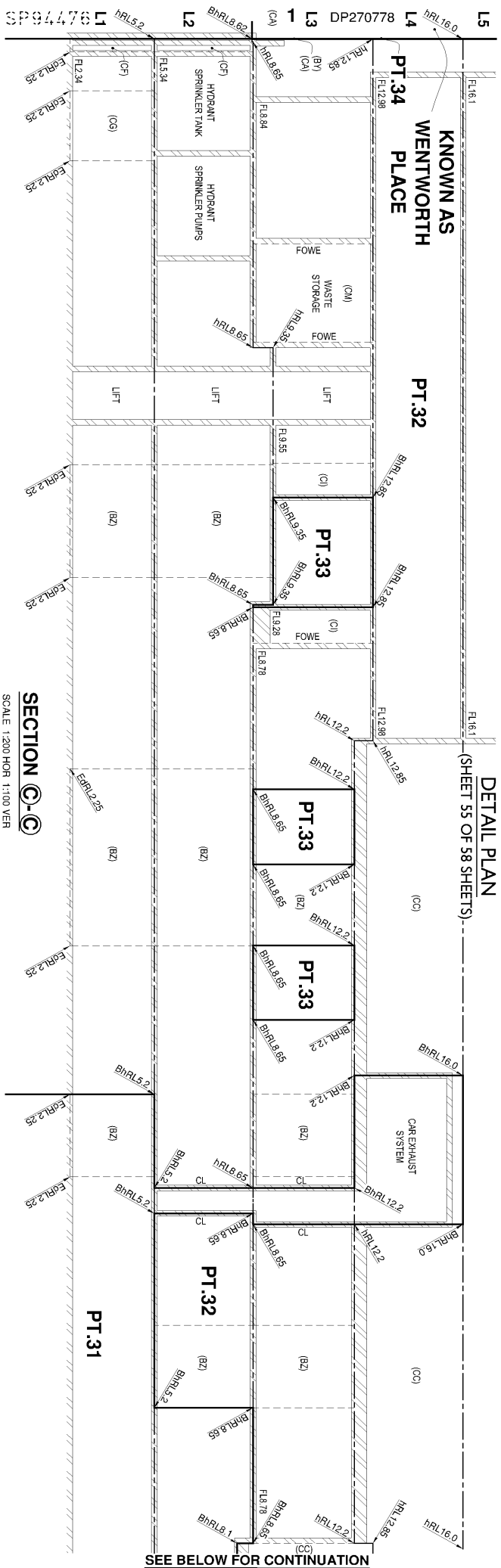
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| |
|--|

Surveyor: MICHAEL HIRSH
Date of Survey: 20/01/2017

DP 270778
ADDITIONAL SHEET 133

DETAIL PLAN

(SHEET 55 OF 58 SHEETS)



NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- h denotes HEIGHT RL OF STRUTUM LIMIT
 Bn denotes HEIGHT RL OF LOT BOUNDARY
 Ed denotes DEPTH RL OF EASEMENT
 CL denotes CENTRE LINE OF CONCRETE BLOCK WALL
 FL denotes FINISHED CONCRETE LEVEL
 FOWE denotes FACE OF WALL ON EASEMENT
- L1 denotes LEVEL 1
 L2 denotes LEVEL 2
 L3 denotes LEVEL 3
 L4 denotes LEVEL 4
 L5 denotes LEVEL 5

--- denotes STRUTUM LIMIT
 --- denotes EASEMENT LINE

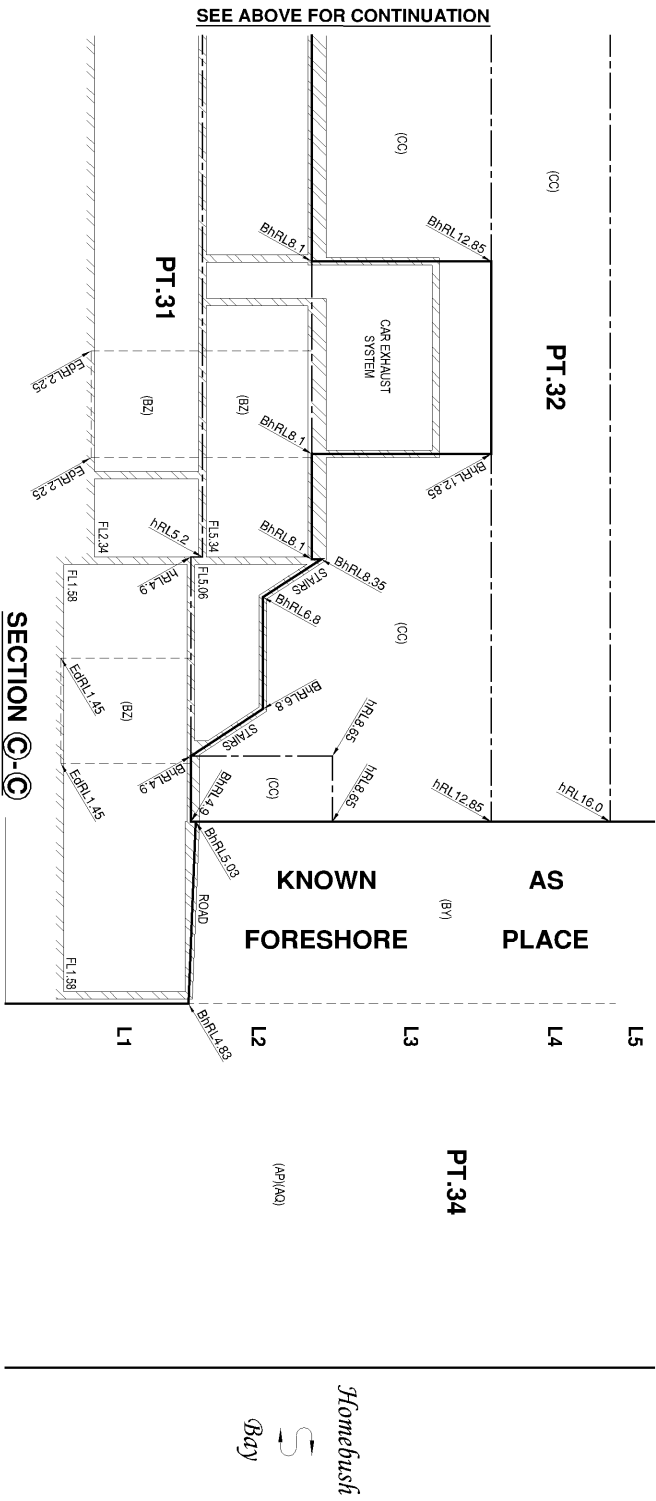
EXISTING EASEMENTS:

- (A7) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM) (DP270778 DOC.7)
 (A8) - EASEMENT FOR PUBLIC ACCESS 20 WIDE & VARIABLE (LIMITED IN STRUTUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (B7) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
 (B2) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
 (C4) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
 (C5) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRUTUM)
 (C6) - EASEMENT FOR PLUNUM VARIABLE WIDTH (LIMITED IN STRUTUM)
 (C9) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
 (C1) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
 (C1) - EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRUTUM)

SEE ABOVE FOR CONTINUATION



SECTION C-C

SCALE: 1:200 HOR 1:100 VER

Surveyor: MICHAEL TRIFIRO
 Date of Survey: 2001/2017
 Surveyor's Ref: 6372

PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
 EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A. CITY OF PARAMATTA
 Locality: WENTWORTH POINT
 Subdivision No.: SC/33/2017
 Lengths are in metres. Reduction Ratio AS SHOWN



Registered
 24.5.2017

DP 270778
 ADDITIONAL SHEET 135

THIS IS SHEET 135 OF DP270778 WHICH REPLACES SHEETS 31-52
 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140

(SHEET 56 OF 58 SHEETS)



1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

L4 denotes LEVEL 4

denotes EASEMENT LINE

(BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)

- (BX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (BZ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (C) - EASEMENT FOR PLANTINUM VARIABLE WIDTH (LIMITED IN STRATUM)
- (CI) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CJ) - EASEMENT FOR EQUESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CM) - EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM)

AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of mm	90	100	110	120	130	140

Surveyor's Ref: 6372

EASEMENTS AFFECTING LOT 1 IN DP270778

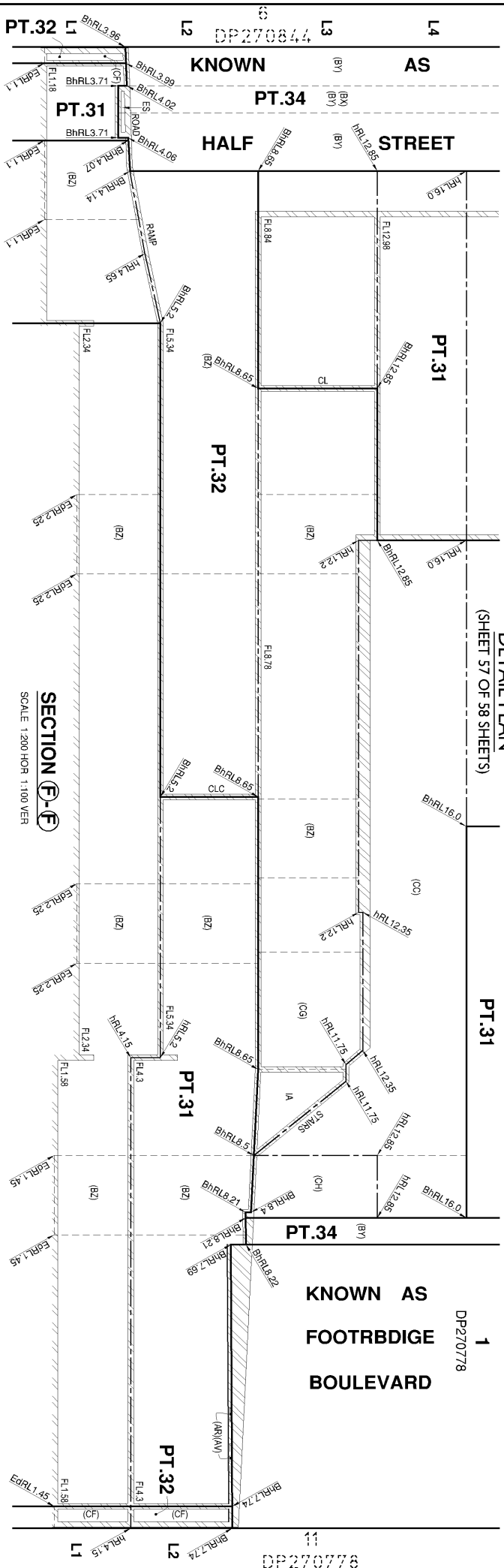
Lengths are in inches. Reduction half
AS SHOWN

24.5.2017

ADDITIONAL SHEET 136

DETAIL PLAN

(SHEET 57 OF 58 SHEETS)



NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- h denotes HEIGHT RL OF STRUTUM LIMIT
 Bh denotes HEIGHT RL OF LOT BOUNDARY
 Ed denotes DEPTH RL OF EASEMENT OF
 CLC denotes CENTRE OF CONCRETE BLOCK WALL
 CLC denotes CENTRE OF CONCRETE WALL
 ES denotes ELECTRICITY SERVICES TRENCH
 FL denotes FINISHED CONCRETE LEVEL
 LA denotes INACCESSIBLE AREA
 L1 denotes LEVEL 1
 L2 denotes LEVEL 2
 L3 denotes LEVEL 3
 L4 denotes LEVEL 4

--- denotes STRUTUM LINE
 --- denotes EASEMENT LINE

EXISTING EASEMENTS:

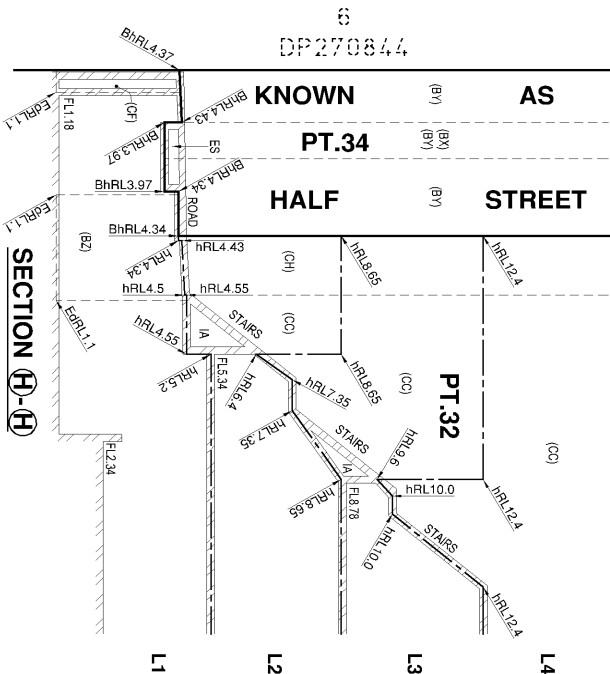
- (A1) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRUTUM)
 (DP270778 DOC.7)
 (A2) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (B1) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
 (B2) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
 (B3) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
 (B4) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRUTUM)
 (B5) - EASEMENT FOR PLUM VARIABLE WIDTH (LIMITED IN STRUTUM)
 (B6) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
 (B7) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
 (B8) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
 (B9) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
 (B10) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)

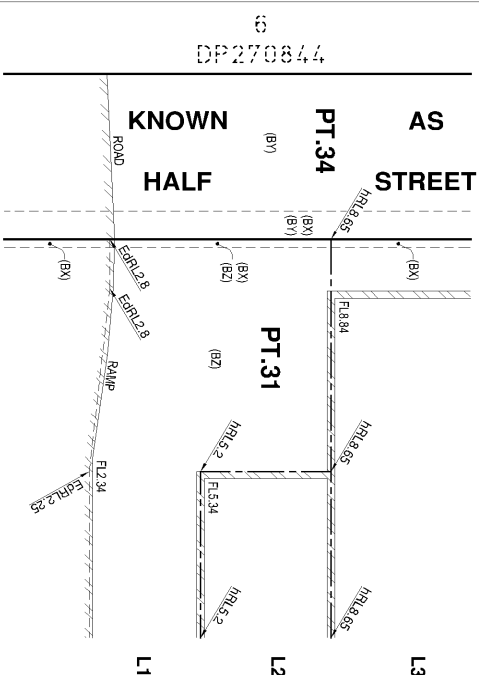
SECTION (H)-(H)

SCALE 1:200 HOR 1:100 VER



SECTION (I)-(I)

SCALE 1:200 HOR 1:100 VER



THIS IS SHEET 137 OF DP270778 WHICH REPLACES SHEETS 31-52 AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
 Date of Survey: 2001/2017
 Surveyor's Ref: 6372

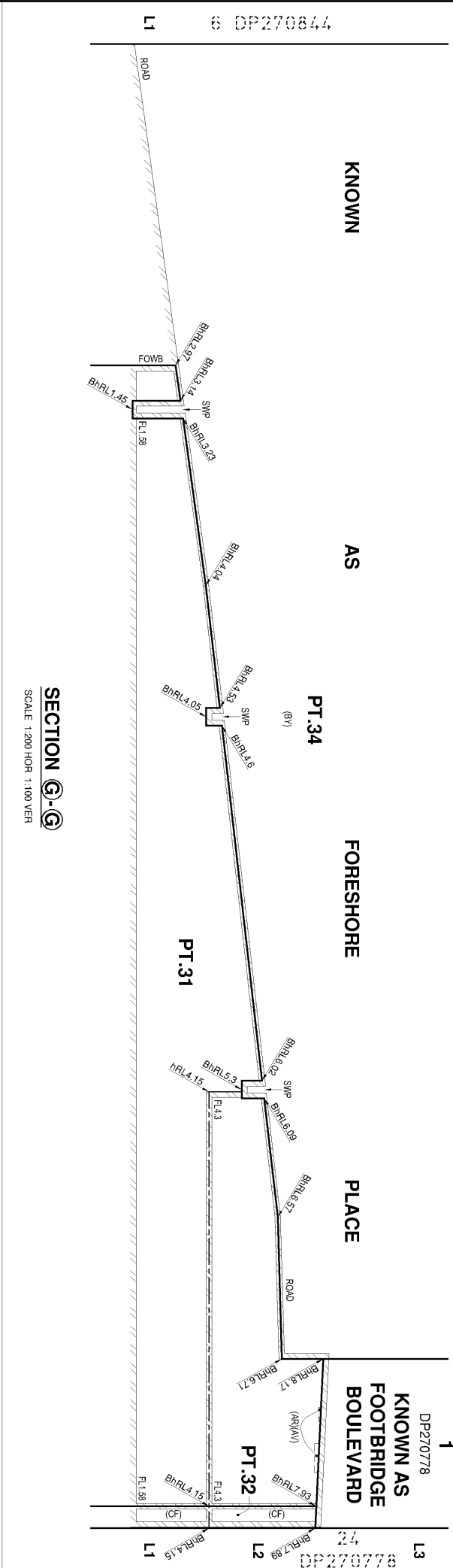
PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND
 EASEMENTS AFFECTING LOT 1 IN DP270778

L.G.A.: CITY OF PARRAMATTA
 Locality: WENTWORTH POINT
 Subdivision No.: SC/33/2017
 Lengths are in metres. Reduction Ratio AS SHOWN

Registered
 24.5.2017

DP 270778
 ADDITIONAL SHEET 137

DETAIL PLAN
(SHEET 57 OF 58 SHEETS)



SECTION ③-③

SCALE 1:200 HOR 1:100 VER

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- h denotes HEIGHT RL OF STRATUM LIMIT
- Bh denotes HEIGHT RL OF LOT BOUNDARY
- RL denotes FINISHED CONCRETE LEVEL
- FOWB denotes FACE OF WALL ON BOUNDARY
- SWP denotes STEAM/WATER PIT
- L1 denotes LEVEL 1
- L2 denotes LEVEL 2
- L3 denotes LEVEL 3
- L4 denotes LEVEL 4
- L5-7 denotes LEVELS 5 - 7
- L8-10 denotes LEVELS 8 - 10
- L11 denotes LEVEL 11

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

EXISTING EASEMENTS:

- (AR) - EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)
- (AV) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.7)

EASEMENTS CREATED BY THIS PLAN:

- (BY) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CC) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (CD) - RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (CF) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
- (CJ) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 138 OF DP270778 WHICH REPLACES SHEETS 31-52
AS REGARDS LOT 20 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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Surveyor: MICHAEL TRIFIRO Date of Survey: 2001/2017 Surveyor's Ref: 6372	PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778	L.G.A. CITY OF PARRAMATTA Locality: WENTWORTH POINT Subdivision No: SC33/2017 Lengths are in metres. Reduction Ratio AS SHOWN	Registered 24.5.2017	DP 270778 ADDITIONAL SHEET 138
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LOTS 35-39 ARE STRATUM LOTS LIMITED IN HEIGHT & DEPTH AS SHOWN ON THIS PLAN. REFER TO SHEETS 3 - 97 FOR DETAILS

SEE SHEET 2 FOR MGA COORDINATE SCHEDULE, AHD HEIGHT SCHEDULE, LOT AREAS AND EASEMENT DESCRIPTIONS

ORIGIN OF LEVELS:
SSM 197231 - RL8.606 AHD
VALIDATION SSM 197230 - RL2.536 AHD
ALL LEVELS SHOWN RELATE TO AUSTRALIAN HEIGHT DATUM.
NOTE: BENCH MARKS SHOWN HEREON SHOULD NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN DEFINING THE STRATUM LIMIT OF LOTS 35-39.

HORIZONTAL AND/OR INCLINED PLANE LIMITATION SHOWN THAT DEFINE THE UPPER OR LOWER LIMIT OF PART OF A LOT ON A SPECIFIC LEVEL DO NOT DEFINE A BOUNDARY WHERE THE SAME LOT EXISTS ABOVE OR BELOW THE NOMINATED LIMITATION

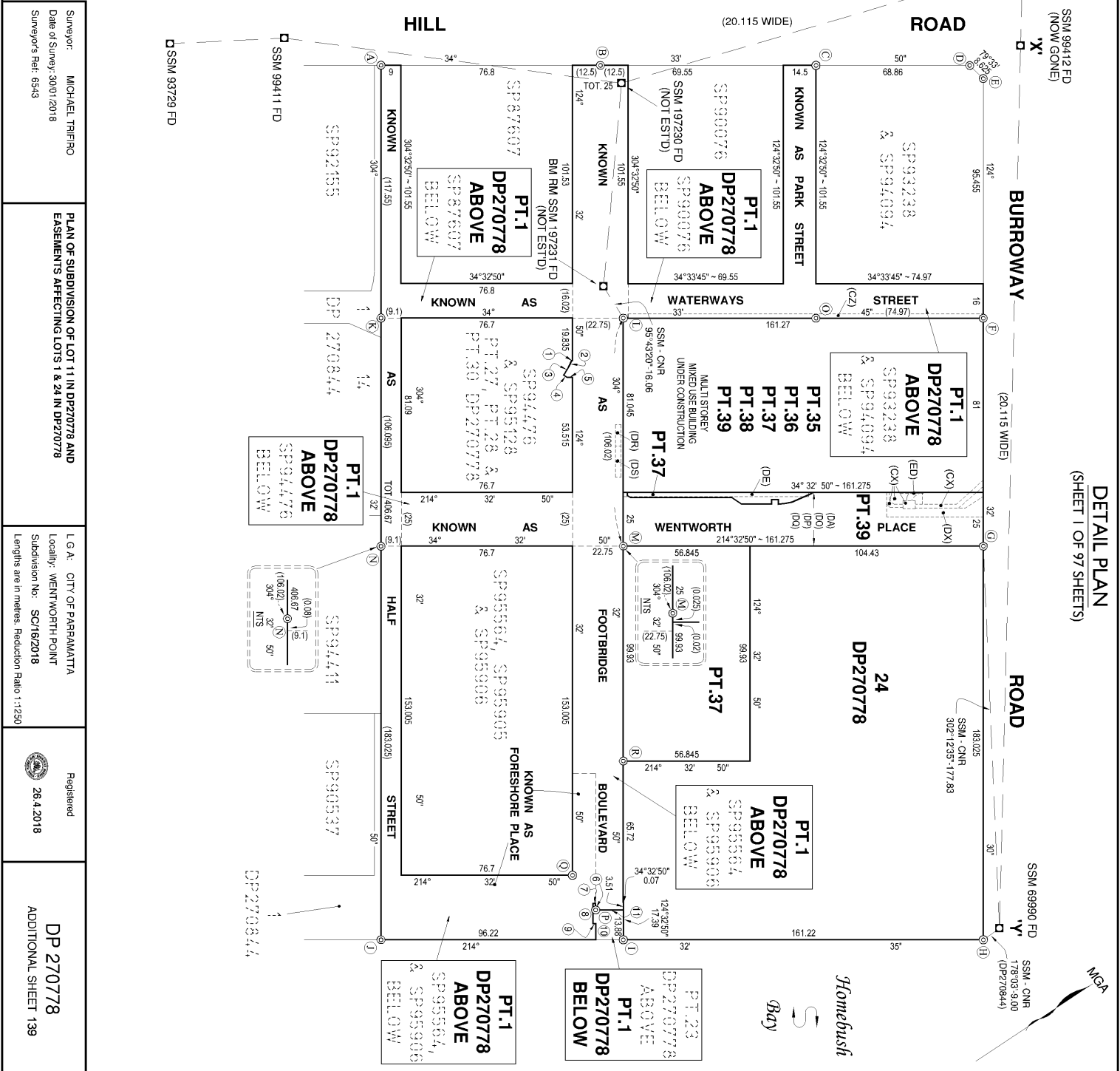
SCHEDULE OF REFERENCE MARKS			
NO.	BEARING	DIST	MARK
A	124°03'20"	17.135	DKM FD IN TOP KERB (DP270778)
B	18°56'40"	10.755	DKM FD IN PATH (DP270778)
C	121°40'10"	17.13	DKM FD IN TOP KERB (DP270778)
D	124°04'	17.125	DKM FD IN TOP KERB (DP270778)
E	115°49'	2.84	DKM FD IN TOP KERB (DP270778)
F	233°21'30"	18.07	DKM FD IN TOP KERB (DP270778)
G	208°04'30"	17.25	DKM FD IN TOP KERB (DP270778)
H	109°12'50"	3.94	DKM FD IN CONC. (DP270778)
I	205°17'20"	27.14	DKM FD IN CONC. (DP270778)
J	127°14'	22.7	SE CNR BRICK BLD FD (DP270778)
K	68°40'	7.12	DKM FD IN TOP CONC. SEAMALL (DP270778)
L	111°43'	2.105	DKM FD IN TOP SEAMALL (DP270844)
M	129°09'30"	4.915	DKM FD IN TOP KERB (DP270778)
N	152°16'30"	16.56	DKM FD IN PATH (DP270778)
O	120°39'	3.36	DKM FD IN CONC. PATH (DP270778)
P	39°42'	10.24	DKM FD IN TOP KERB (DP270778)
Q	95°43'20"	16.06	SSM 197231
R	31°35'	10.385	DKM FD IN TOP KERB (DP270778)
S	157°51'	16.735	DKM FD IN TOP KERB (DP270778)
T	56°39'	4.685	DKM FD IN PATH (DP270778)
U	130°19'	3.7	DKM FD IN TOP CONC. BARRIER WALL (DP270778)
V	226°15'	10.475	DKM FD IN TOP CONC. BARRIER WALL (DP270778)
W	50°22'	4.07	DKM PL IN PATH

Schedule of shortcurved lines			
#	Bearing	Distance	Radius
1	214°32'50"	0.465	3.105
2	147°56'15"	3.105	37.250
3	154°35'10"	4.405	29.645
4	69°17'25"	1.855	
5	34°32'50"	2.375	
6	304°32'50"	2.925	
7	214°32'50"	1.130	
8	124°32'50"	9.270	
9	34°32'50"	1.200	
10	124°32'50"	7.535	
11	214°32'50"	12.450	

SSM CONNECTIONS			
FROM	TO	BEARING	DISTANCE
SSM 99412	X SSM 69990	Y 125°56'37"	397.367
			MGA GND
SSM 93729	SSM 99411	31°47'25"	305.474
			MGA GND
SSM 99411	SSM 197230	31°47'35"	305.485
			SURVEY
SSM 197230	SSM 99412	36°00'50"	195.71
			SURVEY
SSM 197230	SSM 197231	35°11'20"	180.145
			SURVEY
SSM 197231	SSM 69990	127°57'40"	101.665
			SURVEY
SSM 197230	SSM 193134	93°55'30"	346.050
			SURVEY
SSM 193134	SSM 99412	30°40'	181.465
			SURVEY
SSM 193134	SSM 99412	128°13'	14.325
			SURVEY

THIS IS SHEET 139 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of Feet	90	100	110	120	130	140
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Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:1250

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 139

DETAIL PLAN

(SHEET 2 OF 97 SHEETS)

EXISTING EASEMENTS AFFECTING WHOLE OF LOTS 35-39:

- EASEMENT FOR SERVICES (WHOLE OF LOT) (DP270778 DOC.1)

EASEMENTS AFFECTING THE WHOLE OF LOTS 35-39 CREATED BY THIS PLAN:

- EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION PURPOSES (WHOLE OF LOT)
- EASEMENT FOR CRANE JIB SWING (WHOLE OF LOT)
- EASEMENT FOR NOISE, VIBRATION AND DUST (WHOLE OF LOT)

EASEMENTS AFFECTING THE WHOLE OF LOTS 35-39 CREATED BY THIS PLAN:

- EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY FACILITIES (WHOLE OF LOT)
- EASEMENT TO ACCESS PLENUM (WHOLE OF LOT)
- EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT)

EASEMENTS AFFECTING THE WHOLE OF LOTS 35 AND 36 CREATED BY THIS PLAN:

- EASEMENT FOR ACCESS TO ROOF (WHOLE OF LOT)

EASEMENTS AFFECTING THE WHOLE OF LOTS 35, 36 AND 38 CREATED BY THIS PLAN:

- EASEMENT FOR MECHANICAL VENTILATION SERVICES AND FUTURE SERVICES (WHOLE OF LOT)

EASEMENTS AFFECTING THE WHOLE OF LOTS 35-38 AND LOTS 24/270778 CREATED BY THIS PLAN:

- EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT)

EASEMENTS CREATED BY THIS PLAN SHOWN ON SHEET 1:

- (C1) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (C2) - EASEMENT TO PERMIT ENDOCHANGING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DE) - EASEMENT TO PERMIT ENDOCHANGING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
- (DD) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DD) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DD) - POSITIVE COVENANT
- (DB) - EASEMENT FOR ACCESS AND USE OF PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DN) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)
- (EO) - EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM)

AREA TABLE									
FLOOR LEVEL									
LOT NUMBER	BASEMENT & BELOW	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8
35	4797m ²	6054m ²	5377m ²	483m ²	480m ²	152m ²	152m ²	6140m ²	6218m ²
36	9657m ²	4814m ²	3731m ²	570m ²	2196m ²	1834m ²	5980m ²	6777m ²	6768m ²
37	7708m ²	1.0565ha	1.0597ha	1.6396ha	1.6071ha	1.6761ha	1.2615ha	5752m ²	5752m ²
38	300m ²	N/A	1728m ²	1478m ²	N/A	N/A	N/A	N/A	N/A
39	317m ²	1346m ²	1346m ²	3852m ²	4032m ²	4032m ²	4032m ²	4032m ²	4032m ²
TOTAL	2.2779ha	2.2779ha	2.2779ha	2.2779ha	2.2779ha	2.2779ha	2.2779ha	2.2779ha	2.2779ha

THE AREAS FOR THESE PART LOTS ARE SHOWN ABOVE FOR INFORMATION PURPOSES ONLY.

COORDINATE SCHEDULE						
SURVEYING & SPATIAL INFORMATION REGULATION 2017: CLAUSE 70						
MARK	EAST	NORTH	CLASS	ORDER	METHOD	STATE
SSM 69990	322 456.695	6 255 555.083	B	2	SCIMS	FOUND
SSM 93729	321 755.313	6 255 223.343	B	2	SCIMS	FOUND
SSM 99411	321 916.238	6 255 482.987	B	2	SCIMS	FOUND
SSM 99412	322 135.130	6 255 788.517	B	2	SCIMS	FOUND (NOW GONE)
SSM 193134	322 123.87	6 255 797.37	C	N/A	TRAV	FOUND
SSM 197230	322 031.32	6 255 644.99	C	N/A	TRAV	FOUND
SSM 197231	322 111.475	6 255 578.755	C	N/A	TRAV	FOUND
DATE OF SCIMS COORDINATES: 30-01-2018						
COMBINED SCALE FACTOR 0.999986						
MGA ZONE: 56						
MGA DATUM: GDA94						

HEIGHT SCHEDULE						
SURVEYING & SPATIAL INFORMATION REGULATION 2017: CLAUSE 71						
MARK	ADD VALUE	CLASS	ORDER	METHOD	STATE	
SSM 69990	1.653	LC	L3	SCIMS	FOUND	
SSM 93729	2.169	LC	L3	SCIMS	FOUND	
SSM 99411	2.094	LC	L3	SCIMS	FOUND	
SSM 99412	1.78	D	4	SCIMS	FOUND (NOW GONE)	
SSM 193134	1.989	LC	L3	SCIMS	FOUND	
SSM 197230	2.536	LC	L3	SCIMS DATUM VALIDATION	FOUND	
SSM 197231	8.606	LC	L3	SCIMS ADOPTED	FOUND	
DATE OF SCIMS VALUES: 30-01-2018				HEIGHT DATUM: AHD71		

HEIGHT DIFFERENCE SCHEDULE			
SURVEYING & SPATIAL INFORMATION REGULATION 2017: CLAUSE 69			
FROM	TO	HEIGHT DIFFERENCE	METHOD
SSM 93729	SSM 99411	-0.075	TRIG HEIGHTING
SSM 99411	SSM 197230	+0.442	TRIG HEIGHTING
SSM 197230	SSM 193134	-0.542	TRIG HEIGHTING
SSM 193134	SSM 99412	-0.214	TRIG HEIGHTING
SSM 99412	SSM 69990	-0.122	TRIG HEIGHTING
SSM 69990	SSM 93729	+0.511	TRIG HEIGHTING
SSM 93729	SSM 197231	+6.948	TRIG HEIGHTING
SSM 197231	SSM 197230	-6.070	TRIG HEIGHTING
HEIGHT DATUM: AHD71			

TOTAL AREAS		NOTE: THE TOTAL AREAS SHOWN DO NOT INCLUDE PARTS OF THE SAME LOT THAT OVERLAP IN PLAN VIEW.
LOT 35	7150m ²	
LOT 36	1.0906ha	
LOT 37	1.9969ha	
LOT 38	2028m ²	
LOT 39	4259m ²	

THIS IS SHEET 140 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRAFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/6/2018
Lengths are in metres. Reduction Ratio 1:1250

Registered
28.4.2018

DP 270778
ADDITIONAL SHEET 140

(SHEET 3 OF 97 SHEETS)

1
DP270778
KNOWN AS
WATERWAYS
STREET

BASEMENT & BELOW

PART LOT 35-38 ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 12-24 (LEVEL 1)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

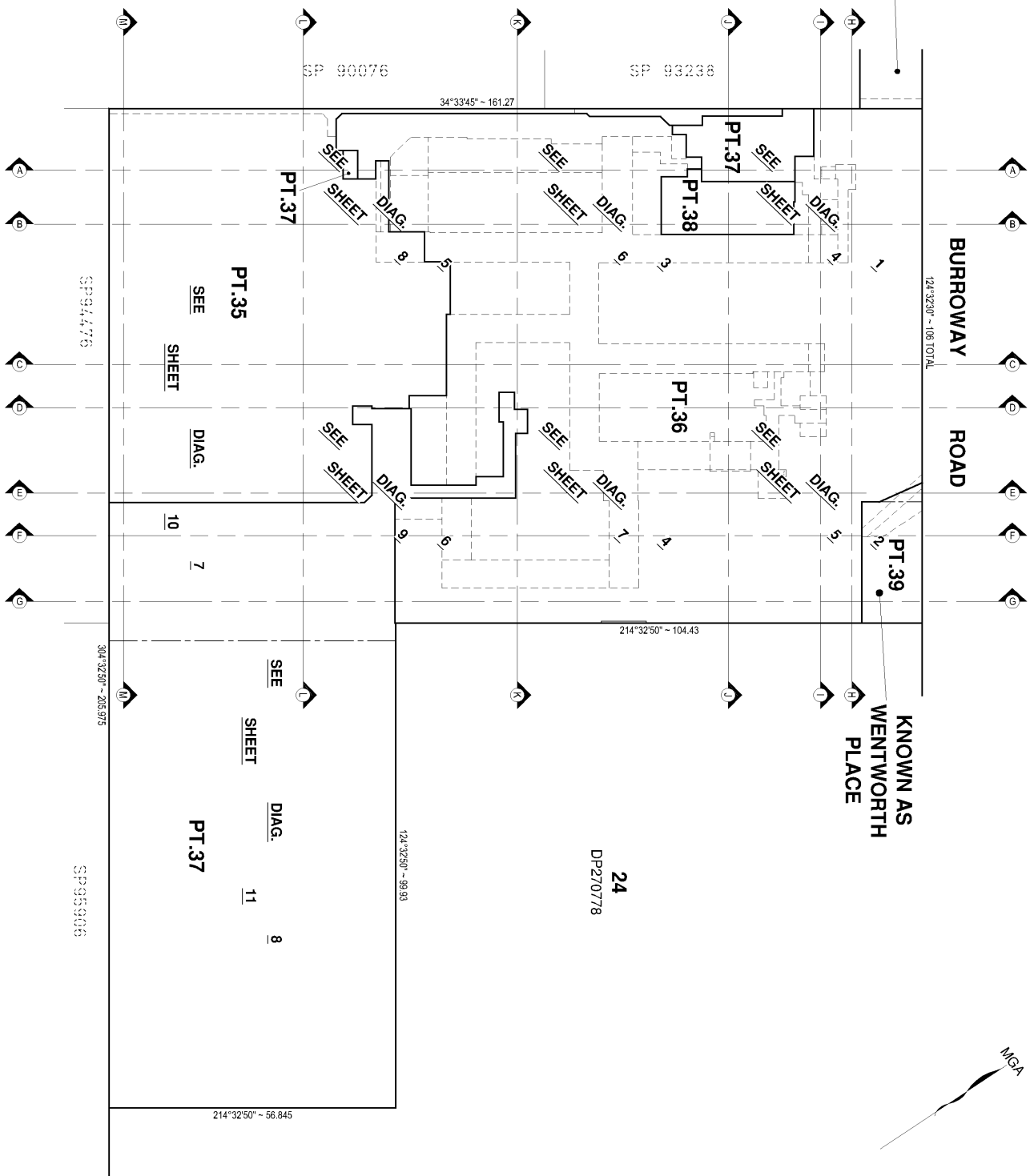
--- -- denotes STRATUM LIMIT
 --- -- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

SEE SHEETS 4 - 11 FOR BASEMENT & BELOW DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 35 AT BASEMENT & BELOW IS 4.797nm² (IN 1 PART)
THE AREA OF LOT 36 AT BASEMENT & BELOW IS 9.667nm² (IN 1 PART)
THE AREA OF LOT 37 AT BASEMENT & BELOW IS 77.08nm² (IN 3 PARTS)
THE AREA OF LOT 38 AT BASEMENT & BELOW IS 300nm² (IN 1 PART)
THE AREA OF LOT 39 AT BASEMENT & BELOW IS 317nm² (IN 1 PART)



THIS IS SHEET 141 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

**PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778**

L G A: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:5000

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 141

DETAIL PLAN
(SHEET 4 OF 97 SHEETS)

BASEMENT & BELOW (CONT.)

PART LOTS 35-38 SHOWN ON THIS SHEET ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 12,24 (LEVEL 1)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 3 FOR LOT AREAS OF BASEMENT & BELOW
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

Ed denotes DEPTH RL OF EASEMENT
OL denotes CENTRE OF CONCRETE WALL
C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
FOW denotes FACE OF WALL ON EASEMENT
IFCW denotes INSIDE FACE OF CONCRETE WALL

denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CS) - EASEMENT FOR PLUMB VARIABLE WIDTH (LIMITED IN STRATUM)
(DH) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO SEAMAN 2 WIDE (LIMITED IN STRATUM)
(DI) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(DN) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(E) - EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM)

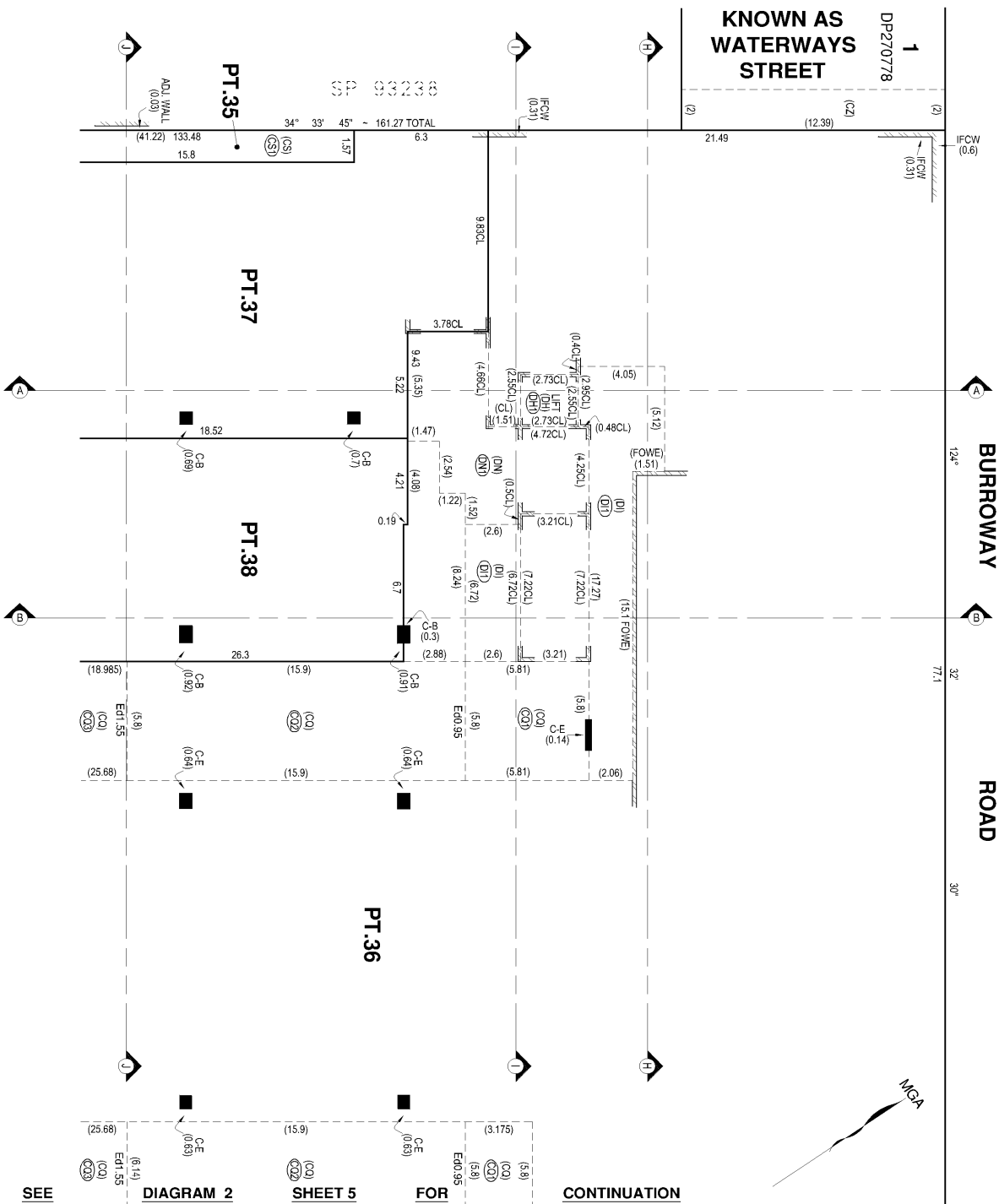
SCHEDULE OF EASEMENT LIMITS

- (CO) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.0.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.3.5
(CO2) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.0.5 AND RL.3.5 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
(CO3) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.3.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.0
(CS) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.1 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(DH) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(DI) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.0.5 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(DN) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.0.5 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 142 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140



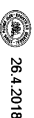
SEE DIAGRAM 3 SHEET 6 FOR CONTINUATION

DIAGRAM 1
1:150

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150



Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 142

BASEMENT & BELOW (CONT.)

PART LOT 36 SHOWN ON THIS SHEET IS A STRATUM LOT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 12-24 (LEVEL 1)

PART LOT 39 SHOWN ON THIS SHEET IS A STRATUM LOT UNLIMITED IN DEPTH AND HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 3 FOR LOT AREAS OF BASEMENT & BELOW
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS (DA), (DO), (DP), (DX) AND POSITIVE COVENANT (DO) WHICH AFFECT PART LOT 39 SHOWN ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CR) - RIGHT TO USE WASTE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DI) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DU) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(DV) - EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DX) - POSITIVE COVENANT
(DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 39 IS UNLIMITED IN DEPTH AND HEIGHT

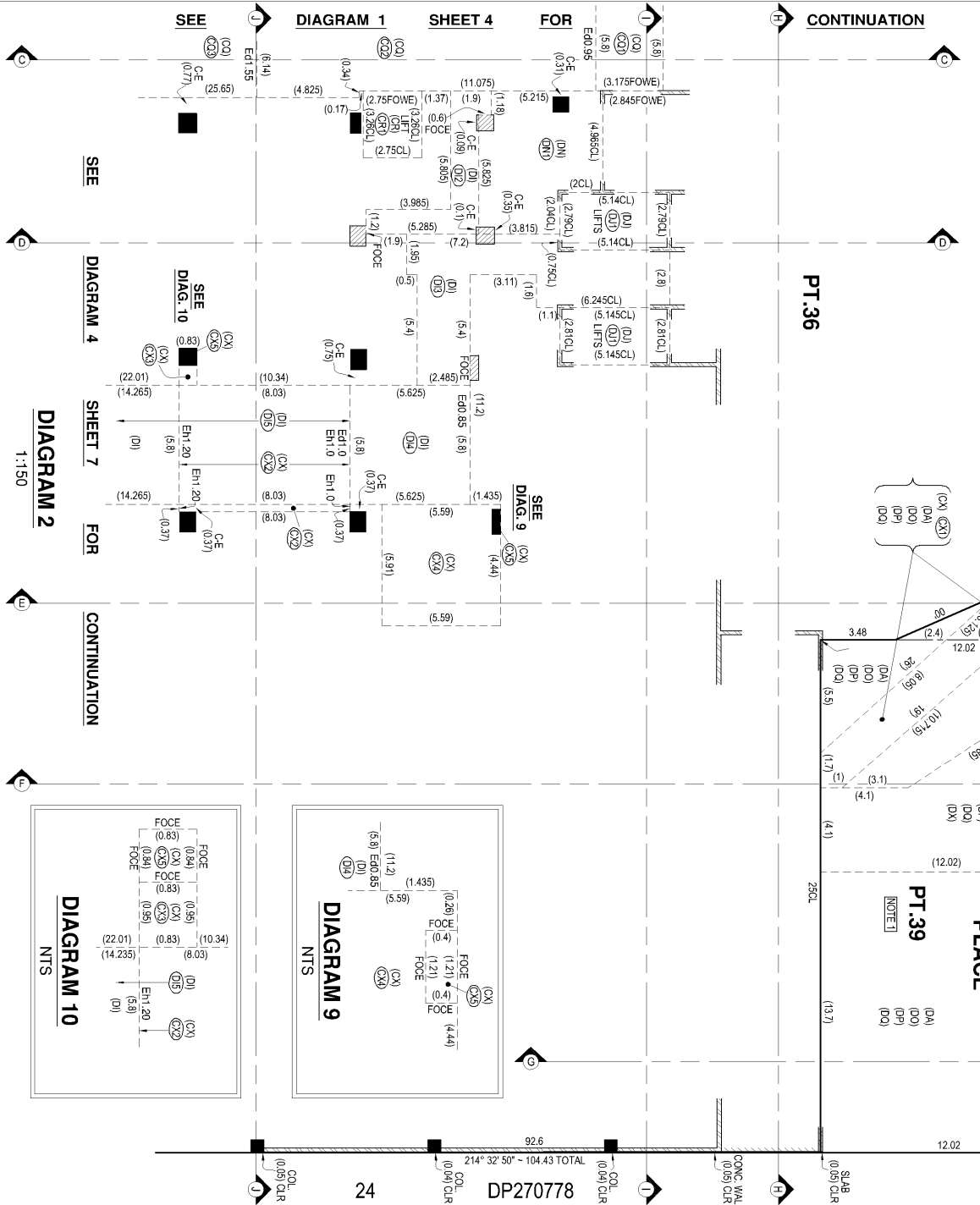
NOTE 4 PART LOT 39 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZANINE)

SCHEDULE OF EASEMENT LIMITS

- (CO1) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLO.95 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.45
(CO2) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLO.95 AND RL1.55 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
(CO3) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL1.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.05
(CH1) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(CX1) INDICATES EASEMENT UNLIMITED IN DEPTH AND HEIGHT
(CX2) INDICATES EASEMENT LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL1.0 AND RL1.20 AND UNLIMITED IN DEPTH
(CX3) INDICATES EASEMENT LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL1.20 AND UNLIMITED IN DEPTH
(CX4) INDICATES EASEMENT LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RLO.85 AND UNLIMITED IN DEPTH
(CX5) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(DI2) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL1.2 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(DI3) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLO.75 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(DI4) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RLO.85 AND RL1.0 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
(DI5) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL1.0 AND RL1.55 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
(DI1) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(DN1) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RLO.5 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

THIS IS SHEET 143 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

- Ed denotes DEPTH RL OF EASEMENT
Eh denotes HEIGHT RL OF EASEMENT
CL denotes CENTRE OF CONCRETE WALL
C-E denotes COLUMN TO EASEMENT
FOWE denotes FACE OF WALL ON EASEMENT
FOCE denotes FACE OF COLUMN ON EASEMENT
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE
A denotes SECTION SEE SHEETS 79-97



Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150
& AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 143

DETAIL PLAN
(SHEET 6 OF 97 SHEETS)

BASEMENT & BELOW (CONT.)

PART LOTS 35-38 SHOWN ON THIS SHEET ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 12-24 (LEVEL 1)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 3 FOR LOT AREAS OF BASEMENT & BELOW
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

ADU denotes ADJOINING
Ed denotes DEPTH RL OF EASEMENT
CL denotes CENTRE OF CONCRETE WALL
C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
FOCE denotes FACE OF COLUMN ON EASEMENT
W-E denotes WALL TO EASEMENT

denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

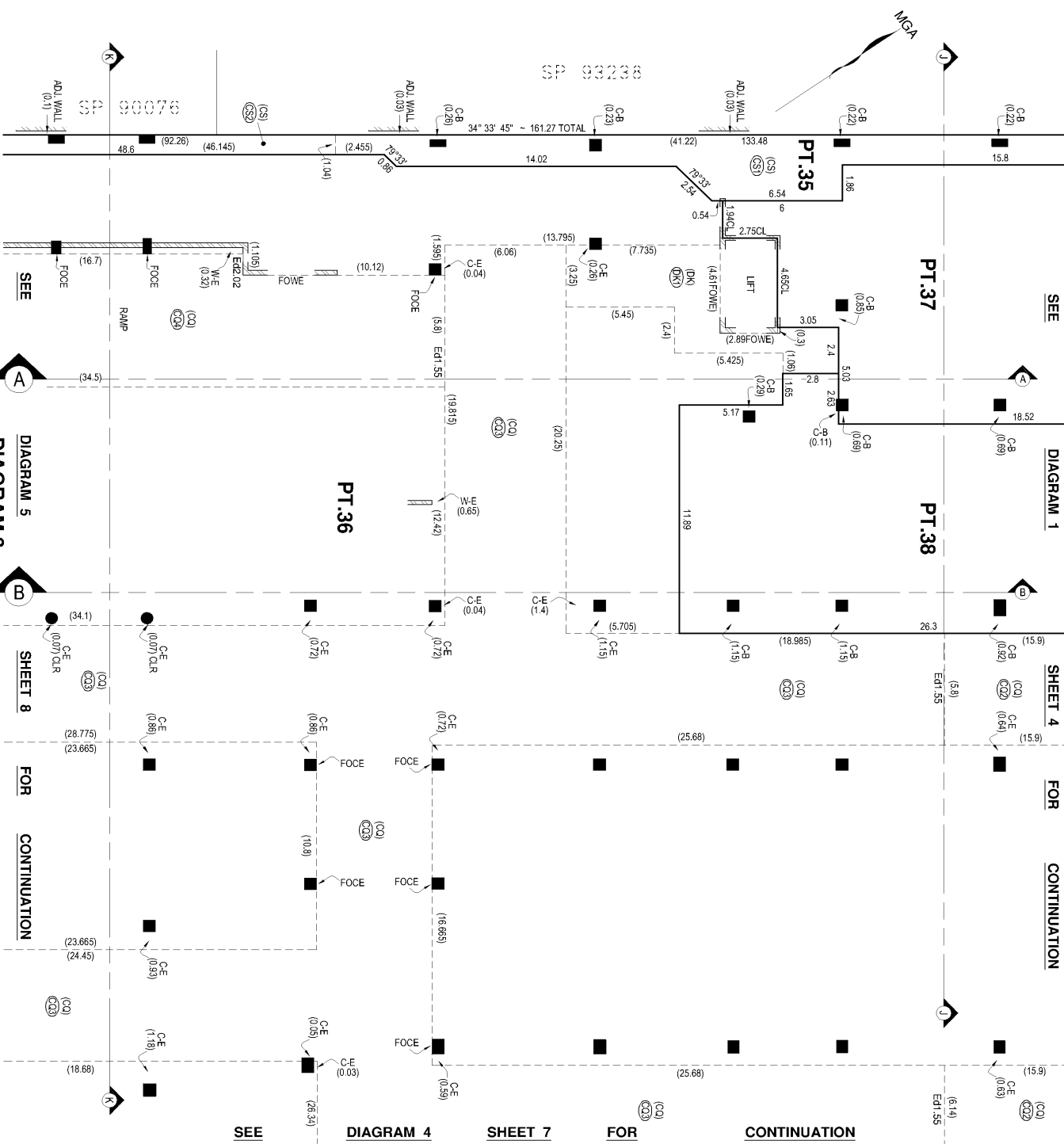
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CS) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
(DK) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

- (CO2) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.05 AND RL.155 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
(CO3) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.05
(CO4) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.55 AND RL.115 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
(CS1) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.1 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(CS2) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.4 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(DK1) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.55 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT



1:150

DIAGRAM 5
DIAGRAM 3

SHEET 8

FOR CONTINUATION

SEE

DIAGRAM 4

SHEET 7

FOR

CONTINUATION

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 144

THIS IS SHEET 144 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140

DETAIL PLAN

(SHEET 7 OF 97 SHEETS)

BASEMENT & BELOW (CONT.)

PART LOTS 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 1224 (LEVEL 1) AND SHEETS 25-34 (LEVEL 2) WHERE OVER.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 3 FOR LOT AREAS OF BASEMENT & BELOW
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

Ed denotes DEPTH RL OF EASEMENT
En denotes HEIGHT RL OF EASEMENT
CL denotes CENTRE OF CONCRETE WALL
C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
FOCE denotes FACE OF COLUMN ON EASEMENT
W-B denotes WALL TO BOUNDARY

denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

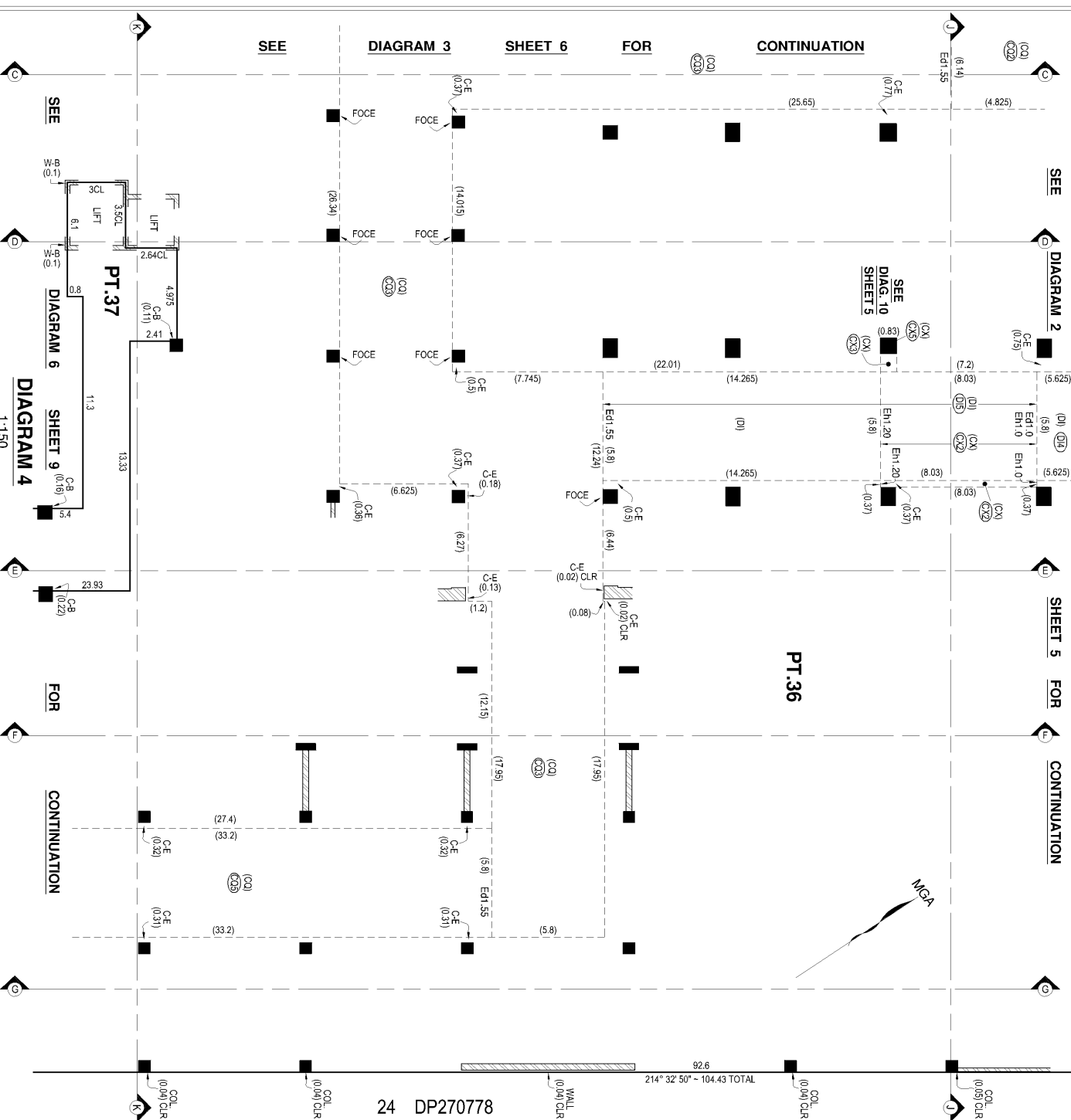
EASEMENTS CREATED BY THIS PLAN

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DI) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

- (CO2) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.0.85 AND RL.1.55 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
(CO3) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.1.55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.4.05
(CO8) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.0.75 AND RL.1.55 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
(CX2) INDICATES EASEMENT LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.1.0 AND RL.1.20 AND UNLIMITED IN DEPTH
(CX3) INDICATES EASEMENT LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.1.20 AND UNLIMITED IN DEPTH
(CX5) INDICATES EASEMENT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(DI4) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.0.85 AND RL.1.0 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
(DI5) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.1.0 AND RL.1.55 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE

THIS IS SHEET 145 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



24 DP270778

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150



Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 145

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of Plan

DETAIL PLAN
(SHEET 8 OF 97 SHEETS)

BASEMENT & BELOW (CONT.)

PART LOTS 35-37 SHOWN ON THIS SHEET ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 12-24 (LEVEL 1)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 3 FOR LOT AREAS OF BASEMENT & BELOW
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

ADU denotes ADJOINING
Ed denotes DEPTH RL OF EASEMENT
CL denotes CENTRE OF CONCRETE WALL
C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
FOCE denotes FACE OF COLUMN ON EASEMENT
FOWE denotes FACE OF WALL ON EASEMENT
FCW denotes INSIDE FACE OF CONCRETE WALL
WE denotes WALL TO EASEMENT

denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

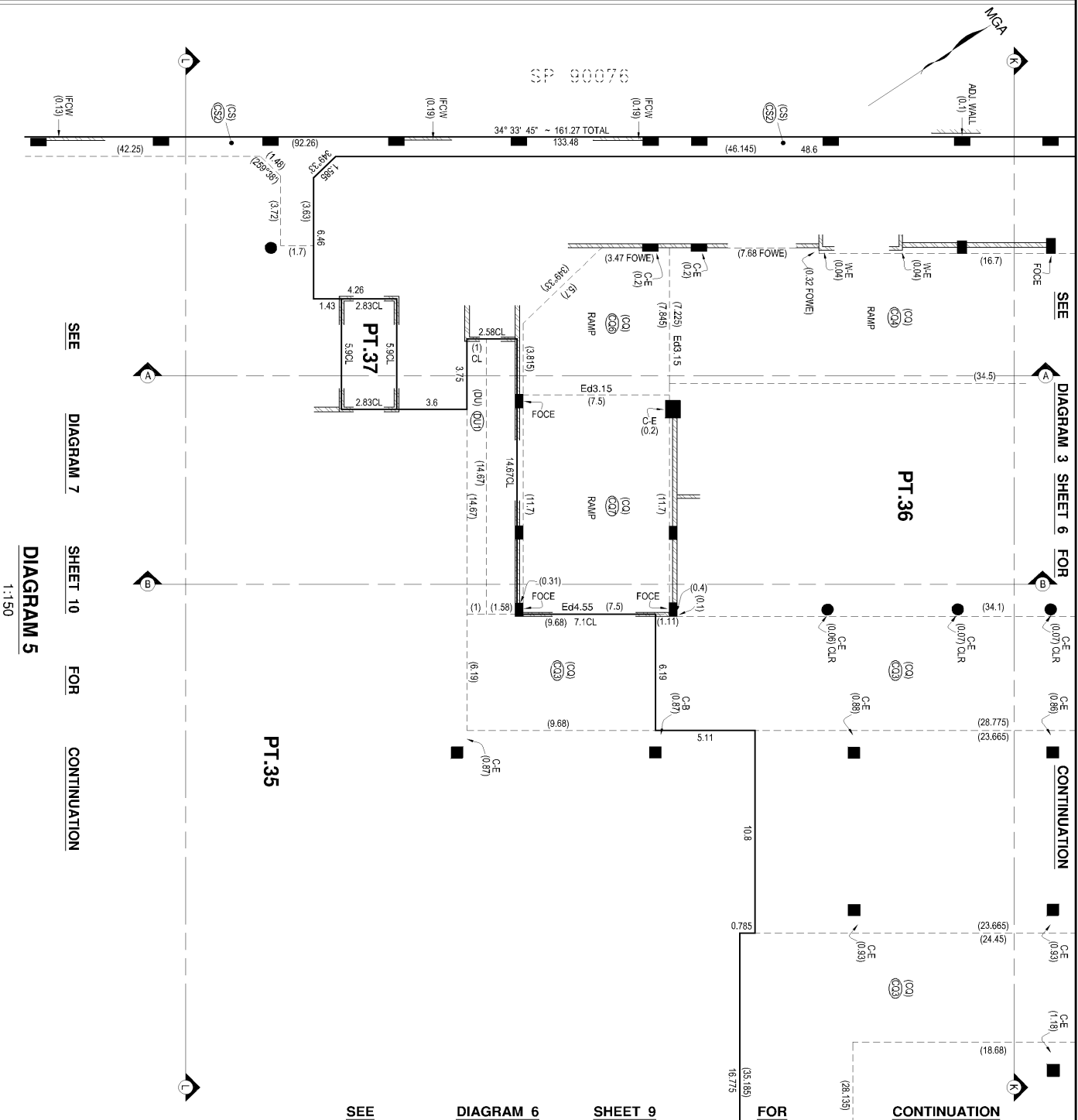
EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CS) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
- (DU) - EASEMENT FOR PEDESTRIAN ACCESS 1 WIDE (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

- (C3) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL .55 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.405
- (C4) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL .55 AND RL.3.15 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
- (C6) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.3.15 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.5.65
- (C7) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.3.15 AND RL.4.55 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
- (C8) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.4 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (C9) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.55 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

THIS IS SHEET 146 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



SEE

DIAGRAM 7

SHEET 10

FOR

CONTINUATION

DIAGRAM 5

1:150

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 146

DETAIL PLAN
(SHEET 9 OF 97 SHEETS)

BASEMENT & BELOW (CONT.)

PART LOTS 35 - 37 SHOWN ON THIS SHEET ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 12/24 (LEVEL 1) AND SHEETS 25/34 (LEVEL 2) WHERE OVER.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 3 FOR LOT AREAS OF BASEMENT & BELOW
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

Ed denotes DEPTH PL OF EASEMENT
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
FOCB denotes FACE OF COLUMN ON BOUNDARY
FOCE denotes FACE OF COLUMN ON EASEMENT
S-B denotes CONCRETE SLAB TO BOUNDARY
W-B denotes WALL TO BOUNDARY

--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 7/9-97

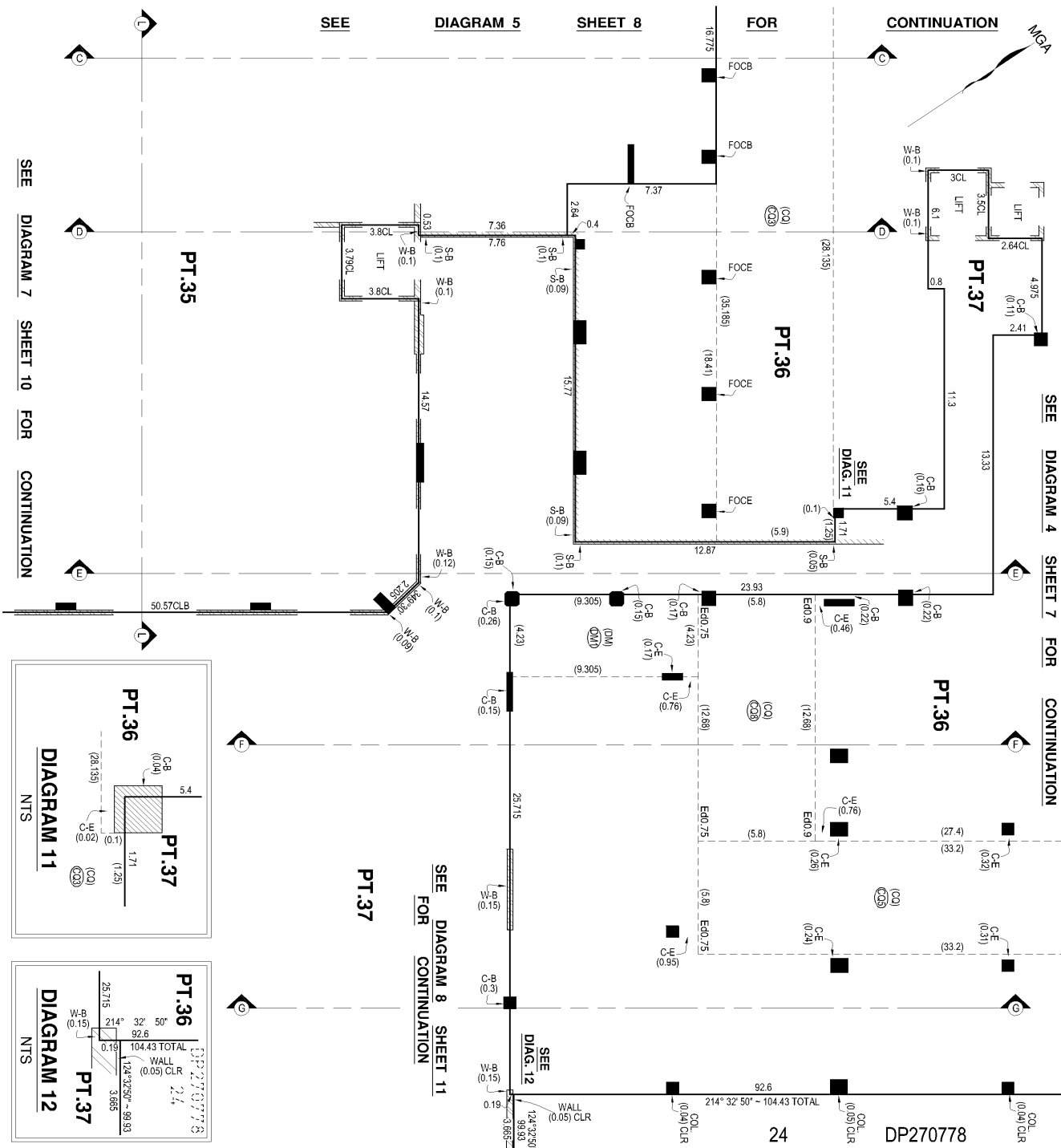
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

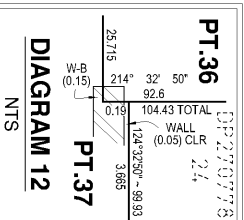
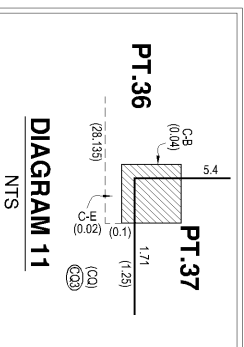
(CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DM) - RIGHT TO USE CARWASH BAY 4.23M WIDE (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

- (CO3) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.155 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.05
- (CO5) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL0.75 AND RL.1.35 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
- (CO8) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL0.75 AND RL0.9 AND LIMITED IN HEIGHT TO 2.5 METRES ABOVE THIS PLANE
- (DM) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL0.75 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

DIAGRAM 6
1:150

SEE DIAGRAM 7 SHEET 10 FOR CONTINUATION



THIS IS SHEET 147 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

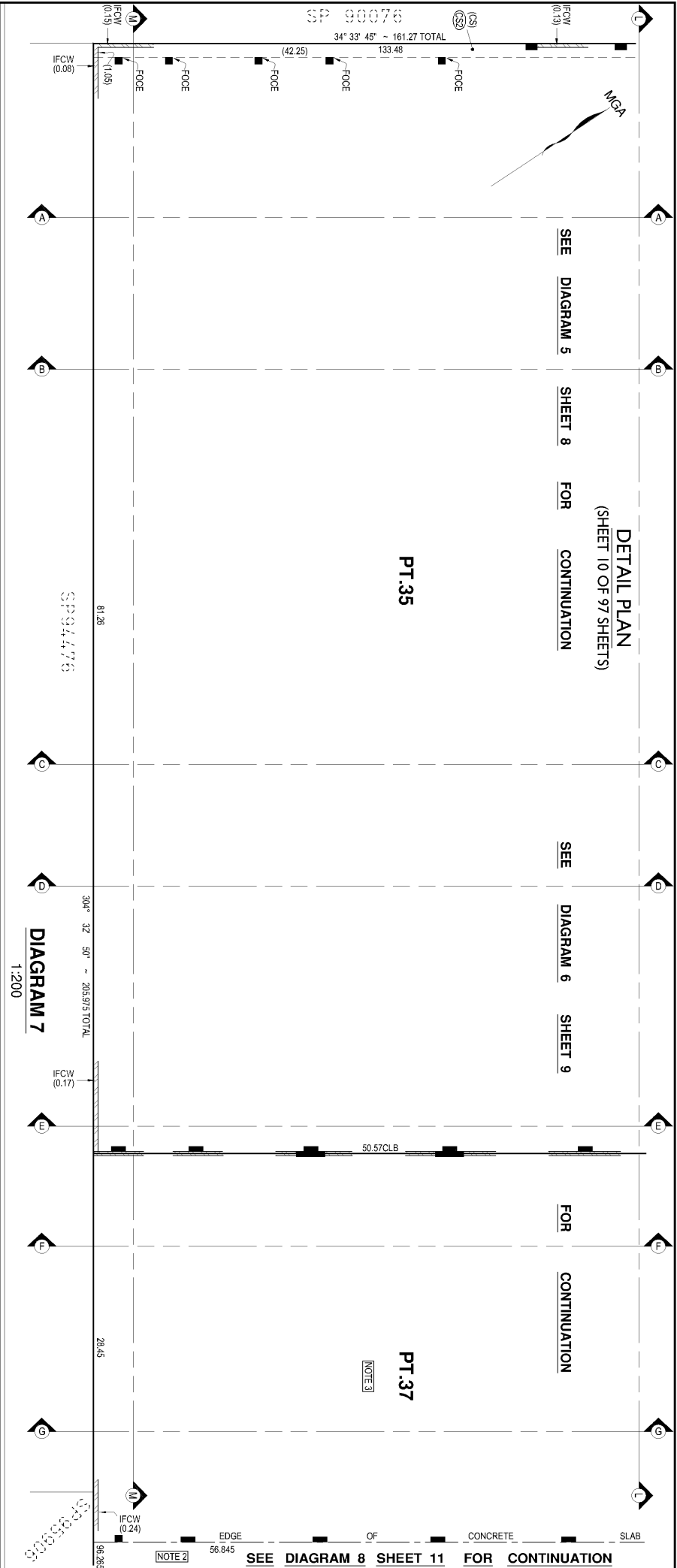
L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150 & AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 147

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of Plan



BASEMENT & BELOW (CONT.)

PART LOTS 35 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 12-24 (LEVEL 1) UNLESS OTHERWISE SHOWN.

NOTES

- 1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
- 2. SEE SHEET 3 FOR LOT AREAS OF BASEMENT & BELOW
- 3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

CLB denotes CENTRE OF CONCRETE BLOCK WALL
FOCE denotes FACE OF COLUMN ON EASEMENT
IFCW denotes INSIDE FACE OF CONCRETE WALL

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEET'S 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:
(CS) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

(CS2) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 1.4 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

SCHEDULE OF BOUNDARY LIMITS

NOTE 2 PART LOT 37 IS UNLIMITED IN DEPTH AND HEIGHT
NOTE 3 PART LOT 37 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 12-24 (LEVEL 1)

DETAIL PLAN
(SHEET 10 OF 97 SHEETS)

SEE **DIAGRAM 5**

SHEET 8

FOR

CONTINUATION

SEE

DIAGRAM 6

SHEET 9

FOR

CONTINUATION

PT.35

PT.37

NOTE 3

NOTE 2

SEE **DIAGRAM 8** **SHEET 11** FOR **CONTINUATION**

THIS IS SHEET 148 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO Date of Survey: 30/01/2018 Surveyor's Ref: 6543	PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778	L.G.A.: CITY OF PARAMATTA Locality: WENTWORTH POINT Subdivision No.: SC/16/2018 Lengths are in metres. Reduction Ratio 1:200	Registered 26.4.2018	DP 270778 ADDITIONAL SHEET 148
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1
DP270778
KNOWN AS
WATERWAYS
STREET

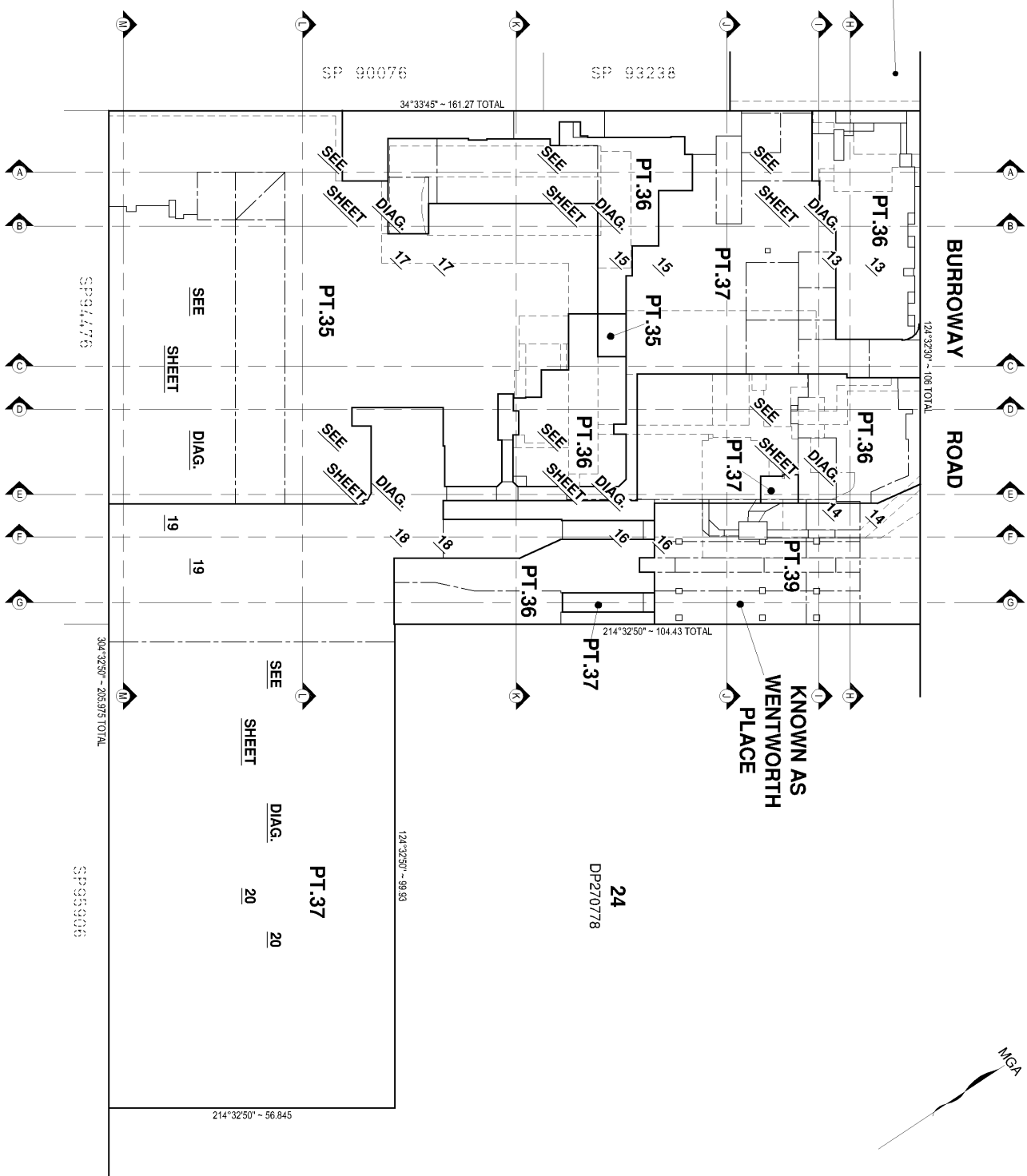
PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 13-24 AND UNLIMITED IN HEIGHT

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- denotes STRATUM LIMIT
--- denotes EASEMENT LINE
A denotes SECTION SEE SHEETS 79-97

ALL BEAHINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 35 AT LEVEL 1 IS 605.4m² (IN 2 PARTS)
THE AREA OF LOT 36 AT LEVEL 1 IS 481.4m² (IN 5 PARTS)
THE AREA OF LOT 37 AT LEVEL 1 IS 1.05651ha (IN 3 PARTS)
THE AREA OF LOT 39 AT LEVEL 1 IS 1346m² (IN 1 PART)



THIS IS SHEET 150 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.

DP 270778
ADDITIONAL SHEET 150

DETAIL PLAN

(SHEET 13 OF 97 SHEETS)

LEVEL 1 (CONT.)

PART LOTS 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 12 FOR LOT AREAS OF LEVEL 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFF-SET DISTANCE TO A STRUCTURE

BR/L denotes DEPTH RL OF LOT BOUNDARY
 OR/L denotes DEPTH RL OF STRATUM LIMIT
 H/L denotes HEIGHT RL OF STRATUM LIMIT
 C denotes CONNECTION
 C denotes CENTRE OF CONCRETE WALL
 FOC denotes FACE OF COLUMN ON EASEMENT
 FOC denotes FACE OF WALL ON EASEMENT
 S/B denotes CONCRETE SLAB TO BOUNDARY
 W/B denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT
 --- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 79-97

▲ ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124.3230° UNLESS OTHERWISE SHOWN

SEE SHEET 29 FOR SCHEDULE OF BOUNDARY LIMITS

EASEMENTS CREATED BY THIS PLAN:

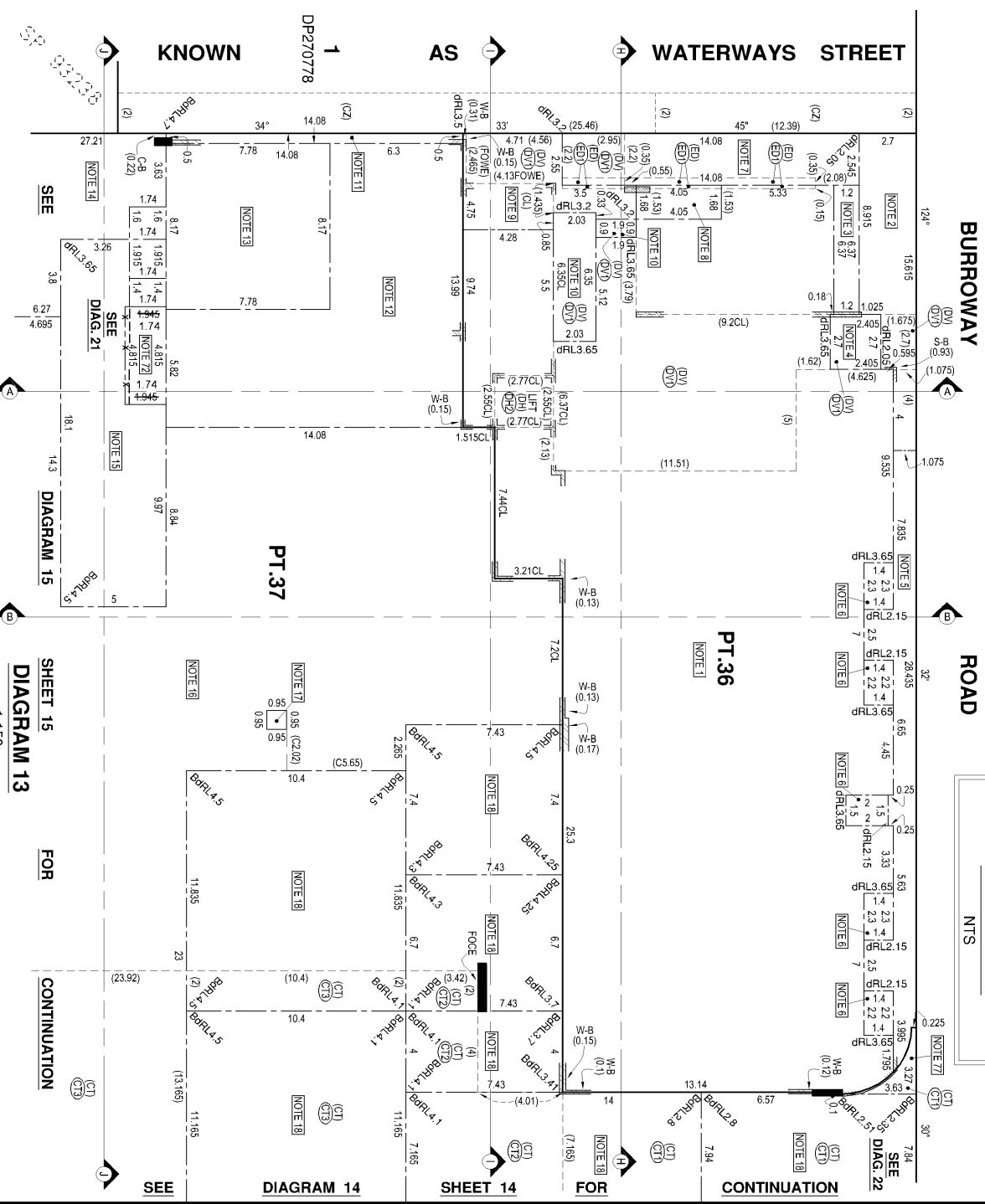
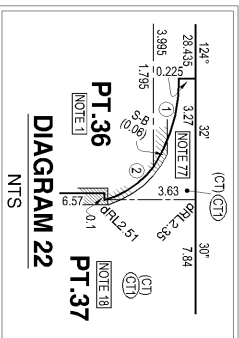
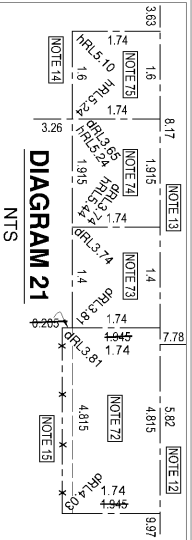
- (C1) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
 (C2) - EASEMENT TO PERMIT ENROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
 (DH) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
 (DV) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (ED) - EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

- (C1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (C2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.0
- (C3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.3
- (ED) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.1 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.8

EASEMENT (C2) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

Schedule of short-curved lines				
#	Bearing	Distance	Radius	Arc
(1)	145°57'30"	2.335	3.35	2.385
(2)	191°19'25"	2.775	3.5	2.855



THIS IS SHEET 151 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
 Date of Survey: 30/01/2018
 Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA
 Locality: WENTWORTH POINT
 Subdivision No.: SC/16/2018
 Lengths are in metres. Reduction Ratio 1:150 & AS SHOWN

Registered
 26.4.2018

DP 270778
 ADDITIONAL SHEET 151

(SHEET 15 OF 97 SHEETS)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2) UNLESS OTHERWISE SHOWN

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 12 FOR LOT AREAS OF LEVEL 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS
UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BdRI denotes DEPTH RI. OF LOT BOUNDARY
 dRI denotes DEPTH RI. OF STRATUM LIMIT
 CL denotes CENTRE OF CONCRETE WALL
 FOCB denotes FACE OF COLUMN ON BOUNDARY
 FOCF denotes FACE OF COLUMN ON EASEMENT
 FOWE denotes FACE OF WALL ON EASEMENT
 C-B denotes COLUMN TO BOUNDARY
 C-E denotes COLUMN TO EASEMENT
 W-B denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

A denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

(C7) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
 (CQ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
 (CZ) - EASEMENT TO PERMIT ENCRoACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
 (D7) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(C13) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.3

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

NOTE 14 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

SHOWN ON SHEETS 25-34 (LEVEL 2

NOTE 5: PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.65 AND RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

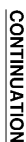
NOTE 16 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

NOTE 21 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

NOTE 49 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.3.75 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

NOTE 50 PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.5 AND RL6.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2) AND SHEETS 35-45 (LEVEL 3).

NOTE 51
PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)



THIS IS SHEET 153 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.

DETAIL PLAN

(SHEET 16 OF 97 SHEETS)

LEVEL 1 (CONT.)

PART LOTS 36, 37 & 39 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2) UNLESS OTHERWISE SHOWN

PART LOT 39 IS LIMITED IN DEPTH TO THE THE NOTED HORIZONTAL AND INCLINED PLANES AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 12 FOR LOT AREAS OF LEVEL 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION ON UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BdRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
FOCE denotes FACE OF COLUMN ON EASEMENT
FOWE denotes FACE OF WALL ON EASEMENT
C-B denotes COLUMN TO BOUNDARY
S-B denotes CONCRETE SLAB TO BOUNDARY
W-B denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE
--- denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

Schedule of Reduced Levels (AHD)	
A	5.47
B	5.71
C	5.75
D	5.75

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CT) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
(CU) - EASEMENT FOR GARAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CV) - EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM)
(CW) - EASEMENT TO ACCESS AND USE GARAGE STORAGE AREA VARIABLE WIDTH (LIMITED IN STRATUM)
(CY) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(D) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DQ) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DR) - POSITIVE COVENANT
(DO) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

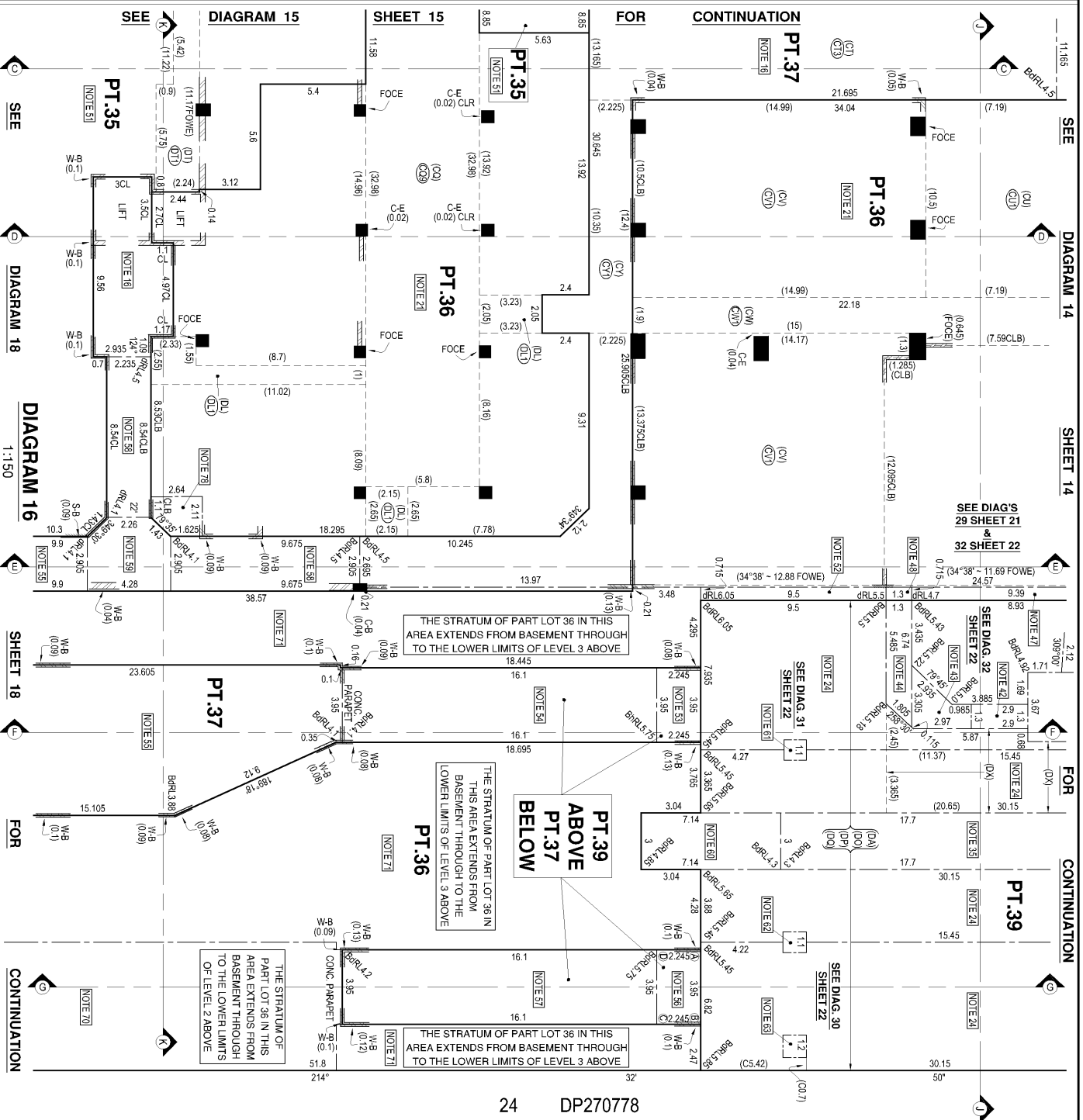
(CO) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(CT) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.9.3

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

RIGHT OF CARRIAGEWAY (DX) AFFECTS PART LOT 39 AS SHOWN AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 154 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



DETAIL PLAN
(SHEET 17 OF 97 SHEETS)

LEVEL 1 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 12 FOR LOT AREAS OF LEVEL 1
3. DIMENSIONS SHOWN (BROCKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BR/L denotes DEPTH RL OF LOT BOUNDARY
CL denotes DEPTH RL OF STRATUM LIMIT
CL denotes CENTRE OF CONCRETE WALL
FOCE denotes FACE OF COLUMN ON EASEMENT
C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
W-B denotes WALL TO BOUNDARY
W-E denotes WALL TO EASEMENT
IFMW denotes INSIDE FACE OF METAL WALL

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

--- denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124 32'30" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CS) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
(DC) - EASEMENT FOR PEDESTRIAN ACCESS 1.3 WIDE (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT



SCHEDULE OF BOUNDARY LIMITS

NOTE 15 PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 3.65 AND RL 4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

NOTE 16 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

NOTE 50 PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 4.5 AND RL 6.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2) AND SHEETS 35-45 (LEVEL 3) WHERE OVER

NOTE 51 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

NOTE 64 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

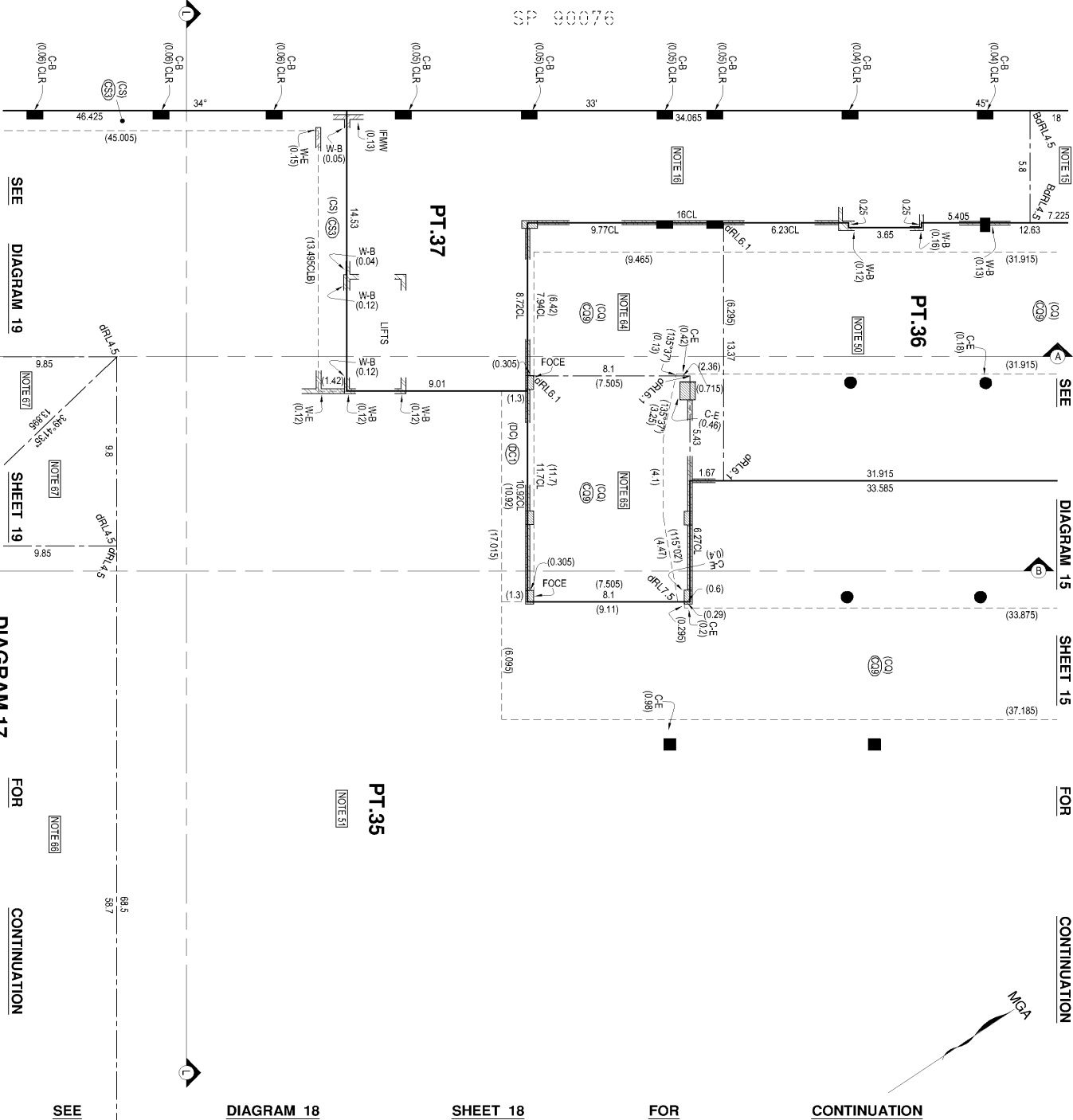
NOTE 65 PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.1 AND RL 7.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 66 PART LOT 35 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 4.25 AND RL 4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

NOTE 67 PART LOT 35 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

THIS IS SHEET 155 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140



Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC16/2018
Lengths are in metres. Reduction Ratio 1:150

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 155

1:150

DIAGRAM 17

FOR

CONTINUATION

SEE

DIAGRAM 18

SHEET 18

FOR

CONTINUATION

DETAIL PLAN
(SHEET 18 OF 97 SHEETS)

LEVEL 1 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 12 FOR LOT AREAS OF LEVEL 1
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BdRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
CLB denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
WB denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

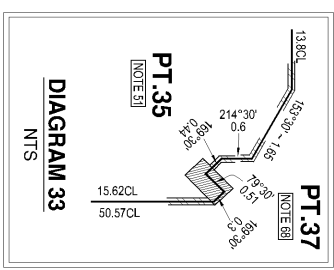
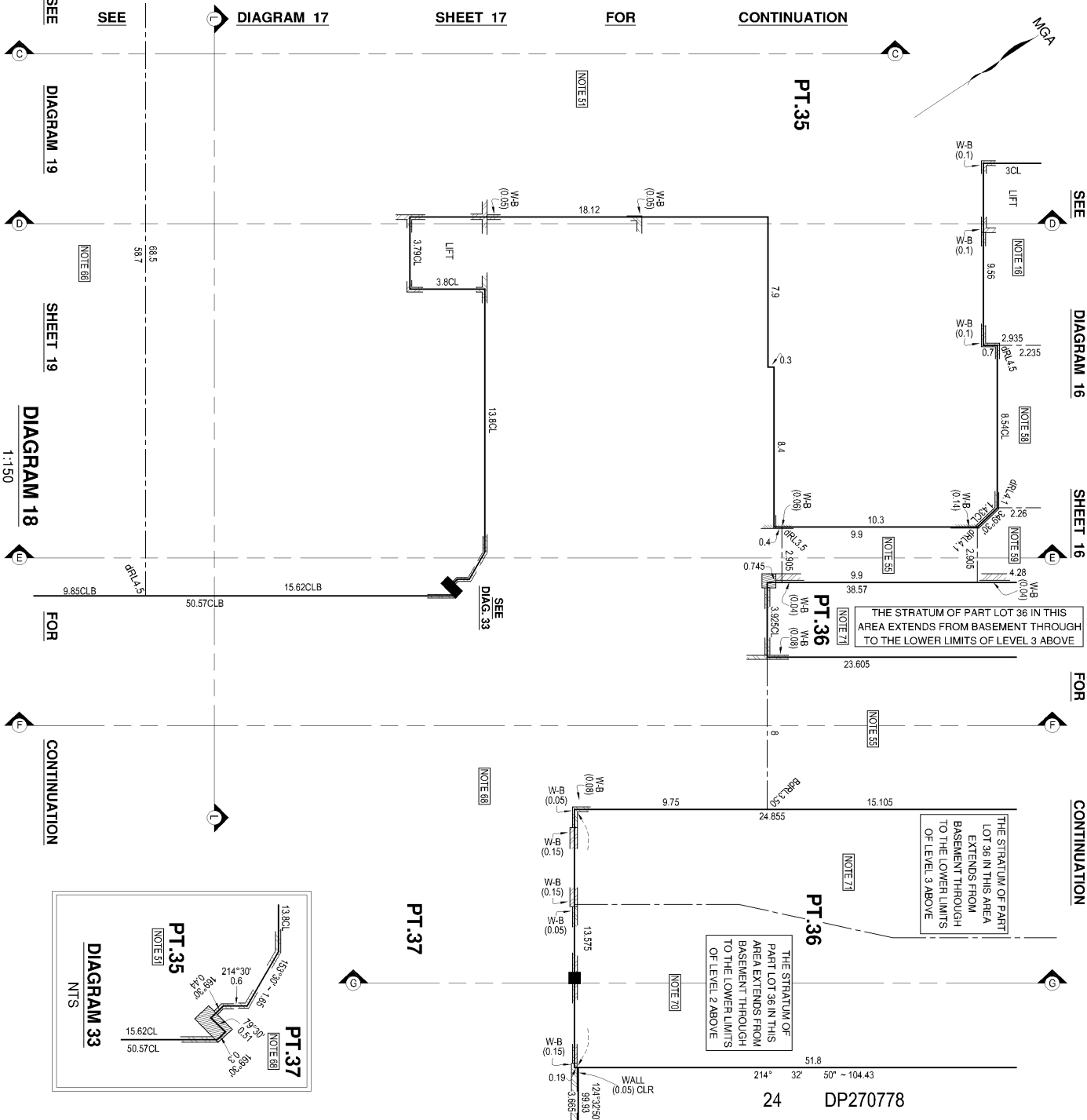
--- denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'30" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

- NOTE 16** PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
- NOTE 51** PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
- NOTE 55** PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.1 AND RL3.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
- NOTE 36** PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.1 AND RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
- NOTE 59** PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
- NOTE 66** PART LOT 35 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.25 AND RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
- NOTE 68** PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
- NOTE 70** THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM BASEMENT THROUGH TO THE LOWER LIMIT OF LEVEL 2, FOR THE DEPTH LIMITATION REFER TO BASEMENT & BELOW (SHEETS 3-11) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 2 (SHEETS 25-34)
- NOTE 71** THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM BASEMENT THROUGH TO THE LOWER LIMIT OF LEVEL 3, FOR THE DEPTH LIMITATION REFER TO BASEMENT & BELOW (SHEETS 3-11) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)

THIS IS SHEET 156 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC16/2018
Lengths are in metres. Reduction Ratio 1:150
& AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 156

PT.36
24 DP270778

DETAIL PLAN
(SHEET 20 OF 97 SHEETS)

SEE DIAGRAM 18
SHEET 18 FOR
CONTINUATION

CONTINUATION

FOR

SHEET 19

DIAGRAM 19

SEE

SP94.476

SP94.476

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 12 FOR LOT AREAS OF LEVEL 1

WB denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT

--- denotes EASEMENT LINE

--- denotes SECTION SEE SHEETS 79.97

THIS IS SHEET 158 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

LEVEL 1 (CONT.)

PART LOTS 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO
THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER
LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2) UNLESS OTHERWISE SHOWN

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:200

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 158

BOUNDARY STRATUM LIMITATION OF THIS PART OF
LOT 37 IS DEFINED ON BASEMENT & BELOW SHEET 11

PT.37

214° 32' 50"

24 DP270778



124° 32' 50" ~ 99.93

214°32'50"
51.8
104.43

W-B
(0.15)
0.19

96.265

30.4° 32' 50" ~ 205.875 TOTAL

DIAGRAM 20

1:200

SP95.906

SCHEDULE OF BOUNDARY LIMITS

NOTE 68 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT
RL3.3 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS
SHOWN ON SHEETS 25-34 (LEVEL 2)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 13

NOTE 1	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 2	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.05 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 3	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 4	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL2.05 AND RL3.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 5	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 6	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL2.15 AND RL3.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 7	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL2.05 AND RL3.2 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 8	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.0 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 9	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.2 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 10	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.2 AND RL3.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 11	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.5 AND RL4.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 12	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 13	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 14	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 15	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.65 AND RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 16	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 17	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.9 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 18	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE R.L.S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 19	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.81 AND RL4.03 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.70
NOTE 20	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.81 AND RL3.81 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.40
NOTE 21	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL5.24 AND RL5.44
NOTE 22	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 23	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

DETAIL PLAN

(SHEET 23 OF 97 SHEETS)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 14

NOTE 1	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)	NOTE 30	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.6 AND UNLIMITED IN HEIGHT
NOTE 16	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)	NOTE 31	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.2 AND RL3.85 AND UNLIMITED IN HEIGHT
NOTE 18	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE R.L.S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)	NOTE 32	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.03 AND RL4.15 AND UNLIMITED IN HEIGHT
NOTE 19	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)	NOTE 33	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.55 AND UNLIMITED IN HEIGHT
NOTE 20	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)	NOTE 34	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.3 AND UNLIMITED IN HEIGHT
NOTE 21	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)	NOTE 35	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.5 AND RL4.3 AND UNLIMITED IN HEIGHT
NOTE 22	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.65 AND RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)	NOTE 36	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.25 AND UNLIMITED IN HEIGHT
NOTE 23	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.6 AND RL4.35 AND AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)	NOTE 37	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.25 AND UNLIMITED IN HEIGHT
NOTE 24	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE R.L.S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 38	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.15 AND RL4.5 AND UNLIMITED IN HEIGHT
NOTE 25	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL2.85 AND RL3.15 AND UNLIMITED IN HEIGHT	NOTE 39	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.4 AND UNLIMITED IN HEIGHT
NOTE 26	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL2.5 AND RL2.8 AND UNLIMITED IN HEIGHT	NOTE 40	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.0 AND RL4.1 AND UNLIMITED IN HEIGHT
NOTE 27	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.5 AND UNLIMITED IN HEIGHT	NOTE 41	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.1 AND RL4.7 AND UNLIMITED IN HEIGHT
NOTE 28	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.15 AND RL3.2 AND UNLIMITED IN HEIGHT	NOTE 42	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.7 AND UNLIMITED IN HEIGHT
NOTE 29	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.25 AND RL3.93 AND UNLIMITED IN HEIGHT	NOTE 43	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.55 AND RL4.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
		NOTE 44	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.7 AND UNLIMITED IN HEIGHT
		NOTE 45	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres, Reduction Ratio N/A



Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 161

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 16

NOTE 16	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 21	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 24	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RL3 SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 35	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL3.5 AND RL4.3 AND UNLIMITED IN HEIGHT
NOTE 42	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.0 AND RL4.1 AND UNLIMITED IN HEIGHT
NOTE 43	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.1 AND RL4.7 AND UNLIMITED IN HEIGHT
NOTE 44	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.7 AND UNLIMITED IN HEIGHT
NOTE 47	PART LOT 36 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.55 AND RL4.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 48	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 51	PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 52	PART LOT 36 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL5.5 AND RL6.05 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 53	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.75 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.4, PART LOT 39 EXISTS ABOVE THE HORIZONTAL PLANE AT RL13.4 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 37 AND UNLIMITED IN HEIGHT.
NOTE 54	PART LOT 37 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL5.75 AND RL4.1 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.4, PART LOT 39 EXISTS ABOVE THE HORIZONTAL PLANE AT RL13.4 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 37 AND UNLIMITED IN HEIGHT.

NOTE 55	PART LOT 37 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.1 AND RL3.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 56	PART LOT 37 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL5.75 AND RL4.2 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.4, PART LOT 39 EXISTS ABOVE THE HORIZONTAL PLANE AT RL13.4 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 37 AND UNLIMITED IN HEIGHT.
NOTE 57	PART LOT 37 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL5.75 AND RL4.2 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.4, PART LOT 39 EXISTS ABOVE THE HORIZONTAL PLANE AT RL13.4 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 37 AND UNLIMITED IN HEIGHT.
NOTE 58	PART LOT 37 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.1 AND RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 59	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 60	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.3 AND RL4.65 AND UNLIMITED IN HEIGHT
NOTE 61	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.95 AND UNLIMITED IN HEIGHT
NOTE 62	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.9 AND UNLIMITED IN HEIGHT
NOTE 63	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.05 AND UNLIMITED IN HEIGHT
NOTE 70	THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM BASEMENT THROUGH TO THE LOWER LIMIT OF LEVEL 2, FOR THE DEPTH LIMITATION REFER TO BASEMENT & BELOW (SHEETS 3-11) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 2 (SHEETS 25-34)
NOTE 71	THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM BASEMENT THROUGH TO THE LOWER LIMIT OF LEVEL 3, FOR THE DEPTH LIMITATION REFER TO BASEMENT & BELOW (SHEETS 3-11) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)
NOTE 78	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 22

NOTE 21	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 24	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RL3 SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 39	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.4 AND UNLIMITED IN HEIGHT
NOTE 40	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL3.9 AND RL4.55 AND UNLIMITED IN HEIGHT
NOTE 42	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.0 AND RL4.1 AND UNLIMITED IN HEIGHT
NOTE 43	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.1 AND RL4.7 AND UNLIMITED IN HEIGHT
NOTE 44	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.7 AND UNLIMITED IN HEIGHT

NOTE 47	PART LOT 36 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.55 AND RL4.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 48	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 52	PART LOT 36 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL5.5 AND RL6.05 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 61	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.95 AND UNLIMITED IN HEIGHT
NOTE 62	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.9 AND UNLIMITED IN HEIGHT
NOTE 63	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.05 AND UNLIMITED IN HEIGHT

DETAIL PLAN

(SHEET 24 OF 97 SHEETS)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 21

NOTE 1	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 16	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 21	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 24	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN THE RL3 SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 31	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL3.2 AND RL3.65 AND UNLIMITED IN HEIGHT
NOTE 33	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.55 AND UNLIMITED IN HEIGHT
NOTE 34	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.3 AND UNLIMITED IN HEIGHT
NOTE 36	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.25 AND UNLIMITED IN HEIGHT
NOTE 37	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.25 AND UNLIMITED IN HEIGHT
NOTE 38	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.15 AND RL4.5 AND UNLIMITED IN HEIGHT
NOTE 39	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.4 AND UNLIMITED IN HEIGHT
NOTE 40	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL3.9 AND RL4.55 AND UNLIMITED IN HEIGHT
NOTE 41	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.55 AND UNLIMITED IN HEIGHT
NOTE 42	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.0 AND RL4.1 AND UNLIMITED IN HEIGHT
NOTE 43	PART LOT 39 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.1 AND RL4.7 AND UNLIMITED IN HEIGHT
NOTE 45	PART LOT 36 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.35 AND RL4.45 AND UNLIMITED IN HEIGHT
NOTE 46	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.55 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 47	PART LOT 36 IS LIMITED IN DEPTH TO THE INCINED PLANE BETWEEN RL4.55 AND RL4.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)
NOTE 78	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.55 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 25-34 (LEVEL 2)

THIS IS SHEET 162 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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Surveyor: MICHAEL TRIFIRO Date of Survey: 30/01/2018 Surveyor's Ref: 6543	PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778	L.G.A. CITY OF PARAMATTA Locality: WENTWORTH POINT Subdivision No: SC/16/2018 Lengths are in metres, Reduction Ratio N/A	Registered 26.4.2018	DP 270778 ADDITIONAL SHEET 162
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DETAIL PLAN
(SHEET 25 OF 97 SHEETS)

LEVEL 2

PART LOTS 35-38 ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 26-34 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

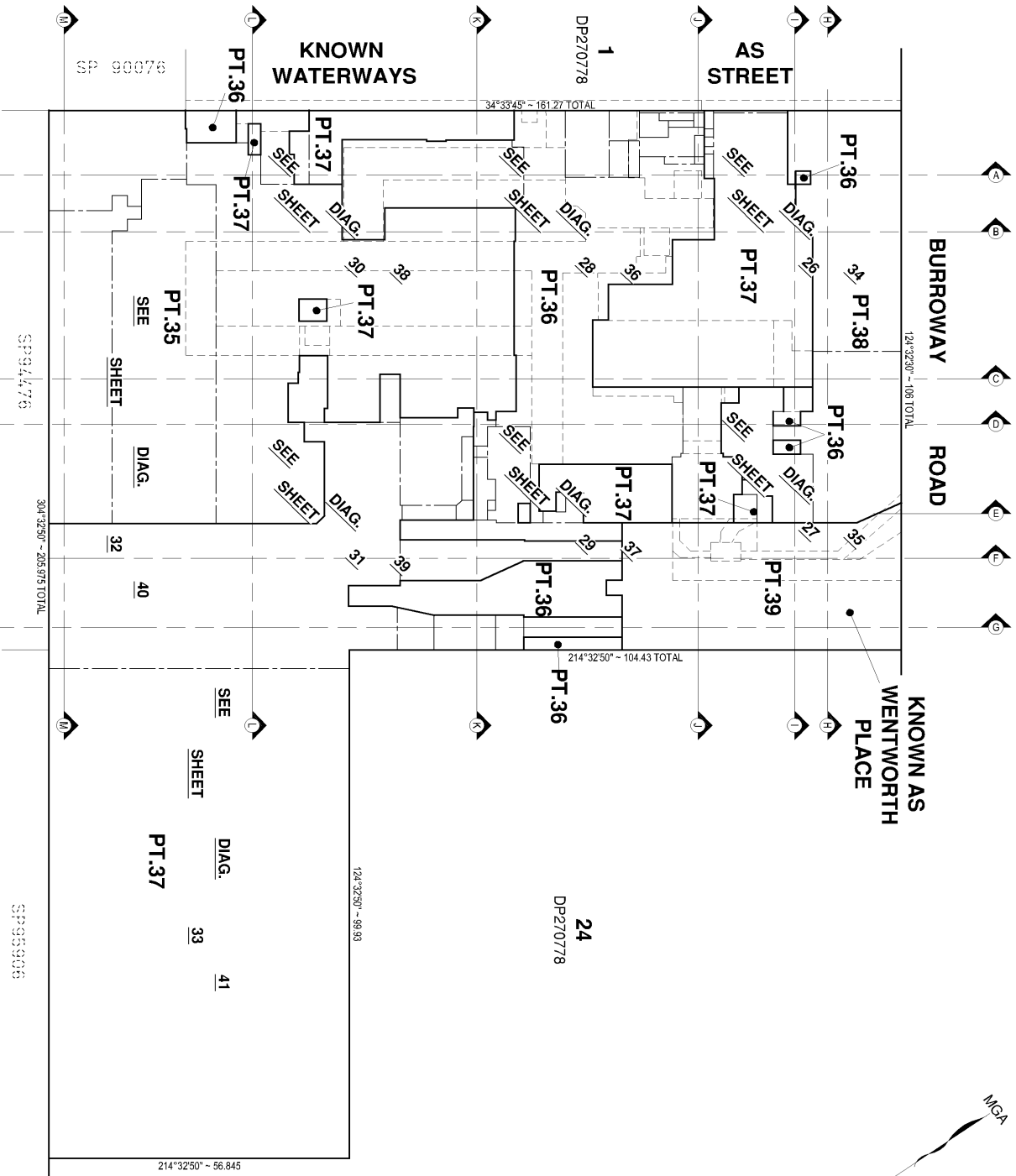
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 79-97

SEE SHEETS 26 - 34 FOR LEVEL 2 DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 35 AT LEVEL 2 IS 5377m² (IN 1 PART)
THE AREA OF LOT 36 AT LEVEL 2 IS 9711m² (IN 7 PARTS)
THE AREA OF LOT 37 AT LEVEL 2 IS 1 0697m² (IN 8 PARTS)
THE AREA OF LOT 38 AT LEVEL 2 IS 1728m² (IN 1 PART)
THE AREA OF LOT 39 AT LEVEL 2 IS 1346m² (IN 1 PART)



THIS IS SHEET 163 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC16/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 163

DETAIL PLAN
(SHEET 26 OF 97 SHEETS)

WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION

LEVEL 2 (CONT.)

PART LOT 36, 37 & 38 SHOWN ON THIS SHEET ARE STRATUM LOT 1 LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 25 FOR LOT AREAS OF LEVEL 2
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

- CL denotes CENTRE OF CONCRETE WALL
CSH denotes CAR SHARE PARKING SPACE
FW denotes FACE OF WALL
FOS denotes FACE OF CONCRETE SLAB
WB denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

⤴ denotes SECTION SEE SHEETS 79-97

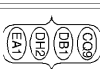
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CT) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
(CZ) - EASEMENT TO PERMIT ENCHANCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
(DB) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE
VARIABLE WIDTH (LIMITED IN STRATUM)
(DH) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(EA) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE
VARIABLE WITH (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT



REFER TO LEVEL 1 (SHEETS 12-24) FOR EASEMENT (CT) STRATUM LIMITS

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 38 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.95 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)

NOTE 2 PART LOT 38 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)

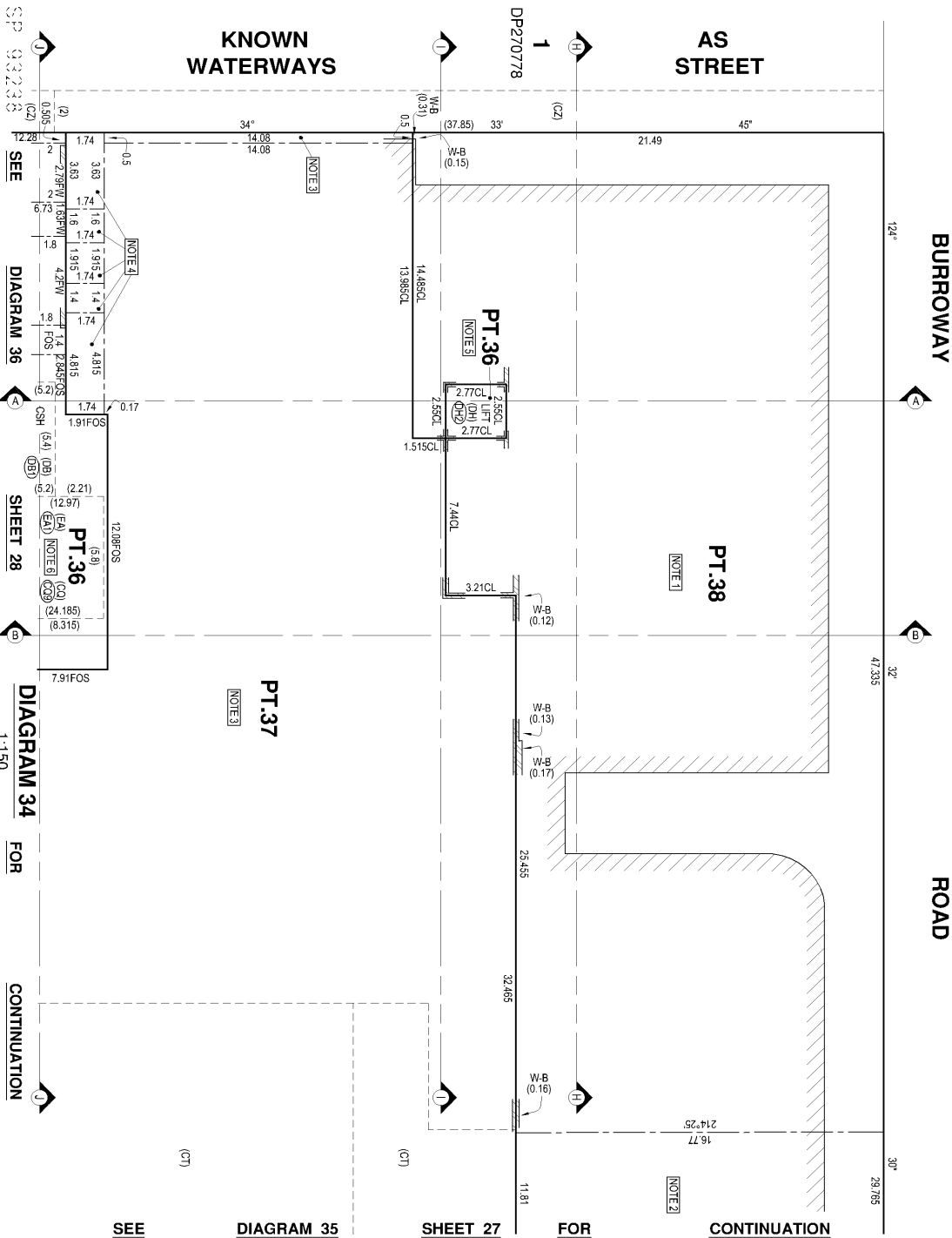
NOTE 3 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)

NOTE 4 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE UPPER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO THE NOTED HEIGHT LIMITS AT LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)

NOTE 5 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.95 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)

NOTE 6 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

THIS IS SHEET 164 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 164

LEVEL 2 (CONT.)

PART LOT 36, 37 & 38 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3) UNLESS OTHERWISE SHOWN

PART LOT 39 IS LIMITED IN DEPTH TO THE THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 25 FOR LOT AREAS OF LEVEL 2
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

- CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
FOS denotes FACE OF CONCRETE SLAB
CAB denotes CONCRETE ABUTTING TO BOUNDARY
CAB denotes COLUMN TO BOUNDARY
SAB denotes CONCRETE SLAB TO BOUNDARY
WAB denotes WALL TO BOUNDARY

- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 19-27

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'30" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CT) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
(CU) - EASEMENT FOR GARBAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CW) - EASEMENT TO ACCESS AND USE GARBAGE STORAGE AREA VARIABLE WIDTH (LIMITED IN STRATUM)
(CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DQ) - POSITIVE COVENANT
(DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 2 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)
- NOTE 3 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)
- NOTE 7 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
- NOTE 8 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
- NOTE 9 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
- NOTE 10 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)
- NOTE 11 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)
- NOTE 12 PART LOT 39 IS LIMITED IN DEPTH TO THE LOWER LIMITS OF THE LOT AS NOTED ON BASEMENT & BELOW (SHEET 3-11) AND LEVEL 1 (SHEETS 12-24) AND UNLIMITED IN HEIGHT.

SCHEDULE OF EASEMENT LIMITS

(D2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

REFER TO BASEMENT & BELOW (SHEETS 3-11) AND LEVEL 1 (SHEETS 12-24) FOR EASEMENTS (CT), (CU), (CW), (CX) AND (DX)

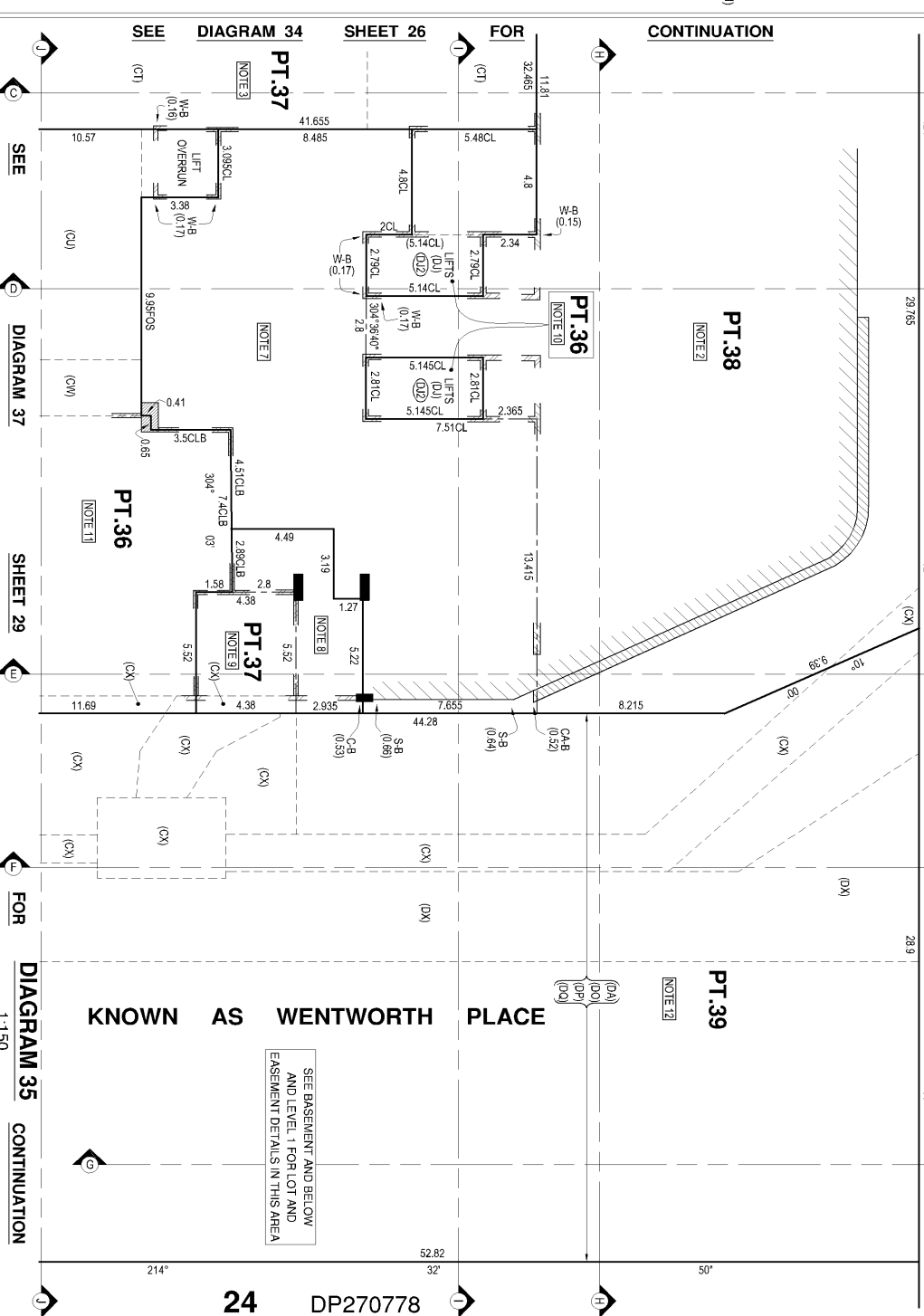
EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DQ) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

DETAIL PLAN

(SHEET 27 OF 97 SHEETS)

BURROWAY

ROAD



24 DP270778

THIS IS SHEET 165 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 165

LEVEL 2 (CONT.)

NOTES

- b4rl denotes DEPTH RL OF LOT BOUNDARY
 b4rl denotes DEPTH RL OF STRATUM LIMIT
 csh denotes CAR SHARE PARKING SPACE
 f/w denotes FACE OF WALL
 fcs denotes FACE OF CONCRETE SLAB
 fcoe denotes FACE OF COLUMN ON EASEMENT
 fowe denotes FACE OF WALL ON EASEMENT
 c-b denotes COLUMN TO BOUNDARY
 c-b denotes COLUMN TO EASEMENT
 sb denotes CONCRETE SLAB TO BOUNDARY
 sb denotes WALL TO BOUNDARY
 we denotes WALL TO EASEMENT

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SEE SHEET 34 FOR SCHEDULE OF BOUNDARY LIMITS

EASEMENTS CREATED BY THIS PLAN:

- (CQ1) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(CQ2) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(CQ3) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRUTUM)
(CQ4) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRUTUM)
(CQ5) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE
(CQ6) - VARIABLE WIDTH (LIMITED IN STRUTUM)
(CQ7) - VARIABLE WIDTH (LIMITED IN STRUTUM)
(CQ8) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(CQ9) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE
(EA) - VARIABLE WIDTH (LIMITED IN STRUTUM)

SCHEDULE OF EASEMENT LIMITS

INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(CS4)
INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR
LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN
HEIGHT TO THE HORIZONTAL PLANE AT RL9.45

REFER TO LEVEL 1 (SHEETS 12-24) FOR EASEMENT (CT) STRATUM LIMITS

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 166 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



SHEET 26 **FOR**

CONTINUATION

24

KNOWN WATERWAYS

AS
STREET

DP270778

PT.37

PT.36

PT.37

PT.35

SEE

DIAGRAM 38

SHEET 30

DIAGNOSI 30

FOR

CONTINUATION

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

**PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778**

L G A: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 166

PART LOTS 35 - 38 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3) UNLESS OTHERWISE SHOWN

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 25 FOR LOT AREAS OF LEVEL 2
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS
UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BRLI denotes DEPTH RL OF LOU BOUNDARY
 OFL denotes DEPTH RL OF STAIRUALL LIMIT
 CLB denotes CENTRE OF CONCRETE WALL
 CLB denotes CENTRE OF CONCRETE BLOCK WALL
 FWS denotes FACE OF WALL
 FWS denotes FACE OF CONCRETE SLAB
 FOC denotes FACE OF COLUMN ON EASEMENT
 FOW denotes FACE OF WALL ON EASEMENT
 C-E denotes COLUMN TO EASEMENT
 S-B denotes CONCRETE SLAB TO BOUNDARY
 WB denotes WALL TO BOUNDARY
 WE denotes WALL TO EASEMENT
 WOB denotes CONCRETE WALL ON BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE
A denotes SECTION SEE SHEETS 79-9

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

- (CQ) RIGHT-OF-CROSSING VARIABLE WIDTH (LIMITED IN STRUTUM)
- (CQ) EXEMPTION FOR PLUMM VARIABLE WIDTH (LIMITED IN STRUTUM)
- (C7) EXEMPTION TO ACCESS AND JUST LOADING DOCK VARIABLE WIDTH (LIMITED IN STRUTUM)
- (CQ) EXEMPTION FOR GARAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (CW) EXEMPTION TO ACCESS AND JUST GARAGE STORAGE AREA VARIABLE WIDTH (LIMITED IN STRUTUM)
- (CX) EXEMPTION FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (DA) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (DQ) EXEMPTION FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (DP) EXEMPTION FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (DQ) POSITIVE COVENANT
- (CX) RIGHT OF GARAGE/ENTRY VARIABLE WIDTH (LIMITED IN STRUTUM)

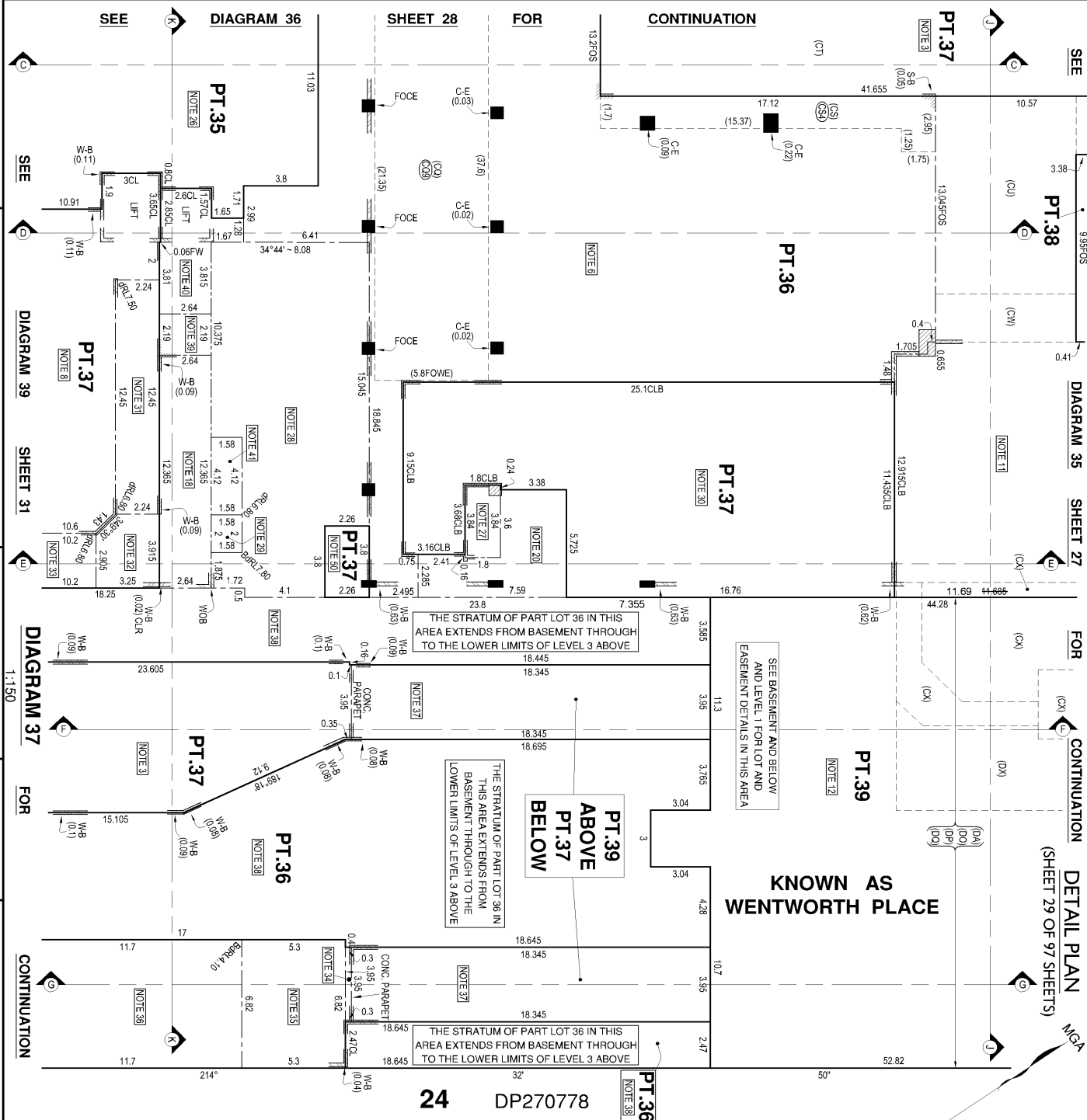
CC9 INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OF LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(CS4) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OF LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.9.45

REFER TO BASEMENT & BELOW (SHEETS 3-11) AND LEVEL 1 (SHEETS 12-24)
FOR EASEMENTS (CT), (CU), (CW), (CX) AND (DX)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DQ) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 167 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.



(SHEET 30 OF 97 SHEETS)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3) UNLESS OTHERWISE SHOWN

- W-B denotes WALL TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
C-B denotes COLUMN TO BOUNDARY
F-O-E denotes FACE OF COLUMN ON EASEMENT
CLB denotes CENTRE OF CONCRETE BLOCK WALL
CL denotes CENTRE OF CONCRETE WALL
DRL denotes DEPTH RL OF LOT BOUNDARY
BdR denotes DEPTH RL OF STRATUM LIMIT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

(C0) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(C1) EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
(C2) EASEMENT TO PERMIT ENCLOSING STRUCTURE TO REMAIN 2' WIDE (LIMITED IN STRATUM)
(D0) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(D1) EASEMENT FOR PERISTYLE ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(E0) EASEMENT FOR ACCESS TO GREASE ARRESTOR ROOMS
(E1) VARIABLE WIDTH (LIMITED IN STRATUM)

(CC9) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR
(CS3) LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN
(DD7) HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE
(DV1) AFFECTED PART LOT
(EB1)

SCHEDULE OF BOUNDARY LIMITS

NOTE 8 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT 17.5' AND LIMITED IN LENGTH TO THE LOWER LIMITS OF THE LOT.

SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 25 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)

NOTE 26 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 42 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.90 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)

NOTE 43 PART LOT 35 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.95 AND RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 4: PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.10 AND RL3.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)

NOTE 45 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.90 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)

THIS IS SHEET 168 OF DP270778 WHICH REPLACES SHEET 168 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.



DP 270778

TESTS

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 25 FOR LOT AREAS OF LEVEL 2
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS
UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BdLl	denotes DEPTH RL OF LOT BOUNDARY
dRl	denotes DEPTH RL OF STRATUM LIMIT
CL	denotes CENTRE OF CONCRETE WALL
CLB	denotes CENTRE OF CONCRETE BLOCK WALL
FOS	denotes FACE OF CONCRETE SLAB
W-B	denotes WALL TO BOUNDARY

denotes STRUT/LUM LIMIT
denotes EASEMENT LINE
denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL
OR PERPENDICULAR TO 124°32'21"
UNLESS OTHERWISE SHOWN

NOTE 3
THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45).

NOTE 8 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 18 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 26 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35.45 (LEVEL 3)

NOTE 3: PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.6.80 AND RL.7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 32 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 33
PART LOT 37/1 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.35 AND RL6.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 36
PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 4.10 AND RL 5.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 38
THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM BASEMENT THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO BASEMENT & BELOW (SHEETS 3-11) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45).

NOTE 39 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35.45 (LEVEL 3)

NOTE 40 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)

NOTE 43
PART LOT 35 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.95 AND RL7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 46 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTE 47
PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL5.45 AND RL6.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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DETAIL PLAN

(SHEET 32 OF 97 SHEETS)

SEE DIAGRAM 38 SHEET 30

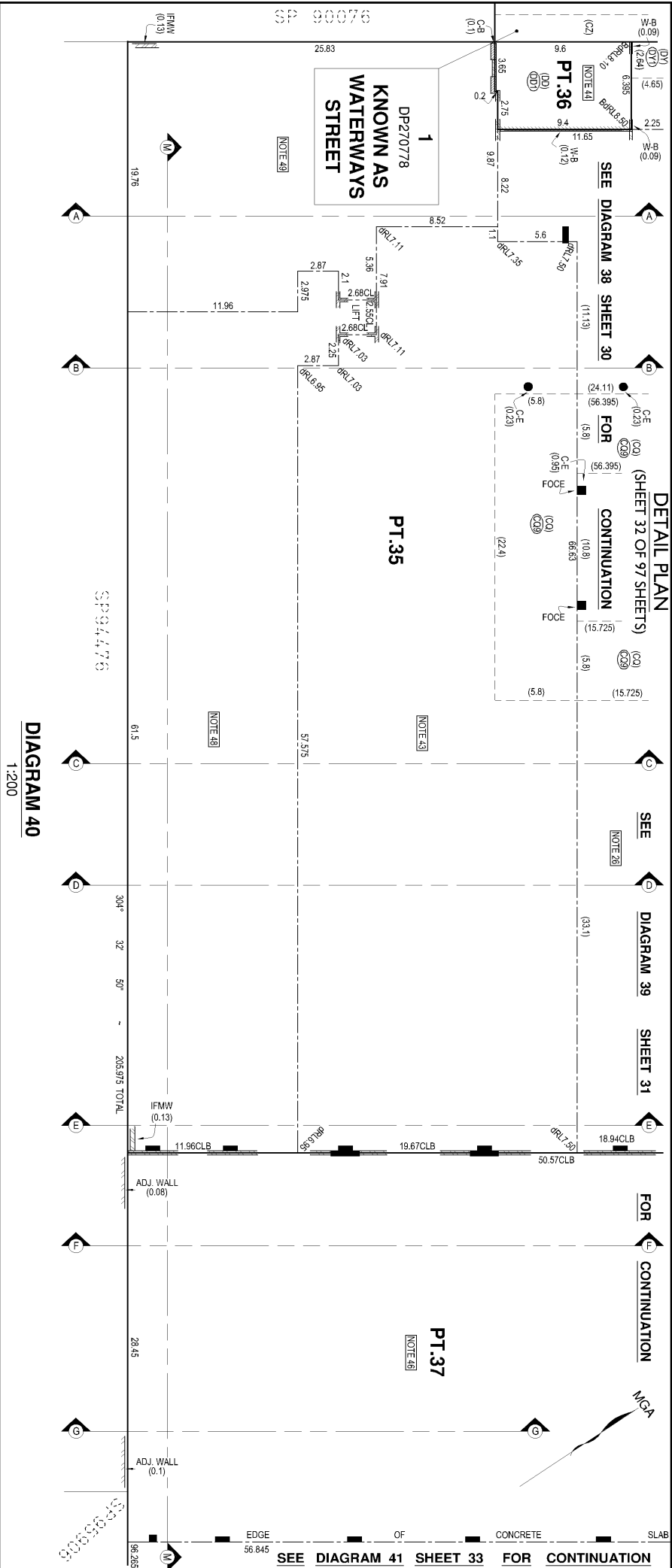
FOR CONTINUATION

SEE

DIAGRAM 39 SHEET 31

FOR CONTINUATION

SEE DIAGRAM 41 SHEET 33 FOR CONTINUATION



LEVEL 2 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 25 FOR LOT AREAS OF LEVEL 2
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

- BdRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
FOCE denotes FACE OF COLUMN ON EASEMENT
C-E denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
WB denotes WALL TO BOUNDARY
IFMW denotes INSIDE FACE OF METAL WALL

- denotes STRATUM LIMIT
--- denotes EASEMENT LINE
--- denotes SECTION SEE SHEETS 39-97

THIS IS SHEET 170 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:200

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 170

SCHEDULE OF BOUNDARY LIMITS

- NOTE 26 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
- NOTE 43 PART LOT 35 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.55 AND RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
- NOTE 44 PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.10 AND RL 8.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
- NOTE 46 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
- NOTE 48 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.55 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
- NOTE 49 THE STRATUM OF PART LOT 35 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)

24 DP270778

DETAIL PLAN
(SHEET 33 OF 97 SHEETS)

124° 32' 50" ~ 99.93
96.265

56.845
214° 32' 50"

SEE DIAGRAM 39
SHEET 31 FOR
CONTINUATION

G

NOTE 46

L

L



PT.37

BOUNDARY STRATUM LIMITATION OF THIS PART OF
LOT 37 IS DEFINED ON BASEMENT & BELOW SHEET 11

SEE DIAGRAM 40 SHEET 32 FOR CONTINUATION

EDGE OF CONCRETE SLAB

56.845

28.45

ADJ. WALL (0.1)

G

M

304° 32' 50" ~ 205.975 TOTAL
DIAGRAM 41
1:200

SP95906

LEVEL 2 (CONT.)

SCHEDULE OF BOUNDARY LIMITS

NOTE 46

PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT
RL6.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS
SHOWN ON SHEETS 35-45 (LEVEL 3)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 25 FOR LOT AREAS OF LEVEL 2

WB denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT

--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

THIS IS SHEET 171 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of Plan

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:200

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 171

DETAIL PLAN
(SHEET 34 OF 97 SHEETS)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 28

NOTE 3	THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)
NOTE 4	THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE UPPER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO THE NOTED HEIGHT LIMITS AT LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45).
NOTE 6	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 8	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 13	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 5.0 AND RL 5.90 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 14	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.05 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 15	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.05 AND RL 6.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 16	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 17	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.50 AND RL 6.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 18	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 19	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.80 AND RL 7.10 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 20	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.10 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 21	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 7.10 AND RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 22	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.60 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 23	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.70 AND RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 24	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 25	THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)
NOTE 26	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 29

NOTE 3	THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)	NOTE 31	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.80 AND RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 6	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)	NOTE 32	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 8	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)	NOTE 33	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.35 AND RL 6.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 11	THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 12-24) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)	NOTE 34	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.20 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 12	PART LOT 39 IS LIMITED IN DEPTH TO THE LOWER LIMITS OF THE LOT AS NOTED ON BASEMENT & BELOW (SHEET 3-11) AND LEVEL 1 (SHEETS 12-24) AND UNLIMITED IN HEIGHT	NOTE 35	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 4.10 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 18	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)	NOTE 36	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 4.10 AND RL 5.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 20	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.10 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)	NOTE 37	PART LOT 37 IS LIMITED IN STRATUM TO THE UPPER AND LOWER LIMITS AS NOTED ON ON LEVEL 1 (SHEETS 12-24)
NOTE 26	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)	NOTE 38	THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM BASEMENT THROUGH TO THE LOWER LIMIT OF LEVEL 3. FOR THE DEPTH LIMITATION REFER TO BASEMENT & BELOW (SHEETS 3-11) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 (SHEETS 35-45)
NOTE 27	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.20 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)	NOTE 39	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)
NOTE 28	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3) AND SHEETS 49-51 (LEVEL 4)	NOTE 40	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 29	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 6.80 AND RL 7.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 41	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 30	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.20 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 35-45 (LEVEL 3)	NOTE 50	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)

THIS IS SHEET 172 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio N/A

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 172

DETAIL PLAN

(SHEET 35 OF 97 SHEETS)

LEVEL 3

PART LOTS 35-38 ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 36-45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE) UNLESS OTHERWISE SHOWN

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH AND HEIGHT TO THE NOTED HORIZONTAL AND INCLINED PLANES

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

— denotes STRATUM LIMIT
--- denotes EASEMENT LINE

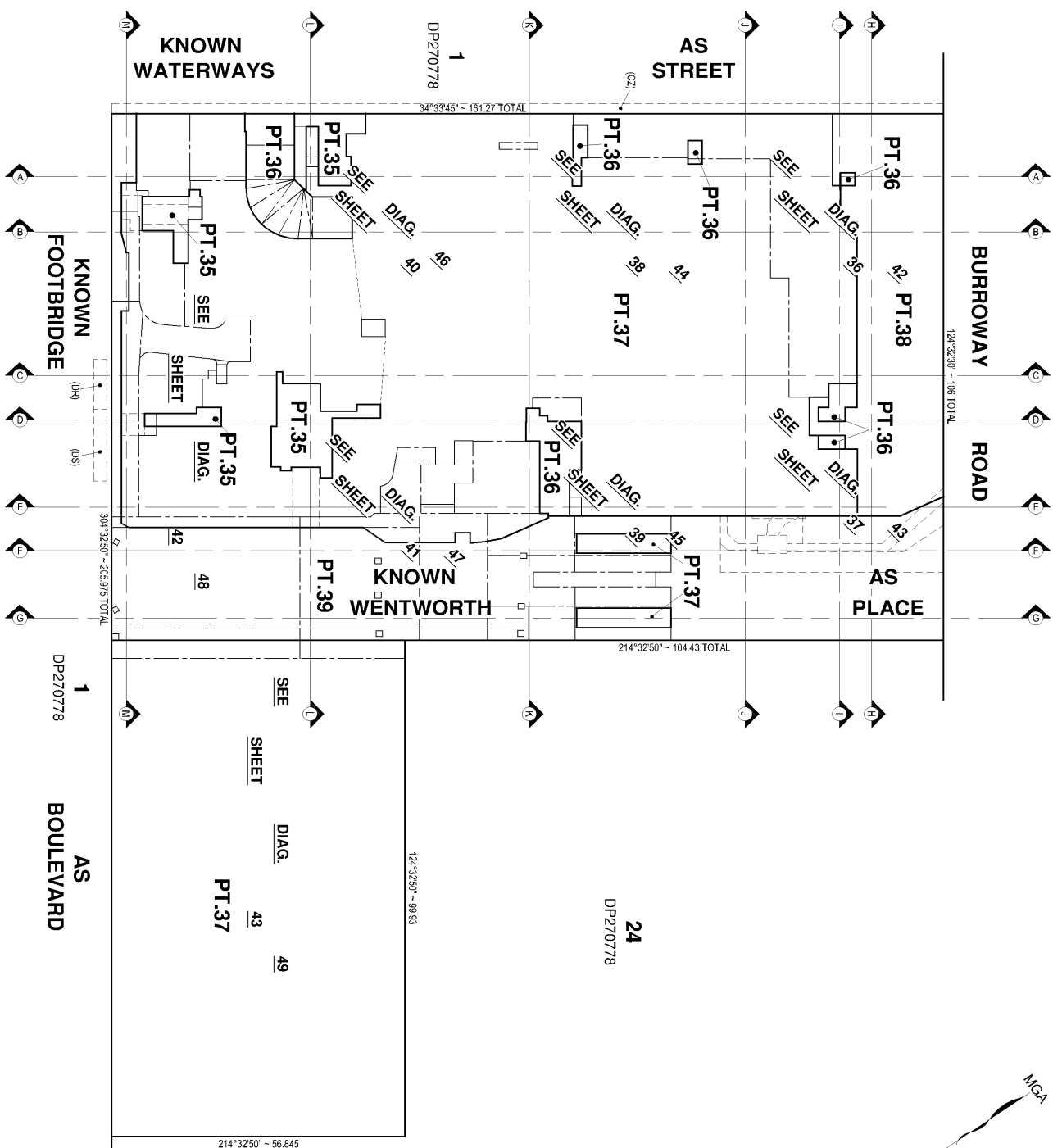
denotes SECTION SEE SHEETS 79-97

(SEE SHEETS 36 - 45 FOR LEVEL 3 DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 36 AT LEVEL 3 IS 469m² (IN 4 PARTS)
THE AREA OF LOT 36 AT LEVEL 3 IS 570m² (IN 7 PARTS)
THE AREA OF LOT 37 AT LEVEL 3 IS 1,659.61m² (IN 4 PARTS)
THE AREA OF LOT 38 AT LEVEL 3 IS 1,478m² (IN 1 PART)
THE AREA OF LOT 39 AT LEVEL 3 IS 3852m² (IN 1 PART)

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT



THIS IS SHEET 173 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 173

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Scale of Plan

LEVEL 3 (CONT.)

NOTES

- denotes STRATUM LIMIT

A denotes SECTION SEE SHEETS 79-97

EASEMENTS CREATED BY THIS PLAN:

SCHEDULE OF EASEMENT LIMITS

(CH2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

SCHEDULE OF BOUNDARY LIMITS

NOTE 1
THE STRATUM OF PART LOT 38 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 3 MEZZANINE. FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 25-34) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 MEZZANINE (SHEETS 46-48).

NOTE 2
THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 3 MEZZANINE. FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 25-34) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 MEZZANINE (SHEETS 46-48)

NOTE 3
PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.30 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 52-54 (LEVEL 4 MEZZANINE).

NOTE 4 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-54 (LEVELS 3 MEZZAINE, 4 AND 4 MEZZAINE).

THIS IS SHEET 174 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.



CONTINUATION

DP 270778
ADDITIONAL SHEET 174

DETAIL PLAN

(SHEET 37 OF 97 SHEETS)

LEVEL 3 (CONT.)

PART LOTS 36, 37 & 38 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE) UNLESS OTHERWISE SHOWN. PART LOT 39 IS LIMITED IN DEPTH TO THE THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
 2. SEE SHEET 36 FOR LOT AREAS OF LEVEL 3
 3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE
- CL denotes CENTRE OF CONCRETE WALL
CA-B denotes CONCRETE AVENING TO BOUNDARY
S-B denotes CONCRETE SLAB TO BOUNDARY
W-B denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°-3250' UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DU) - RIGHT TO USE LEFT VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DQ) - POSITIVE COVENANT
- (DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)
- (ED) - EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

(DL2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

(ED2) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 10.45 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 18.00

REFER TO BASEMENT & BELOW SHEETS 3-11 AND LEVEL 1 (SHEETS 12-24) FOR EASEMENTS (CX) AND (DX) DETAILS

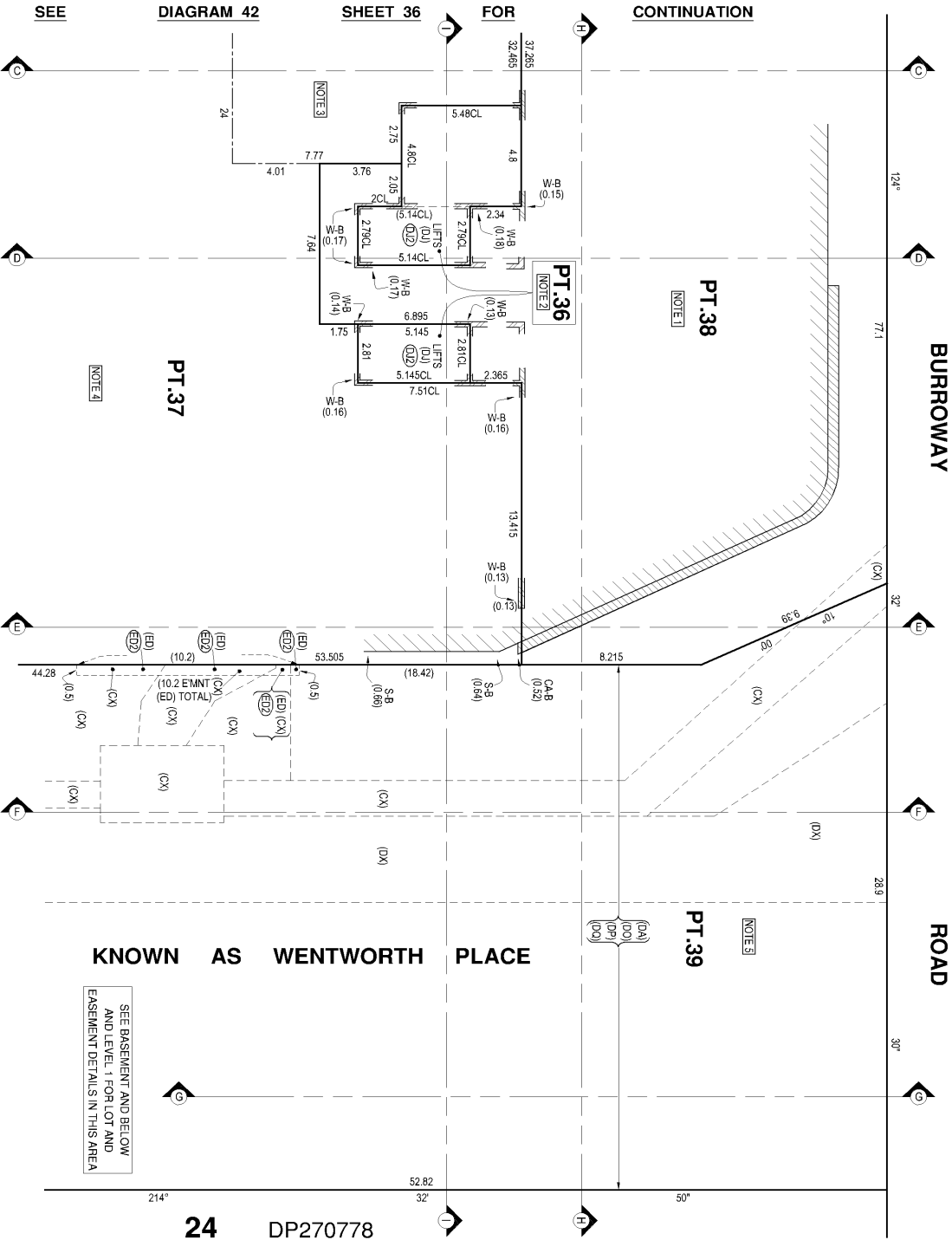
EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DQ) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 THE STRATUM OF PART LOT 38 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 3 MEZZANINE. FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 28-34) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 MEZZANINE (SHEETS 46-48)
- NOTE 2 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 3 MEZZANINE. FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 28-34) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 3 MEZZANINE (SHEETS 46-48)
- NOTE 3 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 10.30 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 32-34 (LEVEL 4 MEZZANINE)
- NOTE 4 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-54 (LEVELS 3 MEZZANINE, 4 AND 4 MEZZANINE)
- NOTE 5 PART LOT 39 IS LIMITED IN DEPTH TO THE LOWER LIMITS OF THE LOT AS NOTED ON BASEMENT & BELOW (SHEET 3-11) AND LEVEL 1 (SHEETS 12-24) AND UNLIMITED IN HEIGHT.

THIS IS SHEET 175 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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SEE

SEE

DIAGRAM 45

SHEET 39

DIAGRAM 43

FOR

CONTINUATION

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 175

DETAIL PLAN
(SHEET 38 OF 97 SHEETS)

LEVEL 3 (CONT.)

PART LOTS 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
 2. SEE SHEET 35 FOR LOT AREAS OF LEVEL 3
 3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY "C" WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE
- BdRL denotes DEPTH RL OF LOT BOUNDARY
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
W-B denotes WALL TO BOUNDARY
- denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CZ) - EASEMENT TO PERMIT ENGROUCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
(DG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

(DG1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

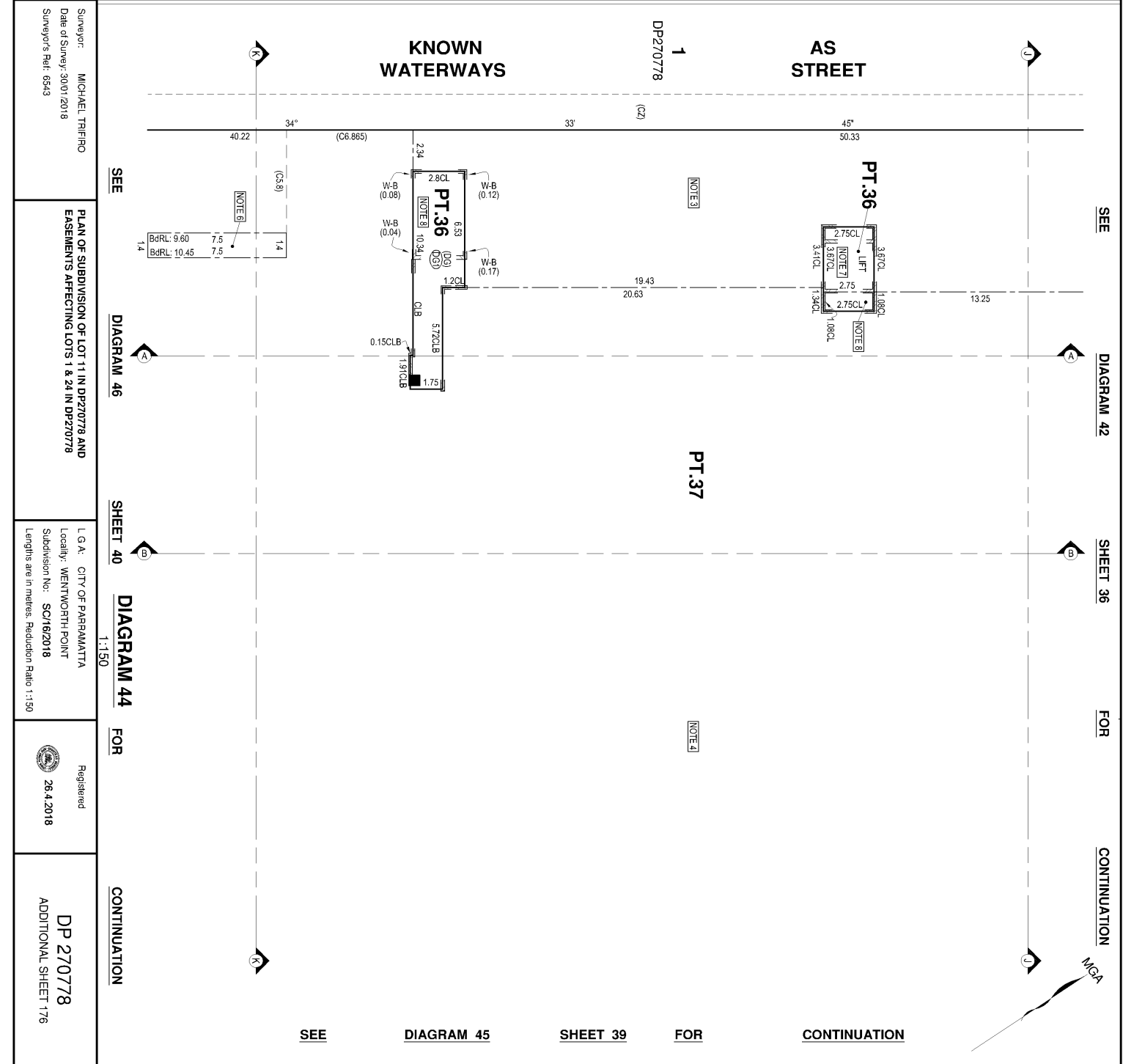
EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

SCHEDULE OF BOUNDARY LIMITS

- NOTE 3** PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 10.30 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-54 (LEVEL 4 AND 4 MEZZANINE)
- NOTE 4** PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-54 (LEVELS 3 MEZZANINE, 4 AND 4 MEZZANINE)
- NOTE 6** PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 9.60 AND RL 10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-54 (LEVELS 4 AND LEVEL 4 MEZZANINE)
- NOTE 7** PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 10.30 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
- NOTE 8** PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)

THIS IS SHEET 176 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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SEE

DIAGRAM 46

SHEET 40

DIAGRAM 44

FOR

CONTINUATION

SEE

DIAGRAM 42

SHEET 36

FOR

CONTINUATION

MGA

SEE

DIAGRAM 45

SHEET 39

FOR

CONTINUATION

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 176

DETAIL PLAN
(SHEET 39 OF 97 SHEETS)

LEVEL 3 (CONT.)

PART LOTS 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE) UNLESS OTHERWISE SHOWN. PART LOT 39 IS LIMITED IN DEPTH TO THE THE NOTED HORIZONTAL AND INCLINED PLANES AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 35 FOR LOT AREAS OF LEVEL 3
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY "C" WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BdRL denotes DEPTH RL OF LOT BOUNDARY
C denotes CONNECTION

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124.32-90° UNLESS OTHERWISE SHOWN

SEE SHEET 45 FOR SCHEDULE OF BOUNDARY LIMITS

EASEMENTS CREATED BY THIS PLAN:

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) - POSITIVE COVENANT
(DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)
(ED) - EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM)

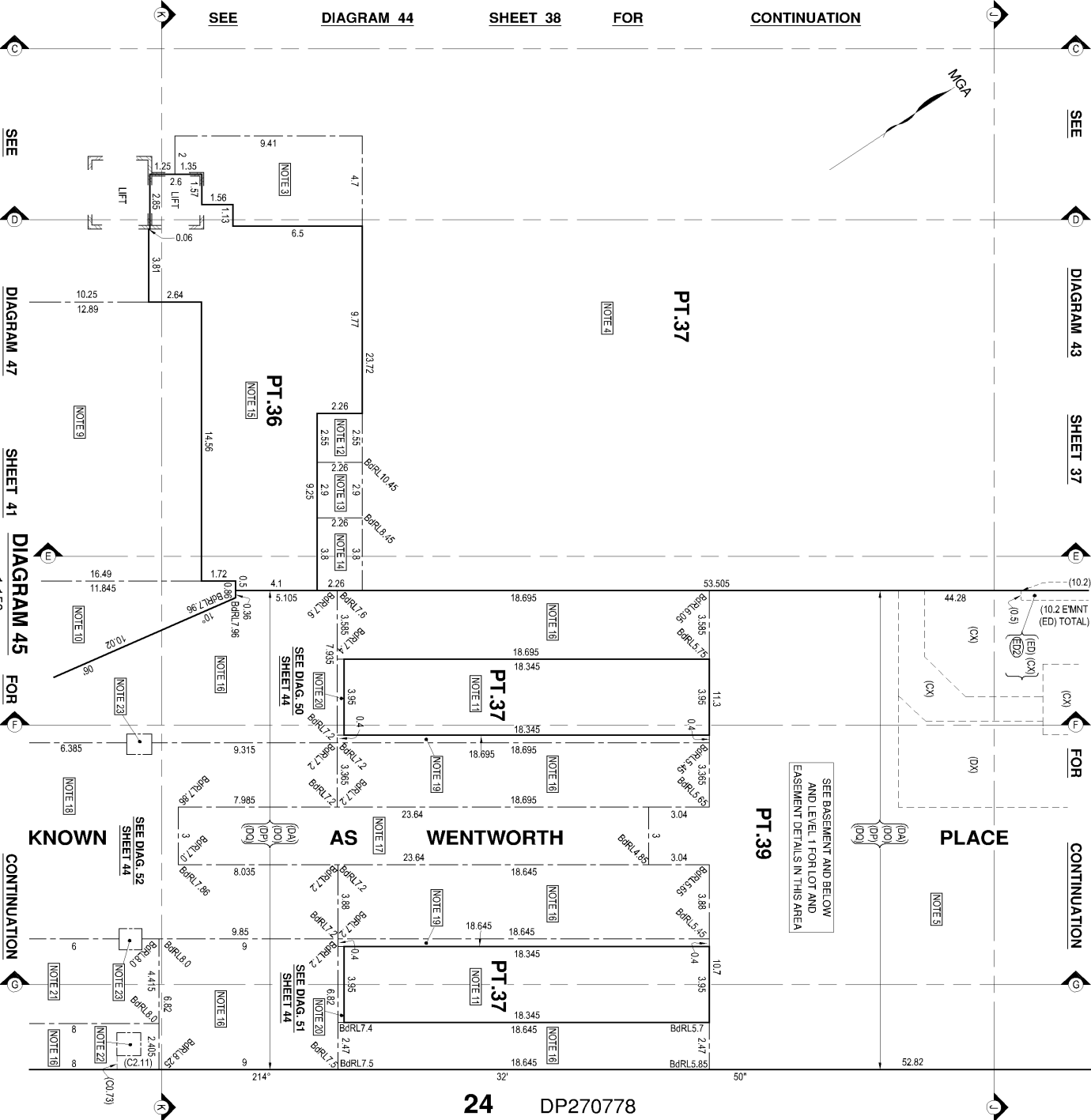
SCHEDULE OF EASEMENT LIMITS

(ED2) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL18.00

REFER TO BASEMENT & BELOW (SHEETS 3-11) AND LEVEL 1 (SHEETS 12-24) FOR EASEMENTS (CX) AND (DX) DETAILS

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 177 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6343

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150



Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 177

PLAN FORM 2
DETAIL PLAN
LEVEL 3 (CONT.)
(SHEET 40 OF 97 SHEETS)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 35 FOR LOT AREAS OF LEVEL 3
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE
- BdRL denotes DEPTH RL OF LOT BOUNDARY
- C-B denotes COLUMN TO BOUNDARY
- C denotes CONNECTION
- CL-B denotes CENTRE OF CONCRETE WALL
- W-B denotes WALL TO BOUNDARY

denotes STRATUM LIMIT

denotes SECTION SEE SHEET 79 97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CZ) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DD) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DY) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

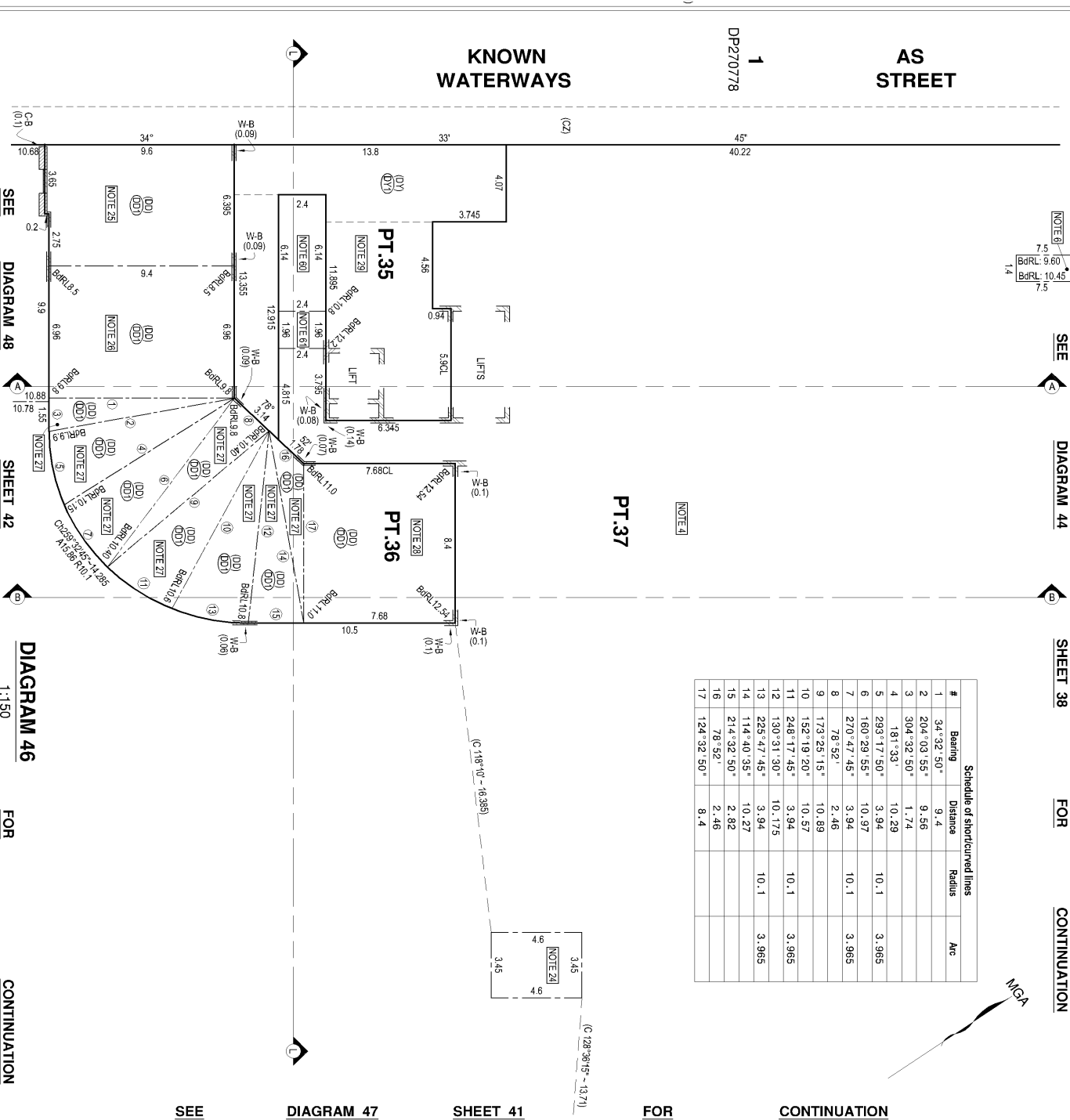
INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

SCHEDULE OF BOUNDARY LIMITS

- NOTE 4 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-54 (LEVELS 3 MEZZANINE, 4 AND 4 MEZZANINE)
- NOTE 6 PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.60 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-54 (LEVELS 4 AND LEVEL 4 MEZZANINE)
- NOTE 24 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.30 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
- NOTE 25 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 4 FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 25-34) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 49-51)
- NOTE 26 PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.50 AND RL9.8 AND LIMITED TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
- NOTE 27 PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
- NOTE 28 PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL11.00 AND RL12.34 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
- NOTE 29 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 4 FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 25-34) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 49-51)
- NOTE 30 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 4 FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 25-34) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 49-51)
- NOTE 61 PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL10.8 AND RL12.2 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)

THIS IS SHEET 178 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



Schedule of Shortcurved lines				
#	Bearing	Distance	Radius	Arc
1	34°32'50"	9.4		
2	204°03'55"	9.56		
3	304°32'50"	1.74		
4	181°33'	10.29		
5	235°17'50"	3.94	10.1	3.965
6	160°29'55"	10.97		
7	270°47'45"	3.94	10.1	3.965
8	78°52'	2.46		
9	173°25'15"	10.89		
10	152°19'20"	10.57		
11	246°17'45"	3.94	10.1	3.965
12	130°31'30"	10.175		
13	225°47'45"	3.94	10.1	3.965
14	114°40'35"	10.27		
15	214°32'50"	2.82		
16	78°52'	2.46		
17	124°32'50"	8.4		

SEE

DIAGRAM 47

SHEET 41

FOR

CONTINUATION

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

SEE

SHEET 42

DIAGRAM 46
1:150

FOR

CONTINUATION

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:150

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 178

(SHEET 41 OF 97 SHEETS)

PART LOT 39 IS LIMITED IN DEPTH TO THE THE NOTED HORIZONTAL, AND NCINLED P, LINES AND UN, LIMITED IN HEIGHT

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 35 FOR LOT AREAS OF LEVEL 3
3. DIMENSIONS SHOWN (BRACKETED), INDICATE EASEMENT DIMENSIONS
UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION
DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BDRL denotes DEPTH RL OF LOT BOUNDARY

Bdrl denotes DEPTH RL OF LOT BOUNDARY
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

A denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN

- (C7) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STATURE)
- (D0) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STATURE)
- (D0) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STATURE)
- (D1) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STATURE)
- (D0) - POSITIVE COVENANT

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DQ) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

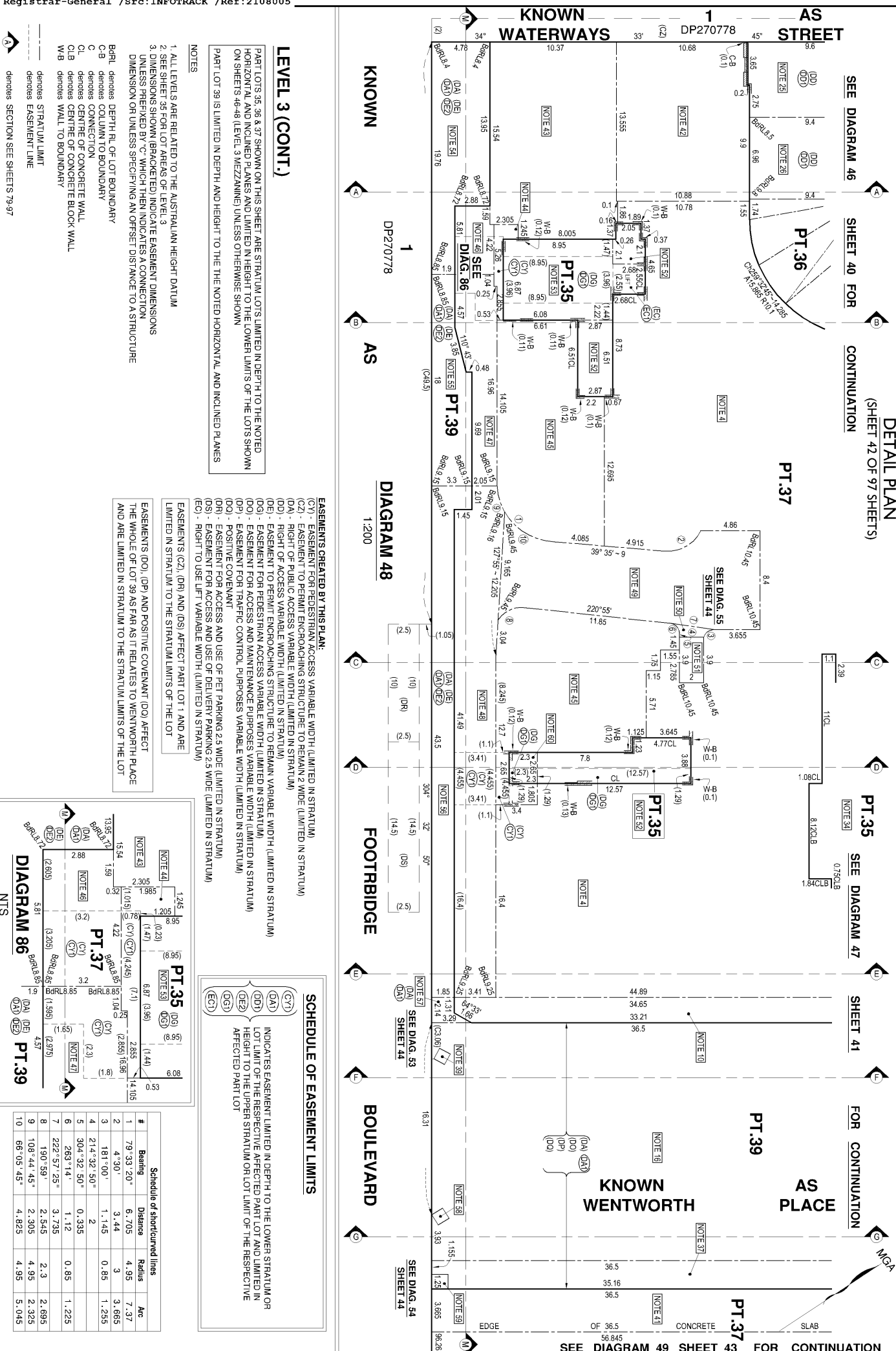
(C)2 INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OF LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.13.4

S

KNOWN AS
WENTWORTH PLACE

THIS IS SHEET 179 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.

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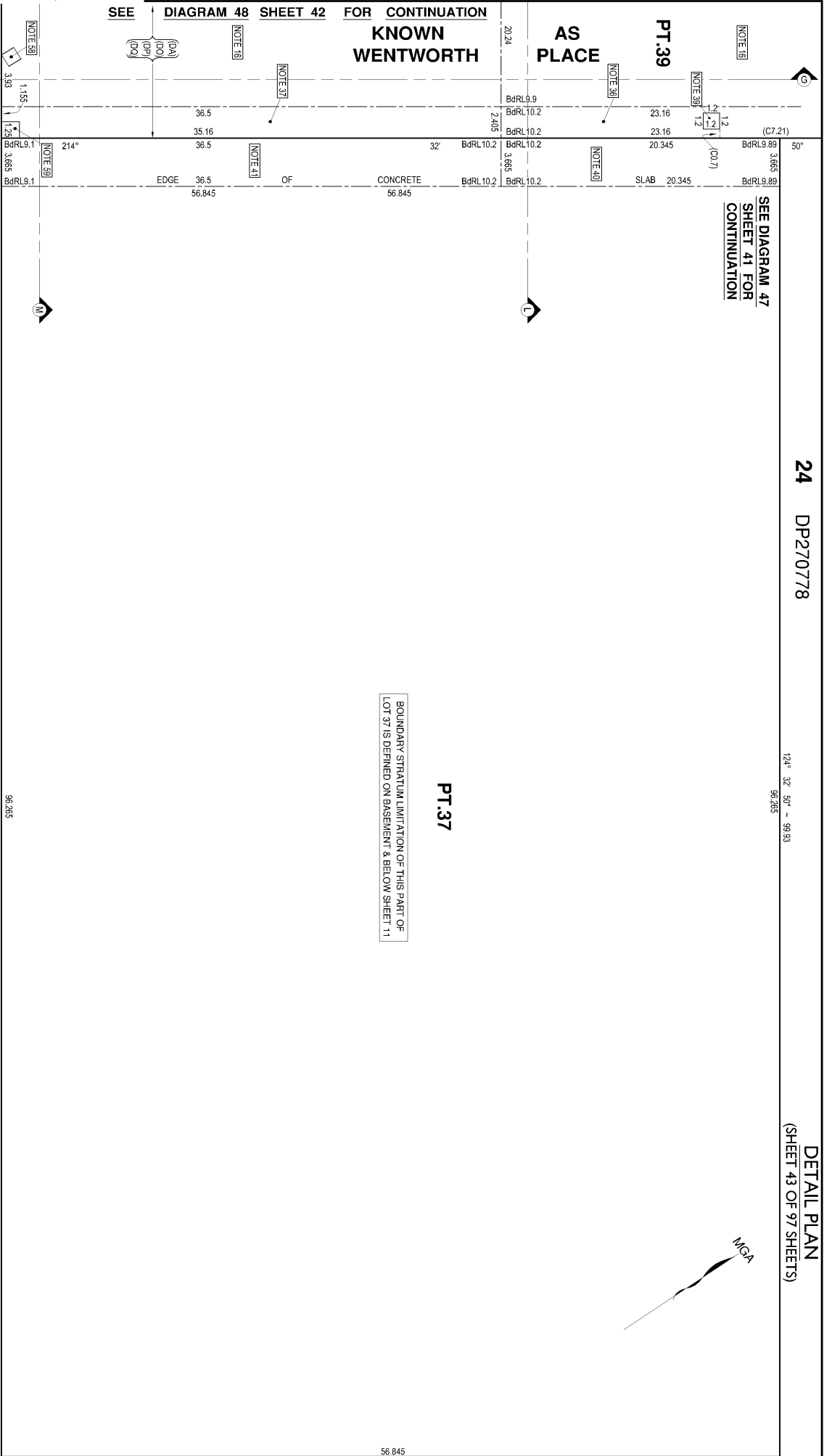
#	Bearing	Distance	Radius	Arc
1	79.33.20"	6.705	4.95	7.37
2	4.30'	3.44	3.665	
3	181.00'	1.145	0.85	1.255
4	214.32.50"	2		
5	304.32.50"	0.335		
6	263.14'	1.12	0.85	1.225
7	222.57.55"	3.735		
8	180.59'	2.545	2.3	2.665
9	108.44.45"	2.305	4.95	2.325
10	66.03.45"	4.825	4.95	3.045

24 DP270778

DETAIL PLAN
(SHEET 43 OF 97 SHEETS)

124° 32' 50" ~ 99.93

96.265



BOUNDARY STRATUM LIMITATION OF THIS PART OF LOT 37 IS DEFINED ON BASEMENT & BELOW SHEET 11

PT.37

56.845
214° 32' 50"

24 DP270778

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 35 FOR LOT AREAS OF LEVEL 3
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIEXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 79-97

SEE SHEET 45 FOR SCHEDULE OF BOUNDARY LIMITS

THIS IS SHEET 181 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

LEVEL 3 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL, AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE) UNLESS OTHERWISE SHOWN

PART LOT 39 IS LIMITED IN DEPTH AND HEIGHT TO THE THE NOTED HORIZONTAL AND INCLINED PLANES

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124-32-50° UNLESS OTHERWISE SHOWN

AS 1 DP270778

DIAGRAM 49
1:200

FOOTBRIDGE

BOULEVARD

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DC) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:200



Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 181

DETAIL PLAN
(SHEET 45 OF 97 SHEETS)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 39

NOTE 3	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.30 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-54 (LEVEL 4 AND 4 MEZZANINE)	NOTE 14	THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 4 FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 55-54) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 49-51)
NOTE 4	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-54 (LEVELS 3 MEZZANINE, 4 AND 4 MEZZANINE)	NOTE 15	THE STRATUM OF PART LOT 38 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 4 FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 55-54) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 49-51)
NOTE 5	PART LOT 39 IS LIMITED IN DEPTH TO THE LOWER LIMITS OF THE LOT AS NOTED ON BASEMENT & BELOW (SHEET 3-11) AND LEVEL 1 (SHEETS 12-24) AND UNLIMITED IN HEIGHT	NOTE 16	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 9	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 17	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.85 AND RL7.0 AND UNLIMITED IN HEIGHT
NOTE 10	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.40	NOTE 18	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL7.20 AND RL8.60 AND UNLIMITED IN HEIGHT
NOTE 11	PART LOT 37 IS LIMITED IN STRATUM TO THE UPPER AND LOWER LIMITS AS NOTED ON SHEETS 12-24 (LEVEL 1)	NOTE 19	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL5.45 AND RL7.20 AND UNLIMITED IN HEIGHT
NOTE 12	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 20	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL7.20 AND RL7.40 AND UNLIMITED IN HEIGHT
NOTE 13	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.45 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 21	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.60 AND RL8.60 AND UNLIMITED IN HEIGHT
		NOTE 22	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.75 AND UNLIMITED IN HEIGHT
		NOTE 23	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.75 AND UNLIMITED IN HEIGHT

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 41

NOTE 4	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-54 (LEVELS 3 MEZZANINE, 4 AND 4 MEZZANINE)	NOTE 33	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL10.30 AND RL9.85 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 9	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 34	PART LOT 38 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 10	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.40	NOTE 35	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.90 AND RL9.85 AND UNLIMITED IN HEIGHT
NOTE 16	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 36	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.85 AND RL10.20 AND UNLIMITED IN HEIGHT
NOTE 18	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL7.20 AND RL8.60 AND UNLIMITED IN HEIGHT	NOTE 37	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.10 AND RL10.20 AND UNLIMITED IN HEIGHT
NOTE 21	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.00 AND RL8.60 AND UNLIMITED IN HEIGHT	NOTE 38	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL9.45 AND UNLIMITED IN HEIGHT
NOTE 30	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.30 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 39	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.85 AND UNLIMITED IN HEIGHT
NOTE 31	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.95 AND RL10.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 40	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.89 AND RL10.20 AND UNLIMITED IN HEIGHT
NOTE 32	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL10.30 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 41	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.10 AND RL10.20 AND UNLIMITED IN HEIGHT

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 42

NOTE 4	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-54 (LEVELS 3 MEZZANINE, 4 AND 4 MEZZANINE)	NOTE 47	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.85 AND RL9.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 10	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.40	NOTE 48	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.15 AND RL9.25 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 16	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 49	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.45 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 25	THE STRATUM OF PART LOT 38 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 4 FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 55-54) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 49-51)	NOTE 50	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 26	PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.50 AND RL9.8 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 51	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL10.25 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 34	PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 52	PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)
NOTE 37	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.10 AND RL10.20 AND UNLIMITED IN HEIGHT	NOTE 53	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)
NOTE 39	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.85 AND UNLIMITED IN HEIGHT	NOTE 54	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.40 AND RL8.85 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)
NOTE 41	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.10 AND RL10.20 AND UNLIMITED IN HEIGHT	NOTE 55	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.85 AND RL9.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)
NOTE 43	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.8 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-51 (LEVEL 3 MEZZANINE AND LEVEL 4)	NOTE 56	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.15 AND RL9.25 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)
NOTE 44	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL9.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 57	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
NOTE 45	PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL9.8 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 58	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.75 AND UNLIMITED IN HEIGHT
NOTE 46	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.72 AND RL8.85 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)	NOTE 59	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.85 AND UNLIMITED IN HEIGHT
		NOTE 60	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL9.8 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 43

NOTE 16	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLS SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT	NOTE 47	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.85 AND RL9.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 36	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.85 AND RL10.20 AND UNLIMITED IN HEIGHT	NOTE 48	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.15 AND RL9.25 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 37	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.10 AND RL10.20 AND UNLIMITED IN HEIGHT	NOTE 49	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.45 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 39	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.85 AND UNLIMITED IN HEIGHT	NOTE 50	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL10.25 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 40	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.89 AND RL10.20 AND UNLIMITED IN HEIGHT	NOTE 51	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.40 AND RL8.85 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)
NOTE 41	PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.10 AND RL10.20 AND UNLIMITED IN HEIGHT	NOTE 52	PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)
NOTE 58	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.75 AND UNLIMITED IN HEIGHT	NOTE 53	PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL8.50 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)
NOTE 59	PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.85 AND UNLIMITED IN HEIGHT	NOTE 54	PART LOT 39 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.40 AND RL8.85 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 46-48 (LEVEL 3 MEZZANINE)

THIS IS SHEET 183 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres, Reduction Ratio

Registered
28.4.2018

DP 270778
ADDITIONAL SHEET 183

DETAIL PLAN
(SHEET 46 OF 97 SHEETS)

LEVEL 3 MEZZANINE

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOT'S LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 47-48 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1), 35-45 (LEVEL 3) & 47-48 (LEVEL 3 MEZZANINE) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

↖ denotes SECTION SEE SHEETS 79-97

SEE SHEETS 47 - 48 FOR LEVEL 3 MEZZANINE DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 36 AT LEVEL 3 MEZZANINE IS 480m² (IN 4 PARTS)
THE AREA OF LOT 36 AT LEVEL 3 MEZZANINE IS 2190m² (IN 5 PARTS)
THE AREA OF LOT 37 AT LEVEL 3 MEZZANINE IS 16071ha (IN 2 PARTS)
THE AREA OF LOT 39 AT LEVEL 3 MEZZANINE IS 4032m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (CZ) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DE) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DS) - POSITIVE COVENANT
- (DR) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

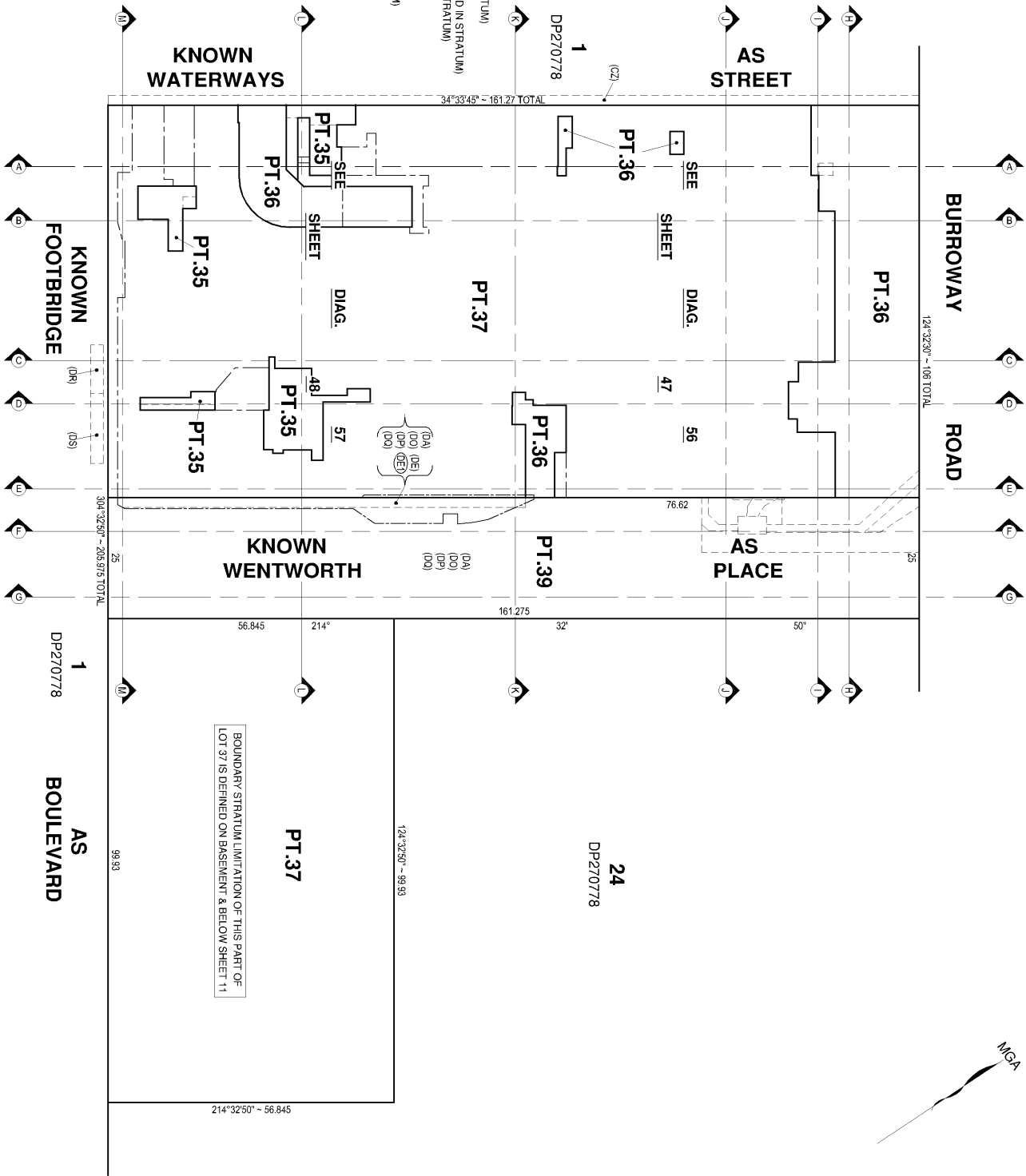
SCHEDULE OF EASEMENT LIMITS

(DE) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.4 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL24.3

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DS) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 184 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



BOUNDARY STRATUM LIMITATION OF THIS PART OF LOT 37 IS DEFINED ON BASEMENT & BELOW SHEET 11

Surveyor: MICHAEL TRIFIRO Date of Survey: 30/01/2018 Surveyor's Ref: 6543	PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778	L.G.A. CITY OF PARAMATTA Locality: WENTWORTH POINT Subdivision No: SC16/2018 Lengths are in metres. Reduction Ratio 1:500	Registered 26.4.2018	DP 270778 ADDITIONAL SHEET 184
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LEVEL 3 MEZZANINE (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLACES SHOWN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL, AND INCLINED PLACES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 48 FOR LOT AREAS OF LEVEL 3 MEZZANINE
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

C denotes CONNECTION
C.A. denotes CENTRE OF CONCRETE WALL
C.B. denotes CENTRE OF CONCRETE BLOCK WALL
W.B. denotes WALL TO BOUNDARY
W.M.P. denotes KNOWN AS WENTWORTH PLACE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(E) - EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM)
(CZ) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DE) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
(DG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DH) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(DI) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DJ) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DK) - POSITIVE COVENANT
(DL) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)
(ED) - EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 4: PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 11.9 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 7: THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 3 THROUGH TO THE LOWER LIMIT OF LEVEL 4 FOR THE DEPTH LIMITATION REFER TO LEVEL 3 (SHEETS 35-45) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 49-51)
NOTE 9: PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 13.4 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 11: THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 3 THROUGH TO THE LOWER LIMITS OF LEVELS 4 AND 4 MEZZANINE FOR THE DEPTH LIMITATION REFER TO LEVEL 3 (SHEETS 25-34) AND FOR THE HEIGHT LIMITATION REFER TO LEVELS 4 AND 4 MEZZANINE (SHEETS 49-54)
NOTE 12: THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMITS OF LEVELS 2 AND 3 THROUGH TO THE LOWER LIMIT OF LEVEL 4 FOR THE DEPTH LIMITATION REFER TO LEVELS 2 AND 3 (SHEETS 25-45) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 49-51)
NOTE 13: PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 13.4 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)
NOTE 14: PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 13.4 AND UNLIMITED IN HEIGHT
NOTE 15: THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 4 FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 25-34) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 49-51)

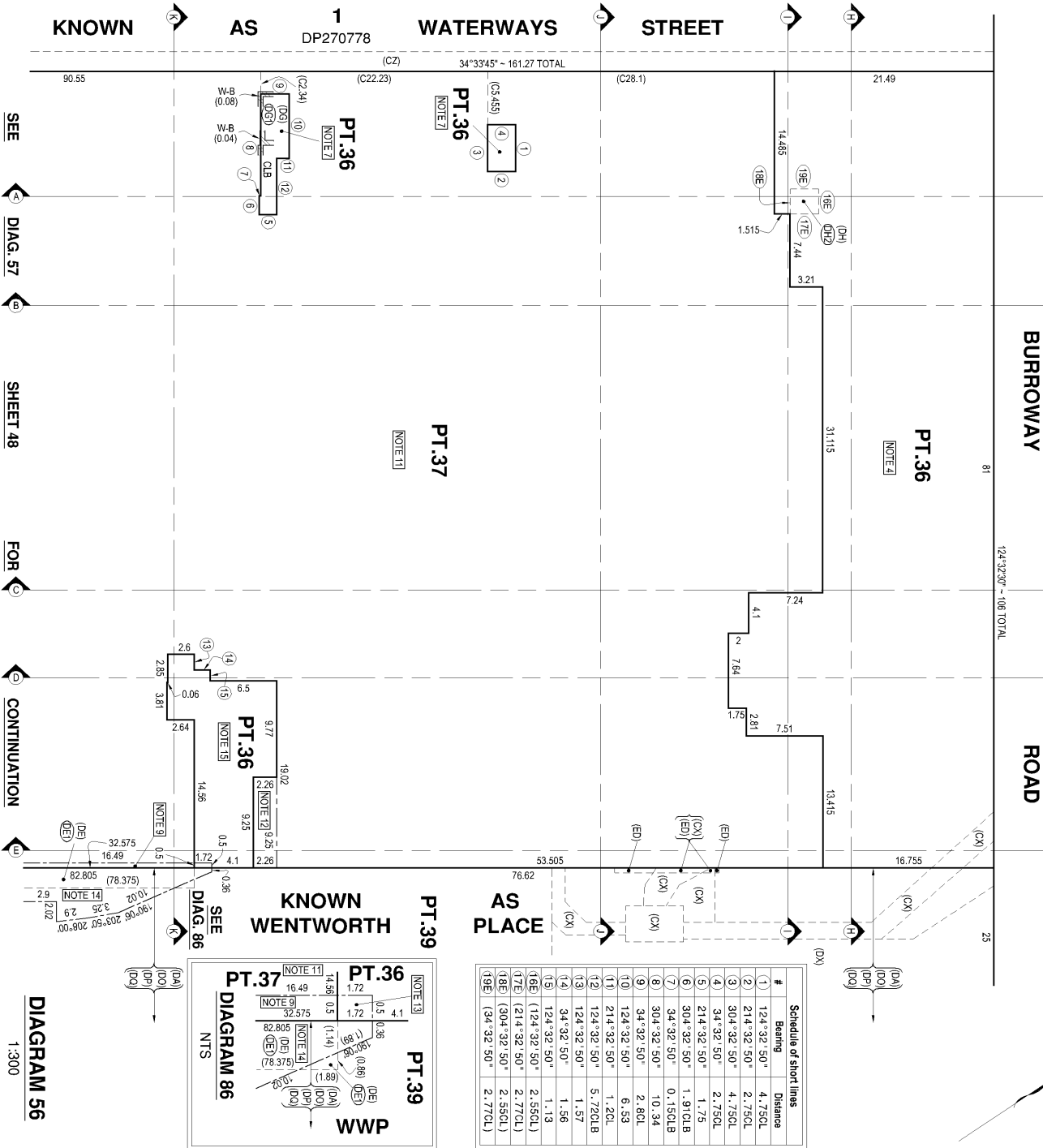
SCHEDULE OF EASEMENT LIMITS

- (DG) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(DH) INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 13.4 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 12.4
(DE) REFER TO BASEMENT & BELOW (SHEETS 3-11) AND LEVEL 1 (SHEETS 12-24) FOR EASEMENTS (CX) AND (DX) DETAILS
REFER TO LEVEL 3 (SHEETS 35-45) FOR EASEMENT (ED) DETAILS
EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT
EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 185 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

DETAIL PLAN

(SHEET 47 OF 97 SHEETS)



#	Bearing	Distance
1	124°32'50"	4.75CL
2	214°32'50"	2.75CL
3	304°32'50"	4.75CL
4	34°32'50"	2.75CL
5	214°32'50"	1.75
6	304°32'50"	1.91CLB
7	34°32'50"	0.15CLB
8	304°32'50"	10.34
9	34°32'50"	2.8CL
10	124°32'50"	6.53
11	214°32'50"	1.2CL
12	124°32'50"	5.72CLB
13	124°32'50"	1.57
14	34°32'50"	1.56
15	124°32'50"	1.13
16E	(124°32'50"	2.55CL)
17E	(214°32'50"	2.77CL)
18E	(304°32'50"	2.55CL)
19E	(34°32'50"	2.77CL)

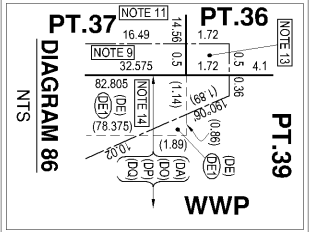


DIAGRAM 56
1:300

Surveyor: MICHAEL TRIFFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300 & AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 185

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT

2. SEE SHEET 46 FOR LOT AREAS OF LEVEL 3 MEZZANINE
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS
UNLESS PREFIXED BY "C" WHICH THEN INDICATES A CONNECTION

A denotes SECTION SEE SHEETS 79-97

NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.4 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)

NOTE 1
PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 3.4 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)

NOTE 2 THE STRUTUM OF PART LOT 35 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 4 FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 25-34) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 49-51)

NOTE 3
THE STRATUM OF PART LOT 35 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 3 THROUGH TO THE LOWER LIMIT OF LEVEL 4. FOR THE DEPTH LIMITATION REFER TO LEVEL 3 (SHEETS 33-45) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 49-51)

NOTE 5
PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 2.54 AND RL 5.29 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49/57 (LEVELS 4, 4 MEZZANINE AND 5

LOWER LIMITS OF LEVELS 2 AND 3 THROUGH TO THE LOWER LIMIT OF LEVEL 4, FOR THE DEPTH LIMITATION REFER TO LEVELS 2 AND 3 (SHEETS 25-45) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 46-51)

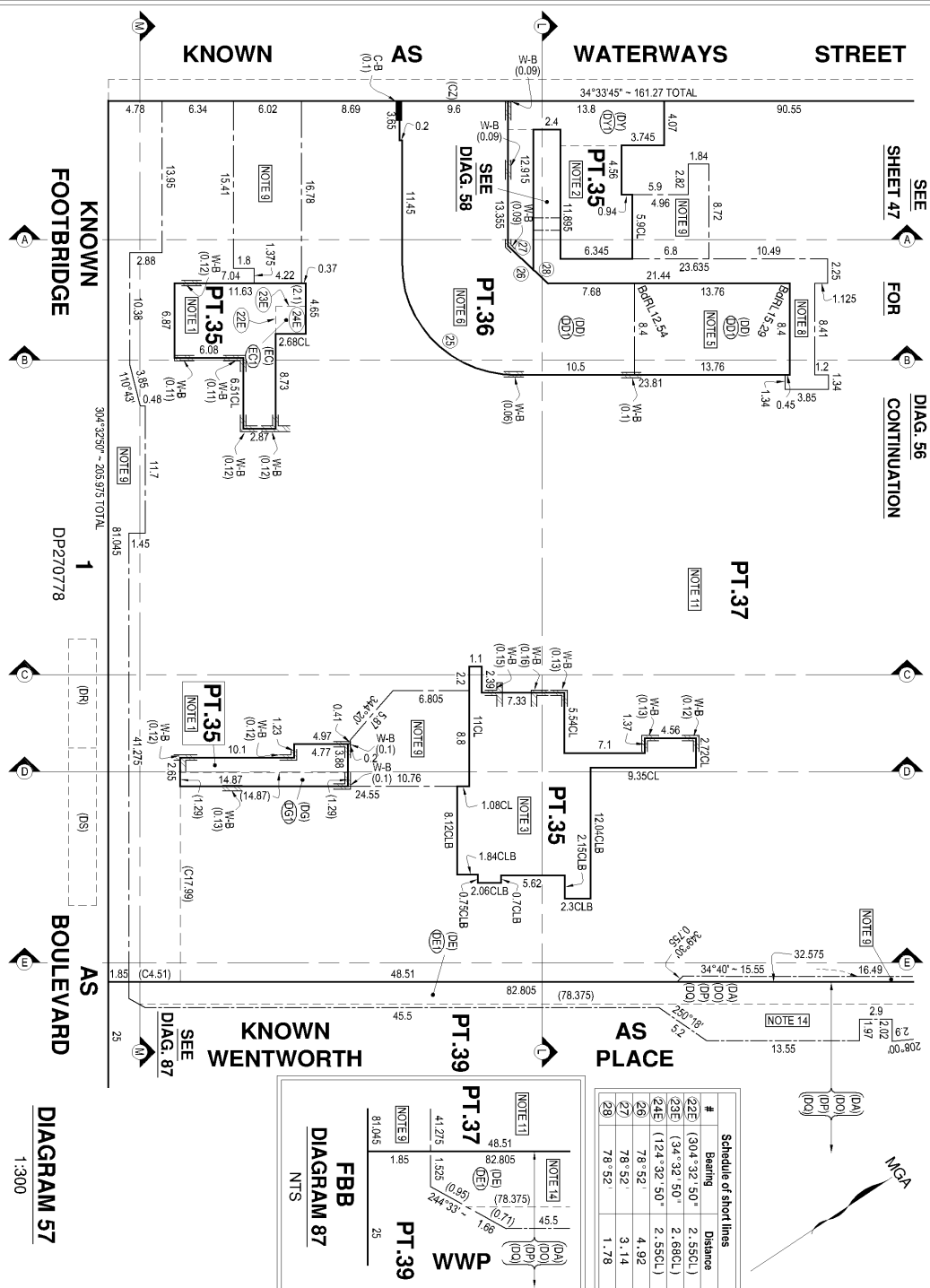
NOTE 8
PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL31.05 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 49-51 (LEVEL 4)

NOTE 10
 PART LOT 37 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN
 RL13.4 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS
 SHOWN ON SHEETS 49-51 (LEVEL 4)

NOTE 11 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 3 THROUGH TO THE LOWER LIMITS OF LEVELS 4 AND 5. SETBACK FOR THE CORRELATION POINTS REFERRED TO IN LEVEL 4

NOTE 12 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 4 TO THE UPPER LIMIT OF LEVEL 5 AND 4 MEZZANINE (SHEETS 49-54) AND 4 MEZZANINE (SHEETS 49-54) (SHEETS 35-45) AND FOR THE HEIGHT LIMITATION REFER TO LEVELS 4 AND 4 MEZZANINE (SHEETS 49-54)

NOTE 14
PART LOT 39 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT
RL 13.4 AND UNLIMITED IN HEIGHT
(SHEETS 25-45) AND FOR THE HEIGHT LIMITATION REFER TO LEVEE
(SHEETS 49-51)



THIS IS SHEET 186 OF DP270778 WHICH REPLACES SHEET 185 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.

LEVEL 4

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLIN PLANS SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE
A denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 35 AT LEVEL 4 IS 152m² (IN 7 PARTS)
THE AREA OF LOT 36 AT LEVEL 4 IS 1834m² (IN 5 PARTS)
THE AREA OF LOT 37 AT LEVEL 4 IS 1,6761 ha (IN 2 PARTS)
THE AREA OF LOT 39 AT LEVEL 4 IS 4032m² (IN 1 PART)

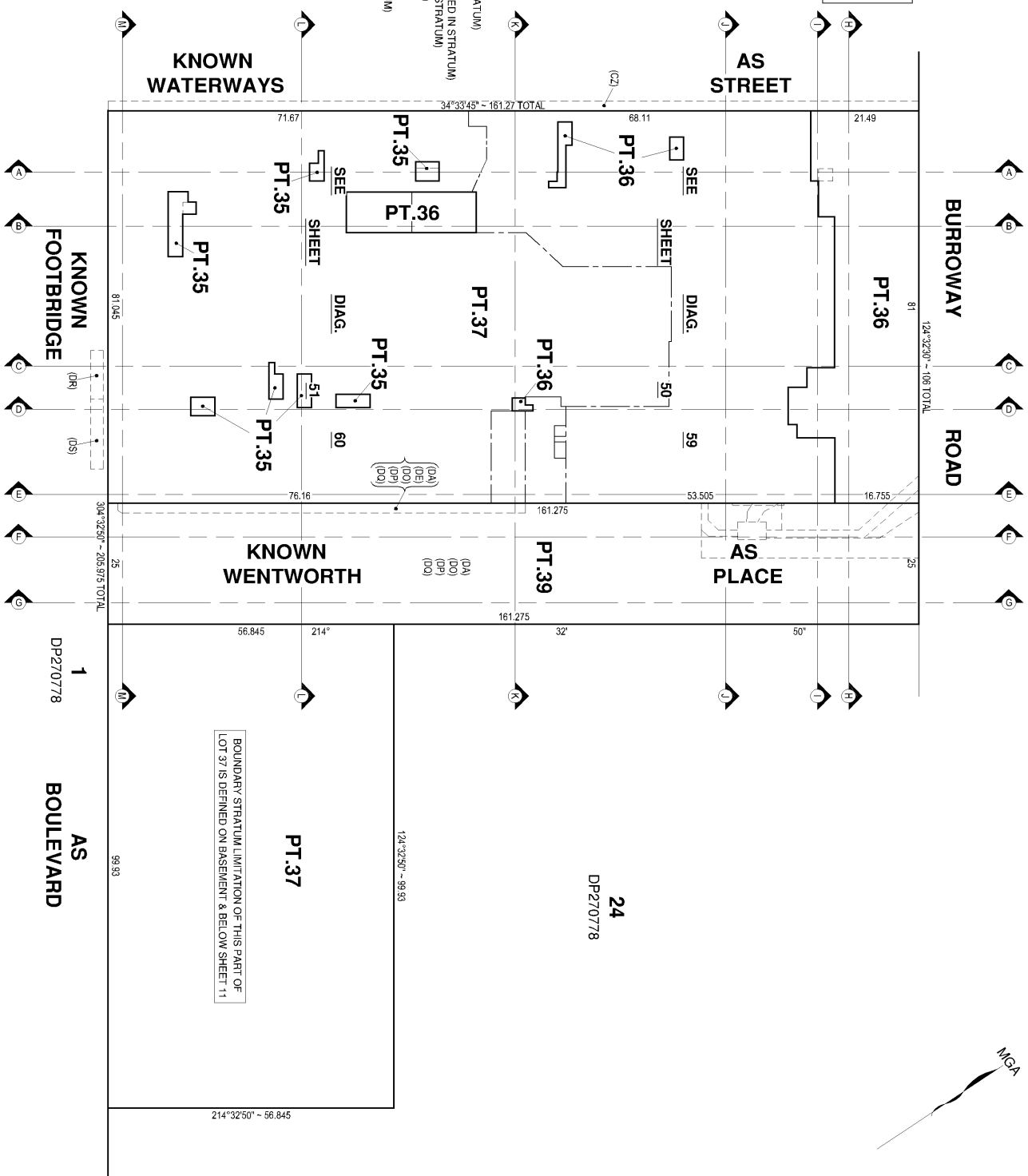
- (C2) EASEMENT/PERMIT ENROACHING STRUCTURE TO MEAN 2 WIDE (LIMITED IN STRATUM)
- (D2) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (D3) EASEMENT TO PERMIT ENROACHING STRUCTURE TO MEAN VARIABLE WIDTH (LIMITED IN STRATUM)
- (D4) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (D5) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (D6) POSITIVE COVENANT
- (D7) EASEMENT FOR ACCESS AND USE PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (D8) EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DC) AFFECTING THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

REFER TO LEVEL 3 MEZZANINE (SHEETS 46-48) FOR EASEMENT (DE) DETAILS

THIS IS SHEET 187 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.



DETAIL PLAN
(SHEET 50 OF 97 SHEETS)
LEVEL 4 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL, AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 52-54 (LEVEL 4 MEZZANINE) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL, AND INCLINED PLANES SHOWN ON SHEETS 2-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

- NOTES
1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
 2. SEE SHEET 49 FOR LOT AREAS OF LEVEL 4
 3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

BdRl denotes DEPTH RL OF LOT BOUNDARY
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE
A denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENT (C2) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENT (C2) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

- EASEMENTS CREATED BY THIS PLAN:
- (CX) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
 - (CX) EASEMENT TO PERMIT ENJOACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
 - (DX) RIGHT OF PUBLIC ACCESS, VARIABLE WIDTH (LIMITED IN STRATUM)
 - (DX) RIGHT OF ACCESS, VARIABLE WIDTH (LIMITED IN STRATUM)
 - (DE) EASEMENT TO PERMIT ENJOACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
 - (DE) EASEMENT FOR PEDESTRIAN ACCESS, VARIABLE WIDTH (LIMITED IN STRATUM)
 - (DH) RIGHT TURN USE LEFT VARIABLE WIDTH (LIMITED IN STRATUM)
 - (DO) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
 - (DP) EASEMENT FOR TRAFFIC CONTROL, PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
 - (DO) POSITIVE COVENANT
 - (DX) RIGHT OF CARPARKWAY VARIABLE WIDTH (LIMITED IN STRATUM)
 - (ED) EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 2 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 15.0 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 52-54 (LEVEL 4 MEZZANINE)
- NOTE 3 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 15.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 52-54 (LEVEL 4 MEZZANINE)
- NOTE 4 PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 15.29 AND RL 17.86 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 55-57 (LEVEL 5)
- NOTE 7 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 16.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 52-57 (LEVEL 4 MEZZANINE AND 5)
- NOTE 8 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 3 THROUGH TO THE LOWER LIMITS OF LEVELS 4 MEZZANINE AND 5. FOR THE DEPTH LIMITATION REFER TO LEVEL 3 (SHEETS 35-45) AND FOR THE HEIGHT LIMITATION REFER TO LEVELS 4 MEZZANINE AND 5 (SHEETS 52-57)
- NOTE 9 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 15.0 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 52-54 (LEVEL 4 MEZZANINE)

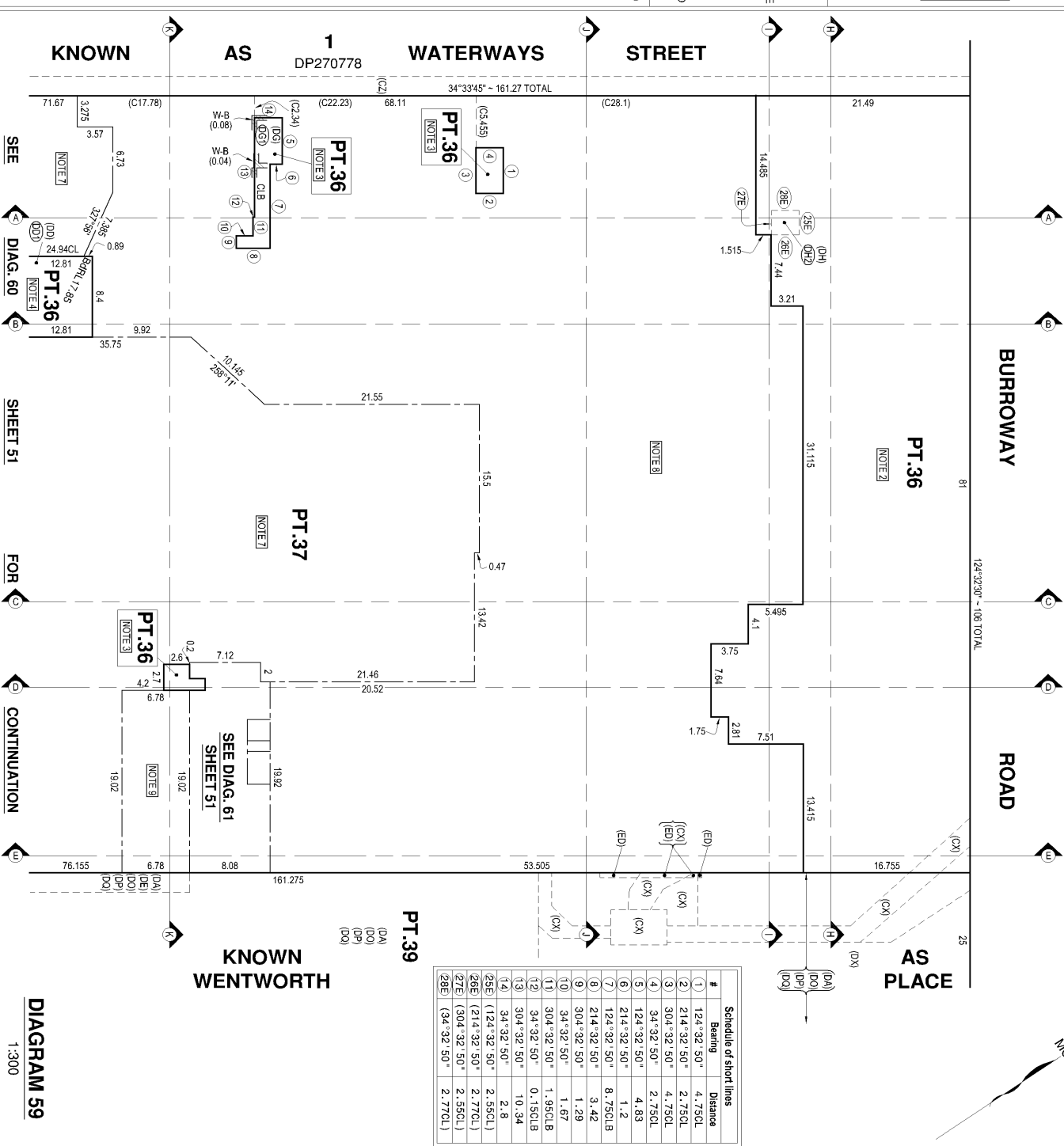
SCHEDULE OF EASEMENT LIMITS

- (DD) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (DH) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

REFER TO LEVEL 3 (SHEETS 35-45) FOR EASEMENT (ED) DETAILS

REFER TO LEVEL 3 MEZZANINE (SHEETS 46-48) FOR EASEMENT (DE) DETAILS

THIS IS SHEET 188 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



Schedule of short lines		
#	Bearing	Distance
1	124°32'50"	4.75CL
2	214°32'50"	2.75CL
3	304°32'50"	4.75CL
4	34°32'50"	2.75CL
5	124°32'50"	4.43
6	214°32'50"	1.2
7	124°32'50"	8.75CLB
8	214°32'50"	3.42
9	304°32'50"	1.29
10	34°32'50"	1.67
11	304°32'50"	1.95CLB
12	34°32'50"	0.15CLB
13	304°32'50"	10.34
14	34°32'50"	2.8
25E	(124°32'50"	2.55CL)
25E	(214°32'50"	2.77CL)
25E	(304°32'50"	2.55CL)
27E	(34°32'50"	2.77CL)

DIAGRAM 59

1:300

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 188

(SHEET 51 OF 97 SHEETS)

(SHEET 51 OF 97 SHEETS)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

2. SEE SHEET 49 FOR LOT AREAS OF LEVEL 4

3. DIMENSIONS SHOWN BRACKETED, INDICATE EASEMENT DIMENSIONS UNLESS PREFIEXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION


--- denotes ST

--- denotes EX

--- denotes DEPTH RL OF LOT BOUNDARY

--- denotes DEPTH RL OF STRAULUM LIMIT

--- denotes CONNECTION

 denotes SE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

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SHEET 50

CONTINUATION

(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

(DD) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

(DE) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED

INSTRATUM

(DG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

(DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED

INSTRATUM)

(DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN ST

(Dq) - POSITIVE COVENANT

(DR) - EASEMENT FOR ACCESS AND USE PET PARKING 2.5 WIDE (LIMITED IN STRATUM)

(DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM),

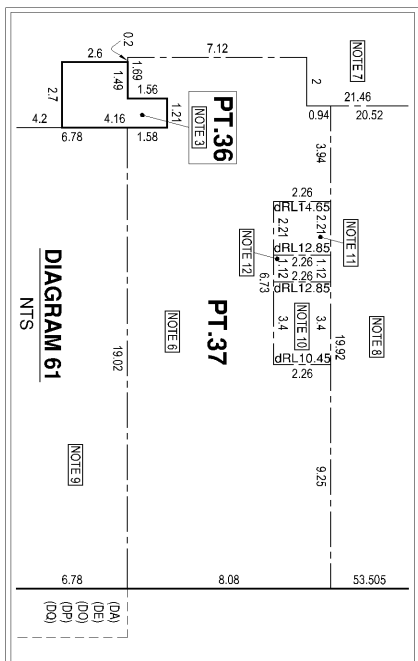
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(C8.295) 

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1

1/2018



Schedule of short runs		
#	Bearing	Distance
29	124 32 50°	3.90L
30	214 32 50°	4.650L
31	304 32 50°	3.90L
32	34 32 50°	4.650L
33	124 32 50°	6.240L
34	214 32 50°	2.855L
35	304 32 50°	3.680L
36	34 32 50°	1.7150L
37	304 32 50°	2.560L
38	34 32 50°	1.140L
39	124 32 50°	2.10L
40	34 32 50°	1.640L
41	124 32 50°	2.550L
42	214 32 50°	2.660L
43	124 32 50°	8.750L
44	214 32 50°	2.870L
45	304 32 50°	13.300L
46	34 32 50°	3.910L
47	124 32 50°	2.720L
48	214 32 50°	6.750L
49	304 32 50°	2.720L
50	34 32 50°	6.750L
51	124 32 50°	6.980L
52	214 32 50°	2.80L
53	304 32 50°	6.980L
54	34 32 50°	2.80L
55	124 32 50°	5.140L
56	214 32 50°	2.80L
57	304 32 50°	7.530L
58	34 32 50°	1.1
59	124 32 50°	2.39
60	34 32 50°	1.70L
61	124 32 50°	3.980L
62	214 32 50°	4.770L
63	304 32 50°	3.980L
64	34 32 50°	4.770L

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DQ) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

DIAGRAM 60

1:30C

DP 270778

ADDITIONAL SHEET 189

LEVEL 4 MEZZANINE

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 35 AT LEVEL 4 MEZZANINE IS 152m² (IN 7 PARTS)
THE AREA OF LOT 36 AT LEVEL 4 MEZZANINE IS 5980m² (IN 1 PART)
THE AREA OF LOT 37 AT LEVEL 4 MEZZANINE IS 1,261.5ha (IN 2 PARTS)
THE AREA OF LOT 39 AT LEVEL 4 MEZZANINE IS 4032m² (IN 1 PART)

- (C2) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 2' WIDE (LIMITED IN STRATUM)
- (C3) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (D0) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
- (D0) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (D0) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (D0) - POSITIVE COVENANT
- (D0) - EASEMENT FOR ACCESS AND USE PER PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (D0) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

REFER TO LEVEL 3 MEZZANINE (SHEETS 46-48) FOR EASEMENT (DE) DETAILS

THIS IS SHEET 190 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.



24
DP270778

PT.37

1 AS
DP270778 BOULEVARD

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L G A: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction F

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 190

DETAIL PLAN
(SHEET 53 OF 97 SHEETS)

LEVEL 4 MEZZANINE (CONT.)

PART LOTS 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 55-57 (LEVEL 5) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 52 FOR LOT AREAS OF LEVEL 4 MEZZANINE
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS

DIMENSION

BRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
FW denotes FACE OF WALL

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

--- denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (CZ) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2' WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DE) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
- (DG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DH) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
- (DI) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT
- (DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)
- (ED) - EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

NOTE 2
PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 18.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 55-57 (LEVEL 5)

NOTE 3
PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 18.1 AND RL 18.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 55-57 (LEVEL 5)

NOTE 4
PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL 17.65 AND RL 18.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 55-57 (LEVEL 5)

NOTE 5
THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMITS OF LEVELS 3 MEZZANINE AND 4 THROUGH TO THE LOWER LIMIT OF LEVEL 5. FOR THE DEPTH LIMITATION REFER TO LEVELS 3 MEZZANINE AND 4 (SHEETS 46-51) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 5 (SHEETS 55-57)

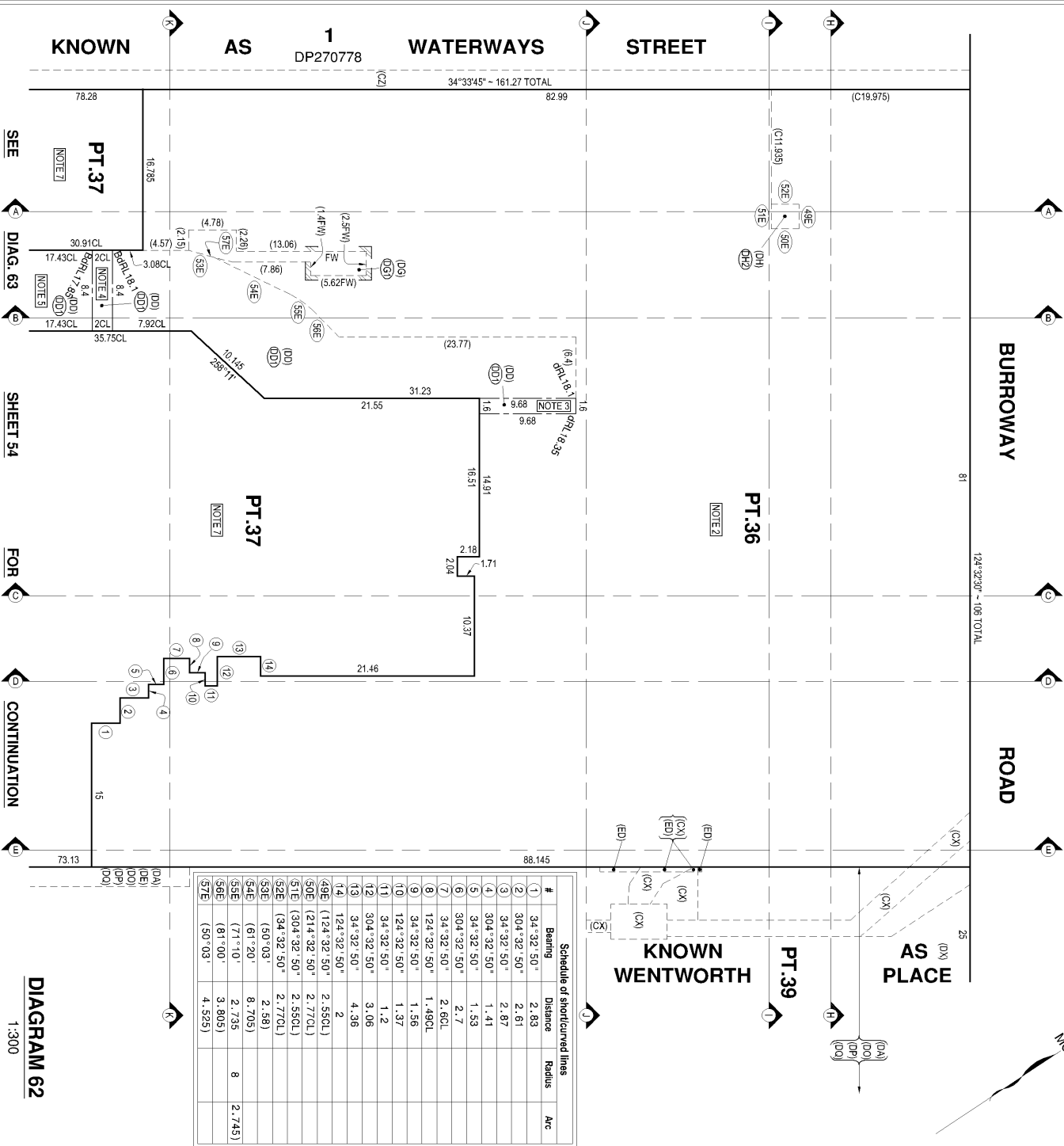
NOTE 7
THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 4 THROUGH TO THE LOWER LIMIT OF LEVEL 5 FOR THE DEPTH LIMITATION REFER TO LEVEL 4 (SHEETS 49-51) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 5 (SHEETS 55-57)

SCHEDULE OF EASEMENT LIMITS

(DD) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

REFER TO LEVEL 3 (SHEETS 35-45) FOR EASEMENT (ED) DETAILS
REFER TO LEVEL 3 MEZZANINE (SHEETS 46-48) FOR EASEMENT (DE) DETAILS

THIS IS SHEET 191 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



Schedule of shortcurved lines

#	Bearing	Distance	Radius	Arc
1	34°32'50"	2.85		
2	304°32'50"	2.61		
3	34°32'50"	2.87		
4	304°32'50"	1.41		
5	34°32'50"	1.53		
6	304°32'50"	2.7		
7	34°32'50"	2.60L		
8	124°32'50"	1.490L		
9	34°32'50"	1.56		
10	124°32'50"	1.37		
11	34°32'50"	1.2		
12	304°32'50"	3.06		
13	34°32'50"	4.36		
14	124°32'50"	2		
15	124°32'50"	2.550L		
16	124°32'50"	2.770L		
17	304°32'50"	2.550L		
18	304°32'50"	2.770L		
19	304°32'50"	2.550L		
20	304°32'50"	2.550L		
21	304°32'50"	2.550L		
22	304°32'50"	2.550L		
23	304°32'50"	2.550L		
24	304°32'50"	2.550L		
25	304°32'50"	2.550L		
26	304°32'50"	2.550L		
27	304°32'50"	2.550L		
28	304°32'50"	2.550L		
29	304°32'50"	2.550L		
30	304°32'50"	2.550L		
31	304°32'50"	2.550L		
32	304°32'50"	2.550L		
33	304°32'50"	2.550L		
34	304°32'50"	2.550L		
35	304°32'50"	2.550L		
36	304°32'50"	2.550L		
37	304°32'50"	2.550L		
38	304°32'50"	2.550L		
39	304°32'50"	2.550L		
40	304°32'50"	2.550L		
41	304°32'50"	2.550L		
42	304°32'50"	2.550L		
43	304°32'50"	2.550L		
44	304°32'50"	2.550L		
45	304°32'50"	2.550L		
46	304°32'50"	2.550L		
47	304°32'50"	2.550L		
48	304°32'50"	2.550L		
49	304°32'50"	2.550L		
50	304°32'50"	2.550L		
51	304°32'50"	2.550L		
52	304°32'50"	2.550L		
53	304°32'50"	2.550L		
54	304°32'50"	2.550L		
55	304°32'50"	2.550L		
56	304°32'50"	2.550L		
57	304°32'50"	2.550L		

DIAGRAM 62

1:300

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 191

LEVEL 4 MEZZANINE (CONT.)

PART LOT 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL, AND INC. INCL. PLANS AND INCL. IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 55-57 (LEVEL 5) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL, AND INC. INCL. PLANS SHOWN ON SHEETS 12-24 (LEVEL 1), 3 & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 52 FOR LOT AREAS OF LEVEL 4 MEZZANINE
3. DIMENSIONS SHOWN (BROCKED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIRED BY "C" WHICH THEN INDICATES A CONNECTION DIMENSION

BRL denotes DEPTH RL OF LOT BOUNDARY
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
FW denotes FACE OF WALL

--- denotes STRATUM LIMIT

--- denotes EASEMENT LIMIT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THE PLAN:

- (CZ) EASEMENT TO PERMIT ENCRONGING STRUCTURE TO BEAM 2 WIDE (LIMITED IN STRATUM)
- (DA) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DE) EASEMENT TO PERMIT ENCRONGING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
- (DI) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DS) EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (EC) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)

EASEMENTS (DA), (DI), (DP) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 4 THROUGH TO THE LOWER LIMIT OF LEVEL 5 FOR THE DEPTH LIMITATION REFER TO LEVEL 5 (SHEETS 49-51) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 5 (SHEETS 55-57)

NOTE 2 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 18.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 55-57 (LEVEL 5)

NOTE 4 PART LOT 36 IS LIMITED IN DEPTH TO THE INC. INCL. PLANE BETWEEN RL 17.85 AND RL 18.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 55-57 (LEVEL 5)

NOTE 5 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 5, 3 MEZZANINE AND 4 THROUGH TO THE LOWER LIMIT OF LEVEL 5 FOR THE DEPTH LIMITATION REFER TO LEVEL 5 (SHEETS 49-51) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 5 (SHEETS 55-57)

NOTE 6 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 18.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 55-57 (LEVEL 5)

NOTE 7 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 4 THROUGH TO THE LOWER LIMIT OF LEVEL 5 FOR THE DEPTH LIMITATION REFER TO LEVEL 4 (SHEETS 49-51) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 5 (SHEETS 55-57)

SCHEDULE OF EASEMENT LIMITS

(DD1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

REFER TO LEVEL 3 MEZZANINE (SHEETS 46-48) FOR EASEMENT (DE) DETAILS

DETAIL PLAN

(SHEET 54 OF 97 SHEETS)

SEE

DIAG. 62

SHEET 53

FOR

CONTINUATION

STREET

WATERWAYS

AS

KNOWN

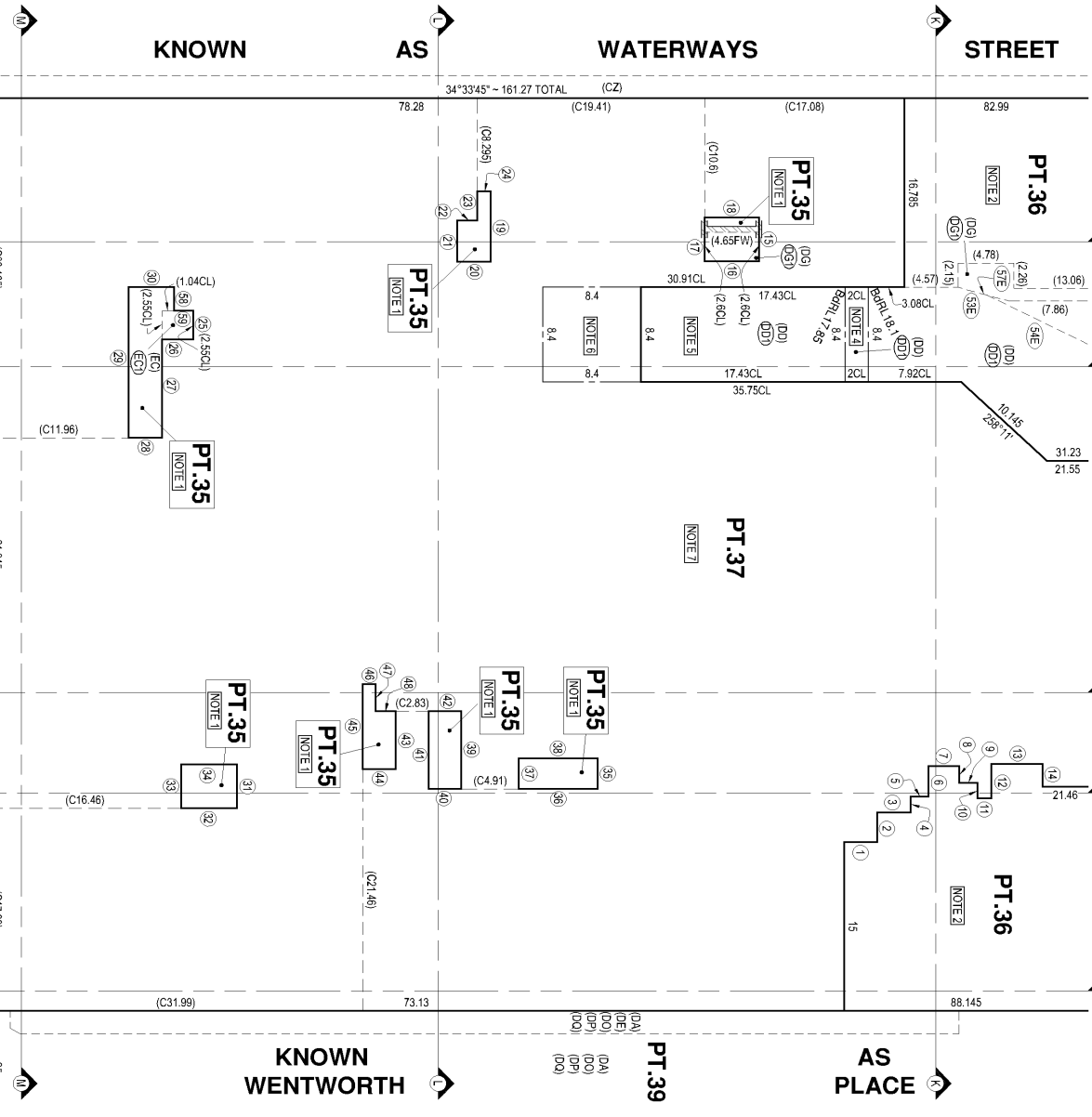
KNOWN FOOTBRIDGE

DP270778

AS BOULEVARD

KNOWN WENTWORTH

AS PLACE



#	Bearing	Distance
1	34°32'50"	2.83
2	304°32'50"	2.61
3	34°32'50"	2.87
4	304°32'50"	1.41
5	34°32'50"	1.53
6	304°32'50"	2.7
7	34°32'50"	2.60L
8	124°32'50"	1.490L
9	34°32'50"	1.56
10	124°32'50"	1.37
11	34°32'50"	1.2
12	304°32'50"	3.06
13	34°32'50"	4.36
14	124°32'50"	2
15	124°32'50"	3.90L
16	214°32'50"	4.650L
17	304°32'50"	3.90L
18	34°32'50"	4.650L
19	124°32'50"	6.240L
20	214°32'50"	2.8550L
21	304°32'50"	3.680L
22	34°32'50"	1.7750L
23	304°32'50"	2.560L
24	34°32'50"	1.140L
25	124°32'50"	2.550L
26	214°32'50"	2.680L
27	124°32'50"	8.730L
28	214°32'50"	2.870L
29	304°32'50"	13.380L
30	34°32'50"	3.910L
31	124°32'50"	3.880L
32	214°32'50"	4.770L
33	304°32'50"	3.880L
34	34°32'50"	4.770L
35	124°32'50"	2.720L
36	214°32'50"	6.750L
37	304°32'50"	2.720L
38	34°32'50"	6.750L
39	124°32'50"	6.890L
40	214°32'50"	2.80L
41	304°32'50"	6.890L
42	34°32'50"	2.80L
43	124°32'50"	5.140L
44	214°32'50"	2.80L
45	304°32'50"	7.530L
46	34°32'50"	1.1
47	124°32'50"	2.39
48	34°32'50"	1.70L
49	30°03'	2.58
54E	(61°20')	8.705
57E	(50°03')	4.525
58	124°32'50"	2.10L
59	34°32'50"	1.640L

DIAGRAM 63

1:300

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 192

THIS IS SHEET 192 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET
10 20 30 40 50 60 70 80 90 100 110 120 130 140

DETAIL PLAN
(SHEET 55 OF 97 SHEETS)

LEVEL 5

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 56-57 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 58-60 (LEVEL 6) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- denotes STRATUM LIMIT
- - - denotes EASEMENT LINE
- ↖ denotes SECTION SEE SHEETS 79-97

SEE SHEETS 56 - 57 FOR LEVEL 5 DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 35 AT LEVEL 5 IS 5140m² (IN 1 PART)
THE AREA OF LOT 36 AT LEVEL 5 IS 6855m² (IN 1 PART)
THE AREA OF LOT 37 AT LEVEL 5 IS 5752m² (IN 3 PARTS)
THE AREA OF LOT 39 AT LEVEL 5 IS 4032m² (IN 1 PART)

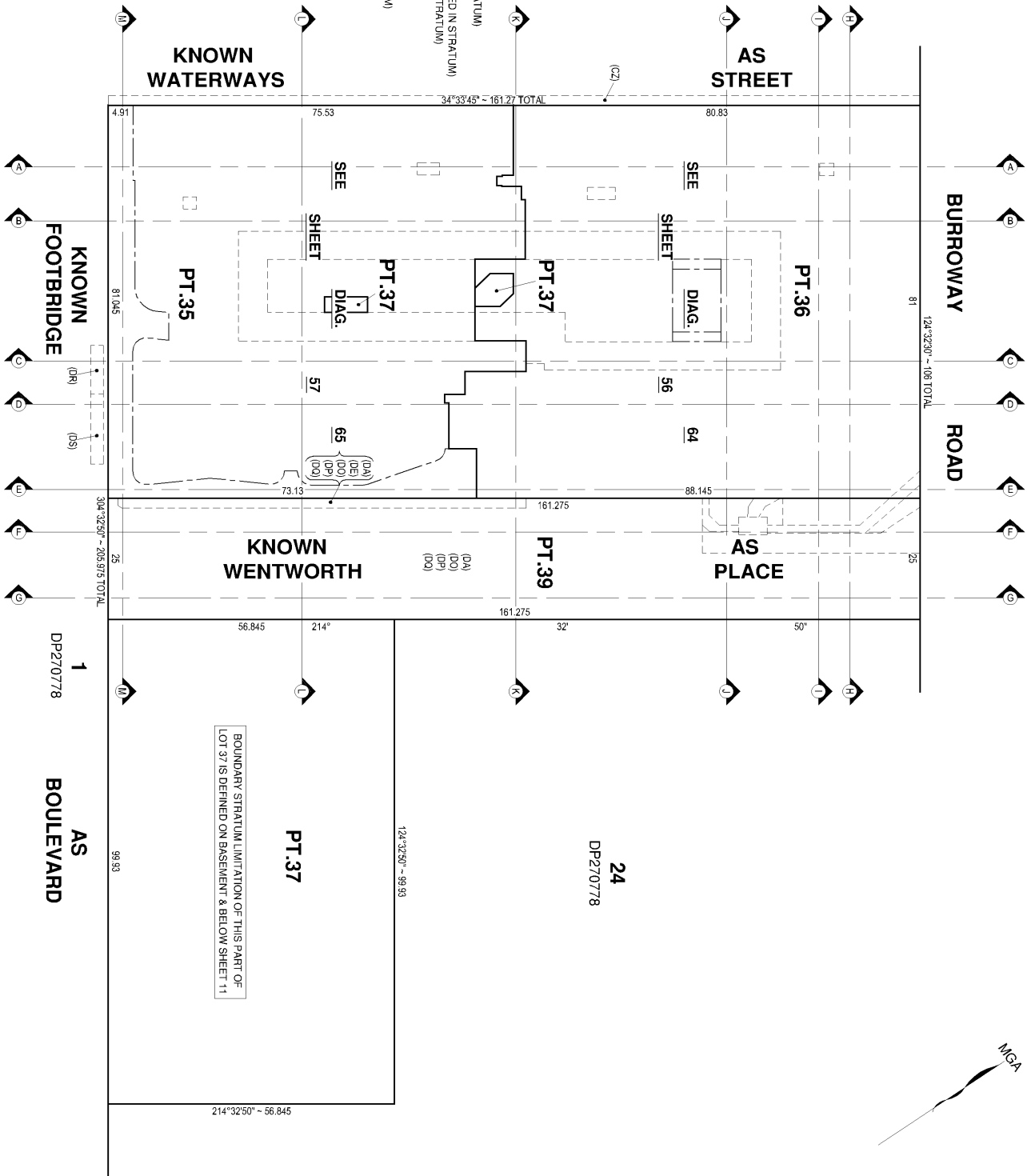
EASEMENTS CREATED BY THIS PLAN:

- (CZ) - EASEMENT TO PERMIT ENROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DE) - EASEMENT TO PERMIT ENROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DQ) - POSITIVE COVENANT
- (DR) - EASEMENT FOR ACCESS AND USE OF PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DQ) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

REFER TO LEVEL 3 MEZZANINE (SHEETS 46-48) FOR EASEMENT (DE) DETAILS



THIS IS SHEET 199 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 193

DETAIL PLAN

LEVEL 5 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 36-60 (LEVEL 6) UNLESS OTHERWISE SHOWN. PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1), 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 55 FOR LOT AREAS OF LEVEL 5
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

DL denotes DEPTH PL OF STRATUM LIMIT
CB denotes COLUMN TO BOUNDARY
C denotes COLUMN TO EASEMENT
CL denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
FOCE denotes FACE OF COLUMN ON EASEMENT
FW denotes FACE OF WALL
W-B denotes WALL TO BOUNDARY
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'30" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CX) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(CZ) EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN ≥ WIDE (LIMITED IN STRATUM)
(DA) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DB) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DG) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DH) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(DI) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DQ) POSITIVE COVENANT
(DX) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

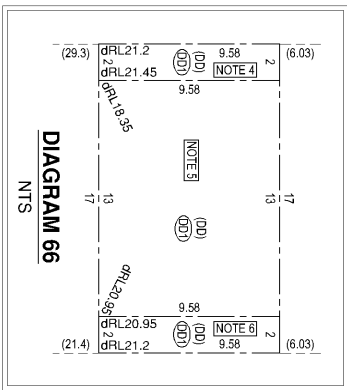
- NOTE 1** PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL21.2 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 36-60 (LEVEL 6)
- NOTE 3** PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL21.2 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 36-60 (LEVEL 6)
- NOTE 4** PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL21.2 AND RL21.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 36-60 (LEVEL 6)
- NOTE 5** PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL18.35 AND RL20.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 36-60 (LEVEL 6)
- NOTE 6** PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL20.35 AND RL21.2 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 36-60 (LEVEL 6)
- NOTE 7** PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL21.2 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 36-60 (LEVEL 6)

SCHEDULE OF EASEMENT LIMITS

- (DD) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (DH2)



#	Bearing	Distance
(9E)	(124°32'50°)	2.55CL
(10E)	(214°32'50°)	2.77CL
(11E)	(304°32'50°)	2.55CL
(12E)	(34°32'50°)	2.77CL
(13E)	(124°32'50°)	2.55FW
(14E)	(214°32'50°)	5.62FW
(15E)	(304°32'50°)	2.55FW
(16E)	(34°32'50°)	5.62FW
(17)	349°32'50°	4.23CL



Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC16/2018
Lengths are in metres. Reduction Ratio 1:300
& AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 194

DETAIL PLAN
(SHEET 57 OF 97 SHEETS)

LEVEL 5 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 58-60 (LEVEL 6) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 55 FOR LOT AREAS OF LEVEL 5
3. DIMENSIONS SHOWN (BRAKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

- C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
FOE denotes FACE OF CONCRETE WALL
FW denotes FACE OF WALL
WB denotes WALL TO BOUNDARY
WE denotes WALL TO EASEMENT

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS CREATED BY THIS PLAN:

- (CZ) EASEMENT TO PERMIT ENCRORCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
(DA) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DE) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DE) EASEMENT TO PERMIT ENCRORCHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) POSITIVE COVENANT
(DR) EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
(DS) EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
(EC) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL21.2 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 58-60 (LEVEL 6)
- NOTE 2 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL21.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 58-60 (LEVEL 6)
- NOTE 3 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL21.2 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 58-60 (LEVEL 6)
- NOTE 7 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL21.2 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 58-60 (LEVEL 6)

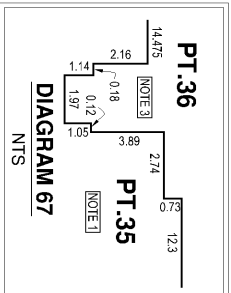
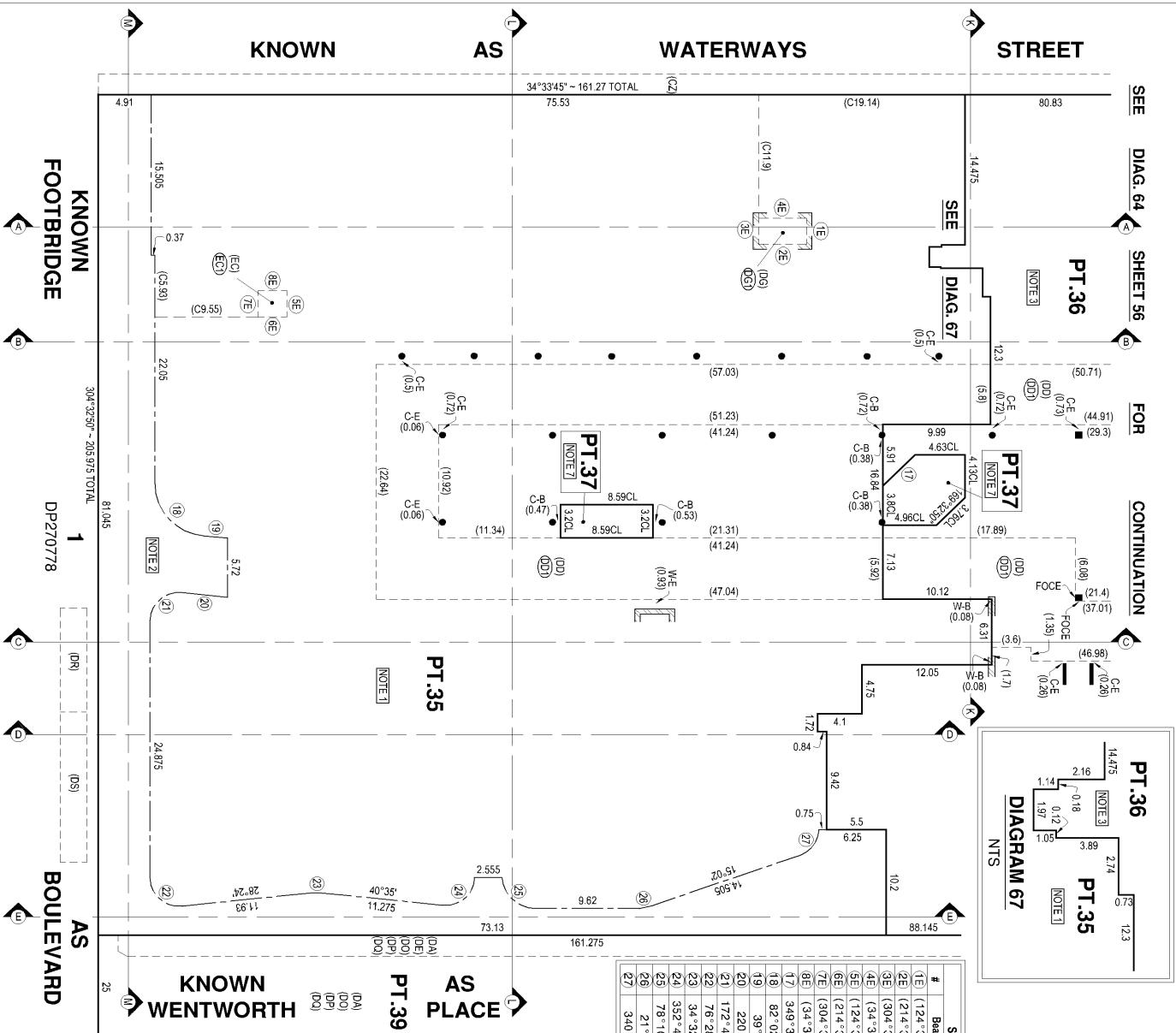
SCHEDULE OF EASEMENT LIMITS

- (DD) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (EC) AFFECTED PART LOT

REFER TO LEVEL 3 MEZZANINE (SHEETS 46-48) FOR EASEMENT (DE) DETAILS

THIS IS SHEET 195 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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#	Bearing	Distance	Radius	Arc
1E	(124°32'50"	2.55W		
2E	(214°32'50"	4.45W		
3E	(304°32'50"	2.55W		
4E	(34°32'50"	4.45W		
5E	(124°32'50"	2.55CL		
6E	(214°32'50"	2.55CL		
7E	(304°32'50"	2.55CL		
8E	(34°32'50"	4.23CL		
17	349°32'50"	2.68CL		
18	82°02'50"	6.75S		
19	39°33'	2.18S		
20	220°56'	4.21S		
21	172°44'25"	4.02S		
22	76°28'25"	4.02		
23	34°32'50"	1.05S		
24	352°46'10"	4		
25	78°10'05"	4.30S		
26	21°55'	1.21S		
27	340°30'	3.06		

DIAGRAM 65
1:300

Surveyor: MICHAEL TRIFIRO

Date of Survey: 30/01/2018

Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300 & AS SHOWN

Registered

26.4.2018

DP 270778

ADDITIONAL SHEET 195

LEVEL 6

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCL PLANS SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

A denotes SECTION SEE SHEETS 79-97

SEE SHEETS 59 - 60 FOR LEVEL 6 DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 35 AT LEVEL 6 IS 6218m² (IN 1 PART)
THE AREA OF LOT 36 AT LEVEL 6 IS 6777m² (IN 2 PARTS)
THE AREA OF LOT 37 AT LEVEL 6 IS 5752m² (IN 3 PARTS)
THE AREA OF LOT 39 AT LEVEL 6 IS 4032m² (IN 1 PART)

- (C2) - EASEMENT PERMIT ENROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (D4) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (D0) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (D0) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (D0) POSITIVE COVENANT
- (D0) - EASEMENT FOR ACCESS AND USE PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (D0) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

EASEMENT'S (DA), (DO), (DP) AND POSITIVE COVENANT (DQ) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ, DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT



10	20	30	40	50	Table of mm	90	100	110	120	130	140
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DP 270778

DETAIL PLAN

LEVEL 6 (CONT.)
(SHEET 59 OF 97 SHEETS)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 61-63 (LEVEL 7) UNLESS OTHERWISE SHOWN. PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 58 FOR LOT AREAS OF LEVEL 6
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIEXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

dRL denotes DEPTH RL OF STRATUM LIMIT
C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
C denotes CONNECTION
CCL denotes CENTRE OF CONCRETE WALL
FOCE denotes FACE OF COLUMN ON EASEMENT
FW denotes FACE OF WALL
WB denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

--- denotes SECTION SEE SHEETS 79-97
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS P.L.N.

- (CX) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(CZ) EASEMENT TO PERMIT ENCHOACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
(DA) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DB) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DG) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DH) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DD) POSITIVE COVENANT
(DO) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)
(DZ) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

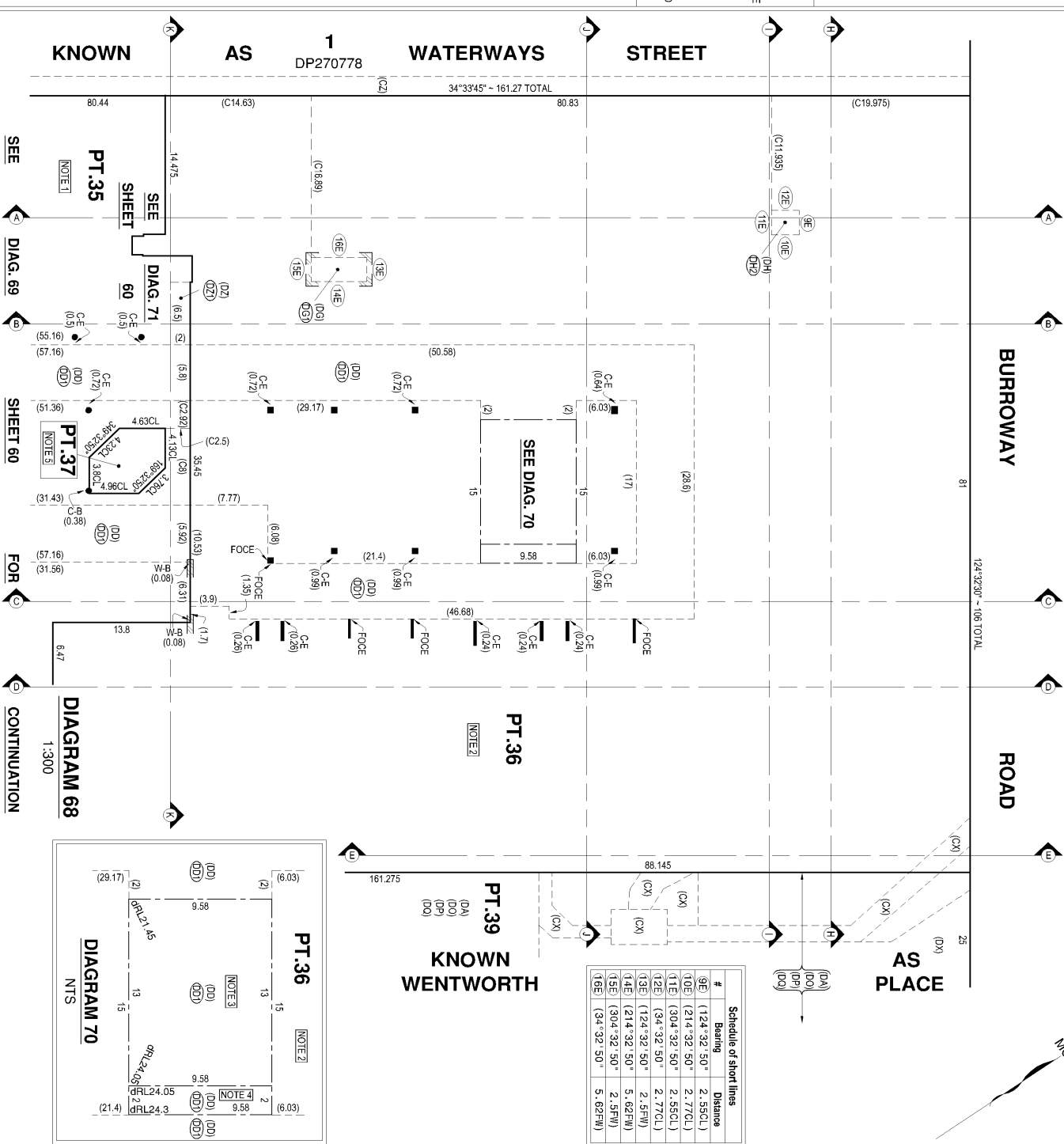
- NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL24.3 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 61-63 (LEVEL 7)
- NOTE 2 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL24.3 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 61-63 (LEVEL 7)
- NOTE 3 PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL24.45 AND RL24.05 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 61-63 (LEVEL 7)
- NOTE 4 PART LOT 36 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL24.05 AND RL24.3 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 61-63 (LEVEL 7)
- NOTE 5 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL24.3 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 61-63 (LEVEL 7)

SCHEDULE OF EASEMENT LIMITS

- (DD1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (DG1) (DH2) (DZ1)

WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION

ePlan SHEET 59 OF 97 SHEETS



#	Bearing	Distance
(9E)	(124°32'50" - 2.55CL)	2.77CL
(10E)	(214°32'50" - 2.55CL)	2.77CL
(11E)	(304°32'50" - 2.55CL)	2.77CL
(12E)	(34°32'50" - 2.55CL)	2.77CL
(13E)	(124°32'50" - 2.55FW)	2.55FW
(14E)	(214°32'50" - 2.55FW)	2.55FW
(15E)	(304°32'50" - 2.55FW)	2.55FW
(16E)	(34°32'50" - 2.55FW)	2.55FW

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300
& AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 197

DETAIL PLAN

(SHEET 60 OF 97 SHEETS)

LEVEL 6 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 61-63 (LEVEL 7) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 58 FOR LOT AREAS OF LEVEL 6
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

- C-B denotes COLUMN TO BOUNDARY
C-E denotes COLUMN TO EASEMENT
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
FOE denotes FACE OF COLUMN ON EASEMENT
FW denotes FACE OF WALL
WB denotes WALL TO BOUNDARY
WE denotes WALL TO EASEMENT

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 79-97
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CZ) EASEMENT TO PERMIT ENDOCHANGING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
(DA) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DB) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DG) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DR) POSITIVE COVENANT
(DS) EASEMENT FOR ACCESS AND USE OF PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
(DT) EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
(DZ) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(EC) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL424.3 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 61-63 (LEVEL 7)

NOTE 2 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL424.3 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 61-63 (LEVEL 7)

NOTE 5 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL424.3 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 61-63 (LEVEL 7)

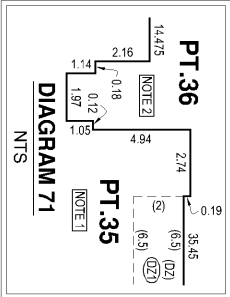
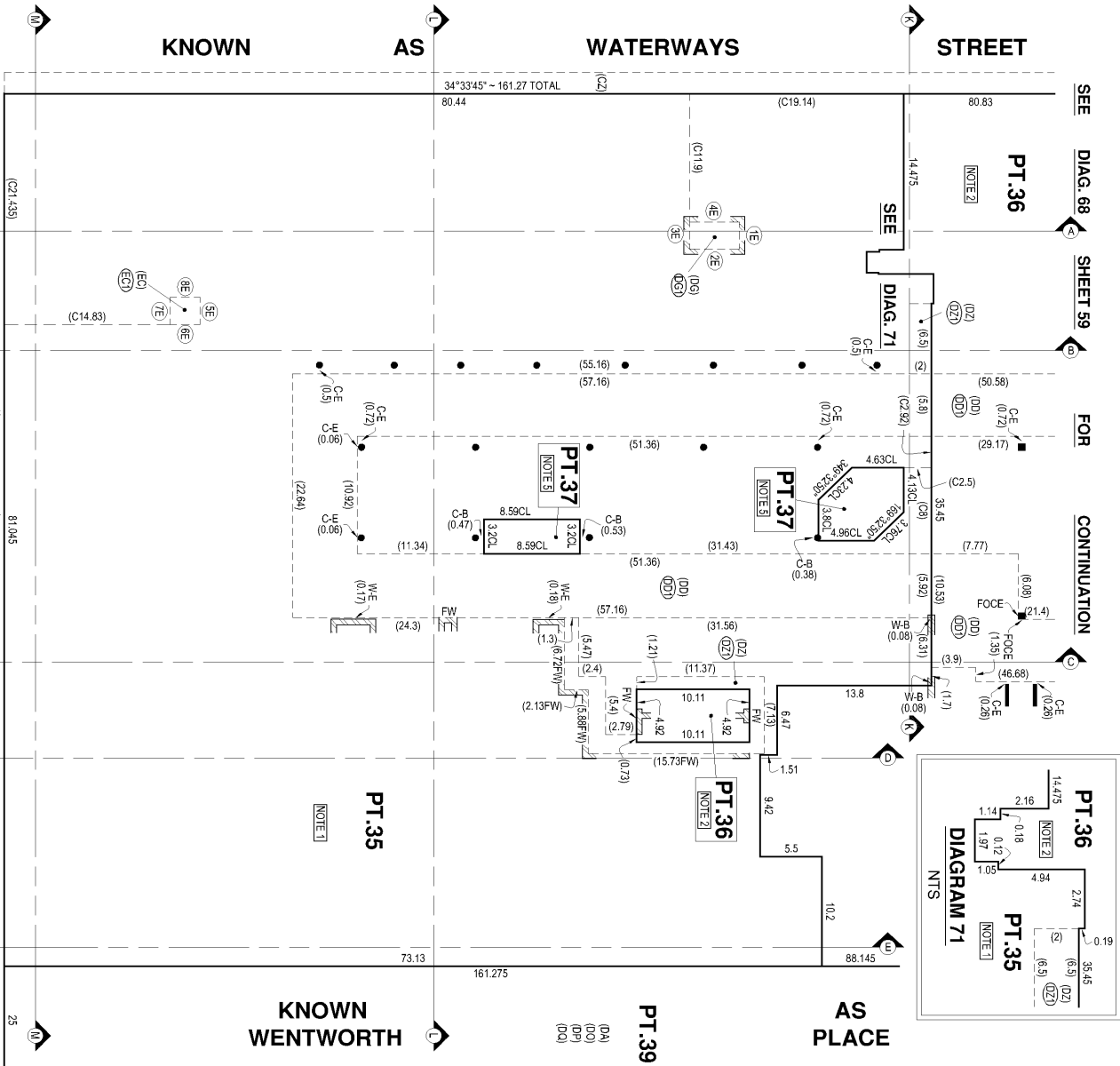
SCHEDULE OF EASEMENT LIMITS

(DD1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
(EC) (EC1) (EC2) (EC3) (EC4) (EC5) (EC6) (EC7) (EC8) (EC9) (EC10) (EC11) (EC12) (EC13) (EC14) (EC15) (EC16) (EC17) (EC18) (EC19) (EC20) (EC21) (EC22) (EC23) (EC24) (EC25) (EC26) (EC27) (EC28) (EC29) (EC30) (EC31) (EC32) (EC33) (EC34) (EC35) (EC36) (EC37) (EC38) (EC39) (EC40) (EC41) (EC42) (EC43) (EC44) (EC45) (EC46) (EC47) (EC48) (EC49) (EC50) (EC51) (EC52) (EC53) (EC54) (EC55) (EC56) (EC57) (EC58) (EC59) (EC60) (EC61) (EC62) (EC63) (EC64) (EC65) (EC66) (EC67) (EC68) (EC69) (EC70) (EC71) (EC72) (EC73) (EC74) (EC75) (EC76) (EC77) (EC78) (EC79) (EC80) (EC81) (EC82) (EC83) (EC84) (EC85) (EC86) (EC87) (EC88) (EC89) (EC90) (EC91) (EC92) (EC93) (EC94) (EC95) (EC96) (EC97) (EC98) (EC99) (EC100)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DR) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT
EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 196 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Scale of 7mm													



#	Bearing	Distance
(1E)	(124°32'50°)	2.5(FW)
(2E)	(214°32'50°)	4.45(FW)
(3E)	(304°32'50°)	2.5(FW)
(4E)	(34°32'50°)	4.45(FW)
(5E)	(124°32'50°)	2.55(CL)
(6E)	(214°32'50°)	2.68(CL)
(7E)	(304°32'50°)	2.55(CL)
(8E)	(34°32'50°)	2.68(CL)

DIAGRAM 69

1:300

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300 & AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 196

DETAIL PLAN
(SHEET 61 OF 97 SHEETS)

LEVEL 7

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES SHOWN ON SHEETS 62-63 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 64-65 (LEVEL 8) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 79-97

SEE SHEETS 62 - 63 FOR LEVEL 7 DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

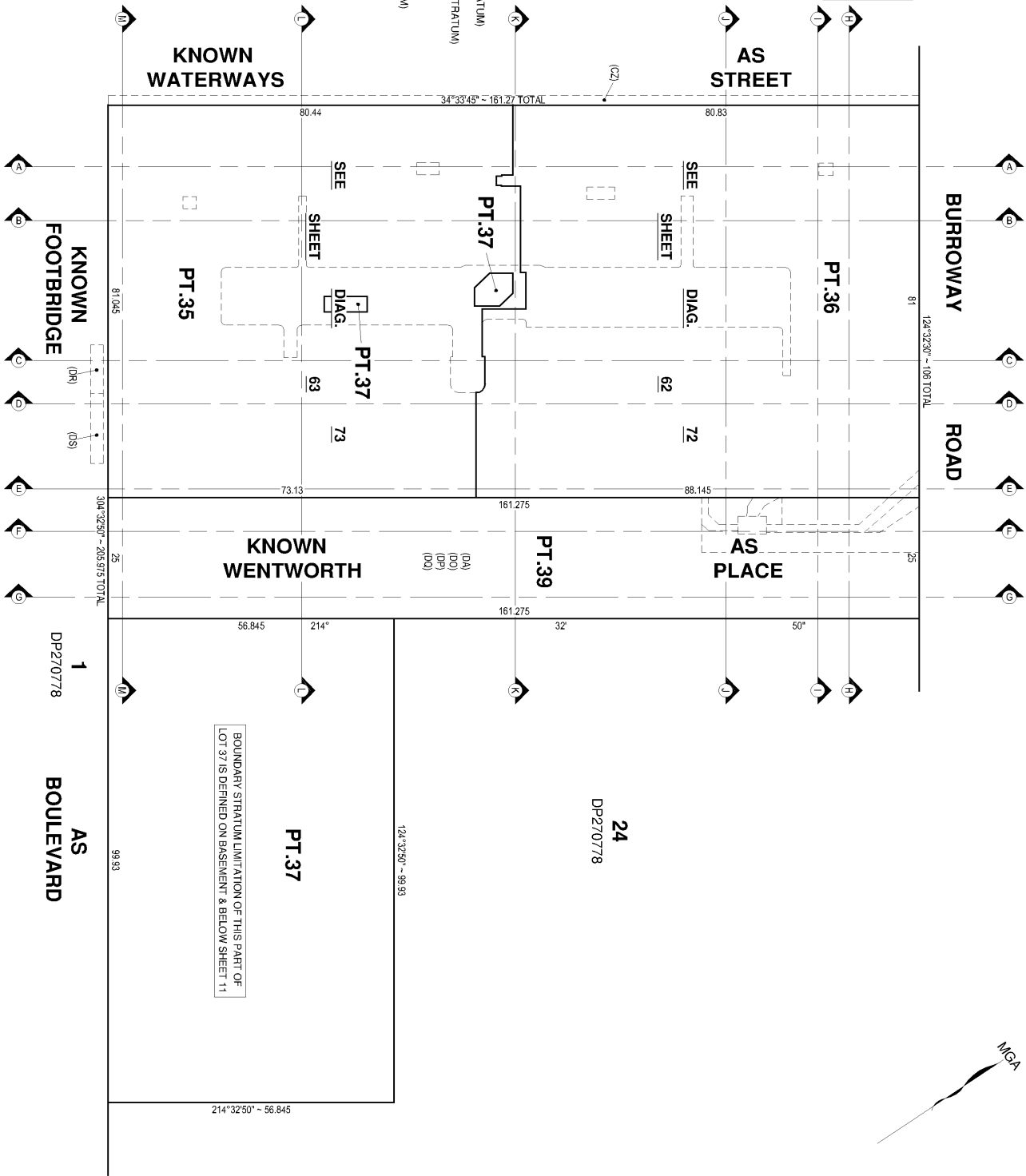
THE AREA OF LOT 36 AT LEVEL 7 IS 6227m² (IN 1 PART)
THE AREA OF LOT 38 AT LEVEL 7 IS 6758m² (IN 1 PART)
THE AREA OF LOT 37 AT LEVEL 7 IS 5732m² (IN 3 PARTS)
THE AREA OF LOT 39 AT LEVEL 7 IS 4032m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (CZ) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DQ) - POSITIVE COVENANT
- (DR) - EASEMENT FOR ACCESS AND USE OF PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DQ) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT



THIS IS SHEET 199 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 199

DETAIL PLAN
(SHEET 62 OF 97 SHEETS)

LEVEL 7 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 64-65 (LEVEL 8) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 61 FOR LOT AREAS OF LEVEL 7
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY "C" WHICH THEN INDICATES A CONNECTION DIMENSION

C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
FW denotes FACE OF WALL

denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'30" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CX) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(CZ) EASEMENT TO PERMIT ENCLOSING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
(DA) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DB) RIGHT OF ACCESS AND USE RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
(DG) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DH) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(DI) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) POSITIVE COVENANT
(DX) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL27.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 64-65 (LEVEL 8)
- NOTE 2 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL27.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 64-65 (LEVEL 8)
- NOTE 3 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL27.35 AND UNLIMITED IN HEIGHT

SCHEDULE OF EASEMENT LIMITS

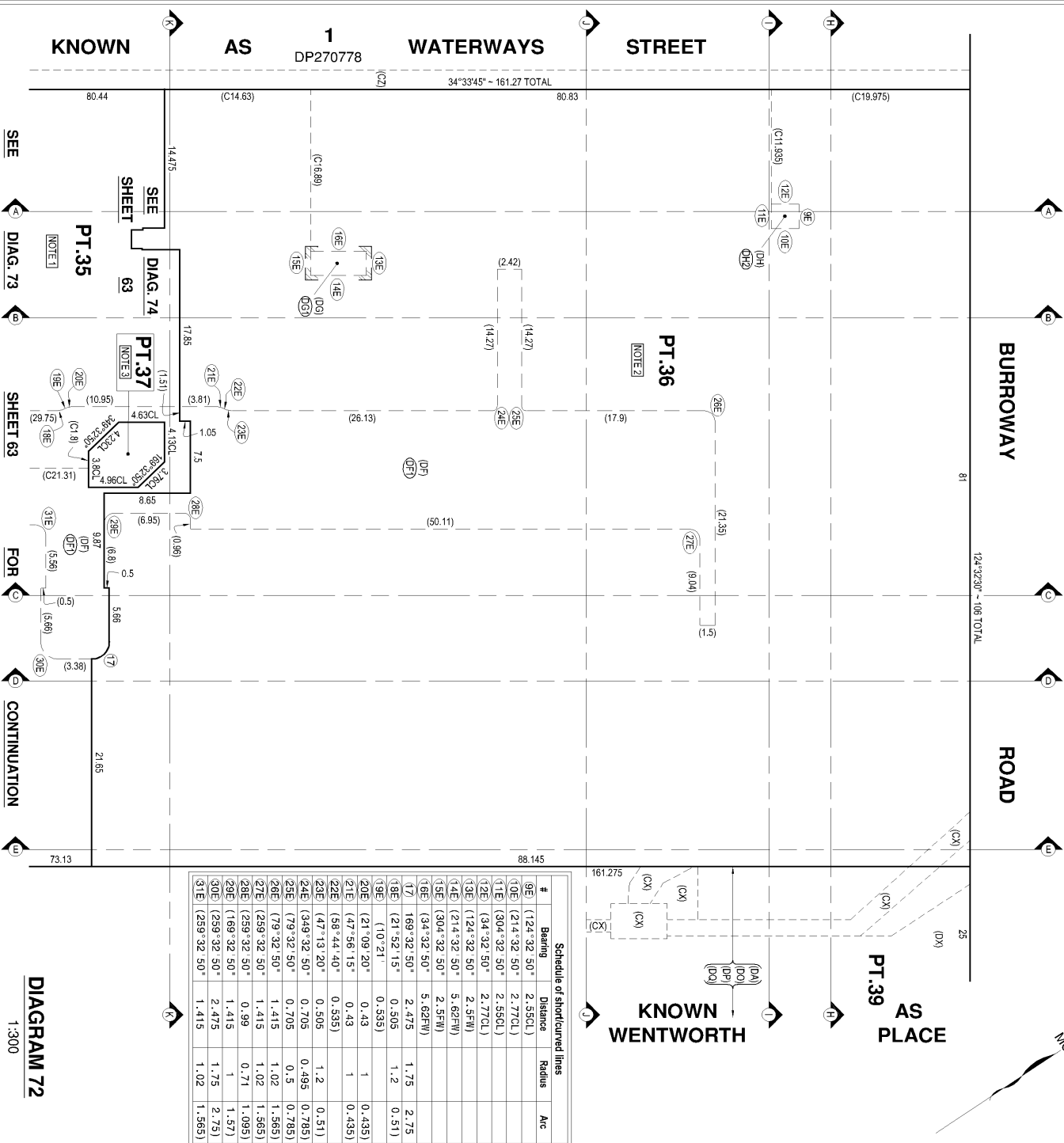
- (DF) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (DH2)

REFER TO BASEMENT & BELOW SHEETS (SHEETS 3-11) AND LEVEL 1 (SHEETS 12-24) FOR EASEMENTS (CX) AND (DX) DETAILS

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 200 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



#	Bearing	Distance	Radius	Arc
1	(124°32'50"	2.55CL		
2	(124°32'50"	2.77CL		
3	(304°32'50"	2.55CL		
4	(34°32'50"	2.77CL		
5	(124°32'50"	2.5FW		
6	(214°32'50"	5.62FW		
7	(304°32'50"	2.5FW		
8	(34°32'50"	5.62FW		
9	(124°32'50"	2.47S	1.75	2.75
10	(21°52'15"	0.50S	1.2	0.51
11	(10°21"	0.53S		
12	(21°09'20"	0.43	1	0.43S
13	(47°56'15"	0.43	1	0.43S
14	(58°44'40"	0.53S		
15	(47°13'20"	0.50S	1.2	0.51
16	(349°32'50"	0.70S	0.49S	0.78S
17	(79°32'50"	0.70S	0.5	0.78S
18	(79°32'50"	1.41S	1.02	1.56S
19	(259°32'50"	1.41S	1.02	1.56S
20	(259°32'50"	0.99	1	1.09S
21	(169°32'50"	1.41S	1	1.57
22	(259°32'50"	2.47S	1.75	2.75
23	(259°32'50"	1.41S	1.02	1.56S

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC16/2018
Lengths are in metres. Reduction Ratio 1:300

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 200

DETAIL PLAN
(SHEET 63 OF 97 SHEETS)

LEVEL 7 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 64-65 (LEVEL 8) UNLESS OTHERWISE SHOWN. PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCISED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 61 FOR LOT AREAS OF LEVEL 7
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY "C" WHICH THEN INDICATES A CONNECTION DIMENSION

- C denotes CONNECTION
- CL denotes CENTRE OF CONCRETE WALL
- FW denotes FACE OF WALL

denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CZ) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DF) - RIGHT OF ACCESS AND USE RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (DG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT
- (DR) - EASEMENT FOR ACCESS AND USE PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (EO) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2/35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 64-65 (LEVEL 8)
- NOTE 2 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2/35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 64-65 (LEVEL 8)
- NOTE 3 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2/35 AND UNLIMITED IN HEIGHT

SCHEDULE OF EASEMENT LIMITS

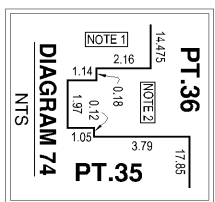
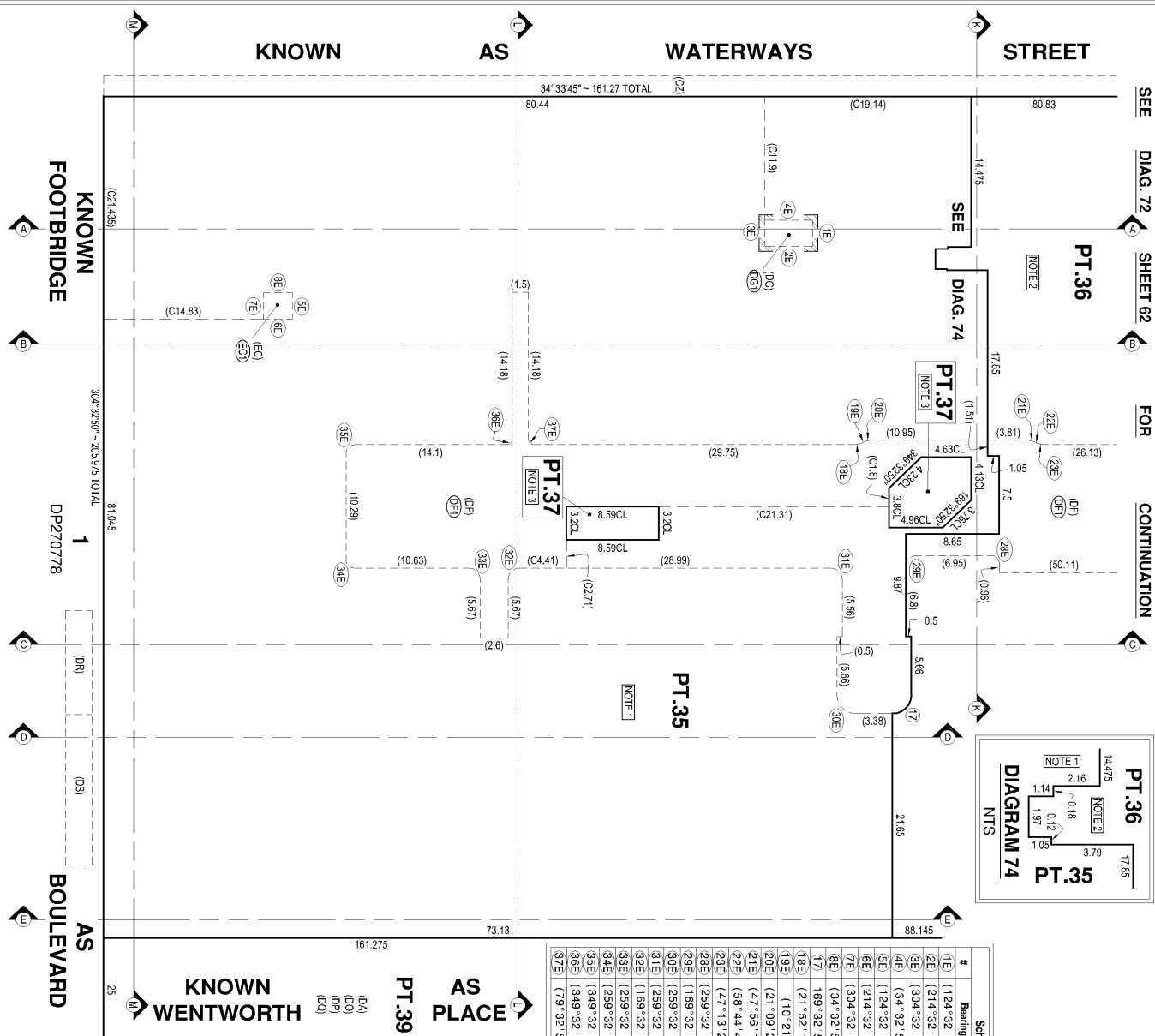
INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 201 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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#	Bearing	Distance	Radius	Arc
1E	(124°32'50"	2.57W		
2E	(124°32'50"	4.45W		
3E	(304°32'50"	2.57W		
4E	(304°32'50"	4.45W		
5E	(124°32'50"	2.55CL		
6E	(214°32'50"	2.55CL		
7E	(34°32'50"	2.68CL		
8E	(34°32'50"	2.68CL		
17	169°32'50"	2.47S	1.75	2.75
18E	(21°32'15"	0.50S	1.2	0.51
19E	(10°21"	0.53S		
20E	(21°09'20"	0.43	1	0.43S
21E	(47°56'15"	0.43	1	0.43S
22E	(58°44'40"	0.53S		
23E	(47°13'20"	0.50S	1.2	0.51
24E	(259°32'50"	0.99	0.71	1.09S
25E	(169°32'50"	1.41S	1	1.57
26E	(259°32'50"	2.47S	1.75	2.75
27E	(259°32'50"	1.41S	1.02	1.56S
28E	(169°32'50"	1.41S	1	1.57
29E	(259°32'50"	1.13	0.8	1.25S
30E	(349°32'50"	1.13	0.8	1.25S
31E	(349°32'50"	0.70S	0.5	0.78S
32E	(79°32'50"	0.70S	0.5	0.78S

DIAGRAM 73
1:300

KNOWN FOOTBRIDGE
DP270778
1

AS BOULEVARD
1:300

DIAGRAM 73
1:300

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300 & AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 201

DETAIL PLAN
(SHEET 64 OF 97 SHEETS)

LEVEL 8

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOT'S LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES SHOWN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 66-68 (LEVELS 9 - 20) UNLESS OTHERWISE SHOWN.
PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

- C denotes CONNECTION
- CL denotes CENTRE OF CONCRETE WALL
- FW denotes FACE OF WALL
- FWP denotes FACE OF PLASTERBOARD WALL

- denotes STRATUM LIMIT
- - - denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 35 AT LEVEL 8 IS 6140m² (IN 1 PART)
THE AREA OF LOT 36 AT LEVEL 8 IS 5665m² (IN 9 PARTS)
THE AREA OF LOT 37 AT LEVEL 8 IS 6922m² (IN 4 PARTS)
THE AREA OF LOT 39 AT LEVEL 8 IS 4032m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (C2) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT
- (DR) - EASEMENT FOR ACCESS AND USE PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (EC) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL90.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 66-68 (LEVELS 9 - 20)
- NOTE 2 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL90.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 66-68 (LEVELS 9 - 20)
- NOTE 3 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL90.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 66-68 (LEVELS 9 - 20)
- NOTE 8 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 7 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 7 (SHEETS 61-63)

SCHEDULE OF EASEMENT LIMITS

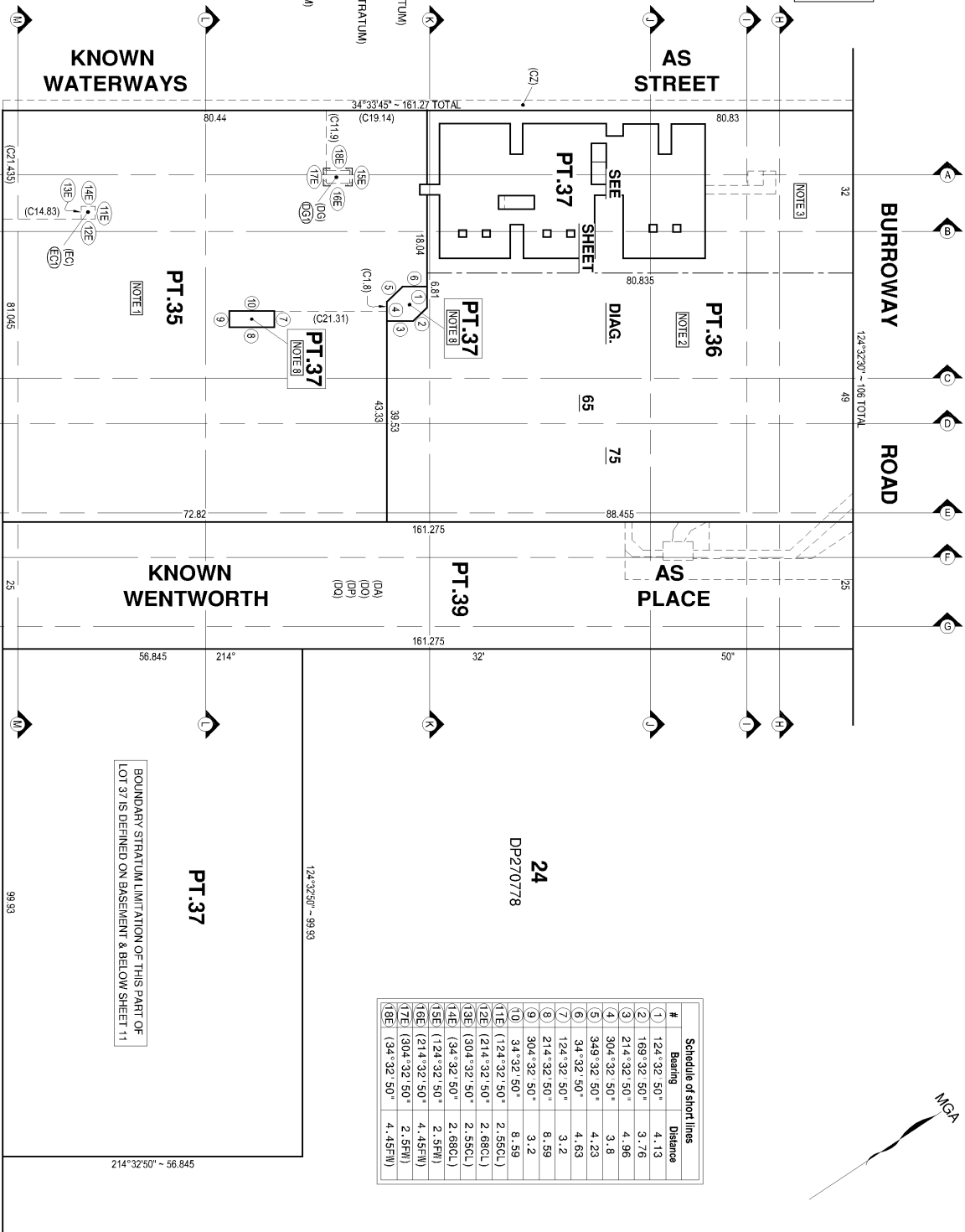
- (DG1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (EC1)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (C2), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 202 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of Feet	60	70	80	90	100	110	120	130	140
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#	Bearing	Distance
1	124°32'50"	4.13
2	169°32'50"	3.76
3	214°32'50"	4.96
4	304°32'50"	3.8
5	349°32'50"	4.23
6	34°32'50"	4.63
7	124°32'50"	3.2
8	214°32'50"	8.59
9	304°32'50"	3.2
10	34°32'50"	8.59
11E	(124°32'50" 2.55CL)	
12E	(214°32'50" 2.68CL)	
13E	(304°32'50" 2.55CL)	
14E	(34°32'50" 2.68CL)	
15E	(124°32'50" 2.5FW)	
16E	(214°32'50" 4.45FW)	
17E	(304°32'50" 2.5FW)	
18E	(34°32'50" 4.45FW)	

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC16/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 202

LEVEL 8 (CONT.)

DETAIL PLAN
(SHEET 65 OF 97 SHEETS)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANE AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 66-68 (LEVELS 9 - 20) UNLESS OTHERWISE SHOWN.
PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1), 3 & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
 2. SEE SHEET 64 FOR LOT AREAS OF LEVEL 8
 3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE
- denotes STRATUM LIMIT
--- denotes EASEMENT LINE
A denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'20" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(CZ) - EASEMENT TO PERMIT ENOUGHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DG) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DH) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DX) - POSITIVE COVERAGE
(DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1
PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL30.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 66-68 (LEVELS 9 - 20)
- NOTE 2
PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL30.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 66-68 (LEVELS 9 - 20)
- NOTE 3
PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL30.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 66-68 (LEVELS 9 - 20)
- NOTE 4
PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL30.7 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL33.55. PART LOT 37 EXISTS ABOVE THE HORIZONTAL PLANE AT RL33.55 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 36 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 66-68 (LEVELS 9 - 20)
- NOTE 5
PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL30.7 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL32.15. PART LOT 37 EXISTS ABOVE THE HORIZONTAL PLANE AT RL32.15 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 36 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 66-68 (LEVELS 9 - 20)
- NOTE 6
PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL30.7 AND UNLIMITED IN HEIGHT
- NOTE 7
PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL30.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 66-68 (LEVELS 9 - 20)
- NOTE 8
THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 7 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 7 (SHEETS 61-63)

SCHEDULE OF EASEMENT LIMITS

- (CG1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
- (DH2)

THIS IS SHEET 203 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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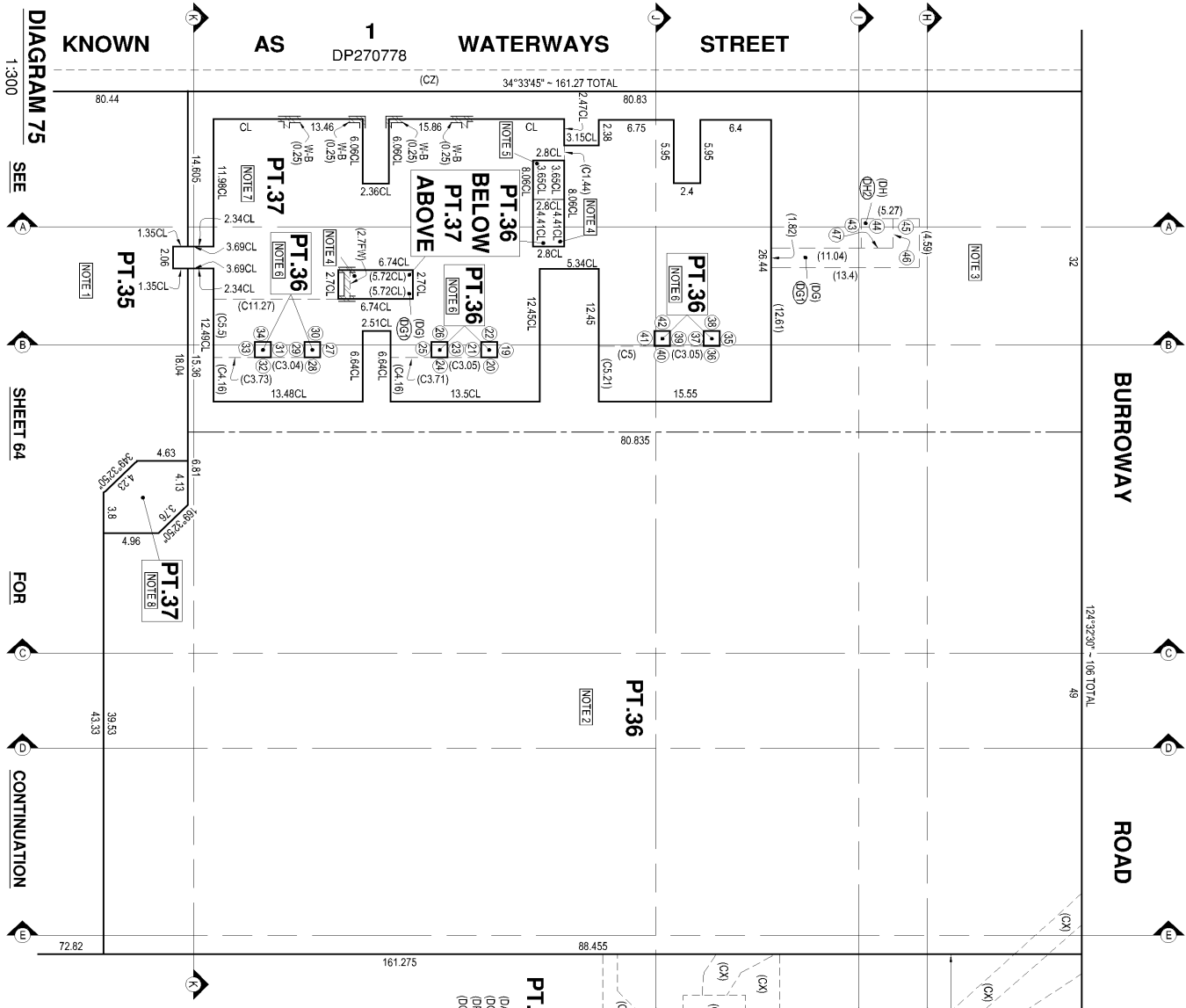


DIAGRAM 75
1:300
SEE

SHEET 64

FOR

CONTINUATION

u

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

KNOWN WENTWORTH

#	Bearing	Distance
19	124°32'50"	1.430L
20	214°32'50"	1.430L
21	304°32'50"	1.430L
22	34°32'50"	1.430L
23	124°32'50"	1.430L
24	214°32'50"	1.430L
25	304°32'50"	1.430L
26	34°32'50"	1.430L
27	124°32'50"	1.430L
28	214°32'50"	1.430L
29	304°32'50"	1.430L
30	34°32'50"	1.430L
31	124°32'50"	1.430L
32	214°32'50"	1.430L
33	304°32'50"	1.430L
34	34°32'50"	1.430L
35	124°32'50"	1.430L
36	214°32'50"	1.430L
37	304°32'50"	1.430L
38	34°32'50"	1.430L
39	124°32'50"	1.430L
40	214°32'50"	1.430L
41	304°32'50"	1.430L
42	34°32'50"	1.430L
43	304°32'50"	2.77
44	34°32'50"	2.91
45	34°32'50"	2.36
46	124°32'50"	2.77
47	214°32'50"	2.91

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 203

DETAIL PLAN
(SHEET 66 OF 97 SHEETS)

LEVELS 9 - 20

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANE SHOWN ON SHEETS 67, 68 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 69, 71 (LEVEL 21) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12, 24 (LEVEL 1) & 35, 45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 79, 97

SEE SHEETS 67 - 68 FOR LEVELS 9 - 20 DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 35 AT LEVELS 9 - 20 IS 4936m² (IN 9 PARTS)
THE AREA OF LOT 36 AT LEVELS 9 - 20 IS 5645m² (IN 7 PARTS)
THE AREA OF LOT 37 AT LEVELS 9 - 20 IS 8156m² (IN 5 PARTS)
THE AREA OF LOT 39 AT LEVELS 9 - 20 IS 4022m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (CZ) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DQ) - POSITIVE COVENANT
- (DR) - EASEMENT FOR ACCESS AND USE PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

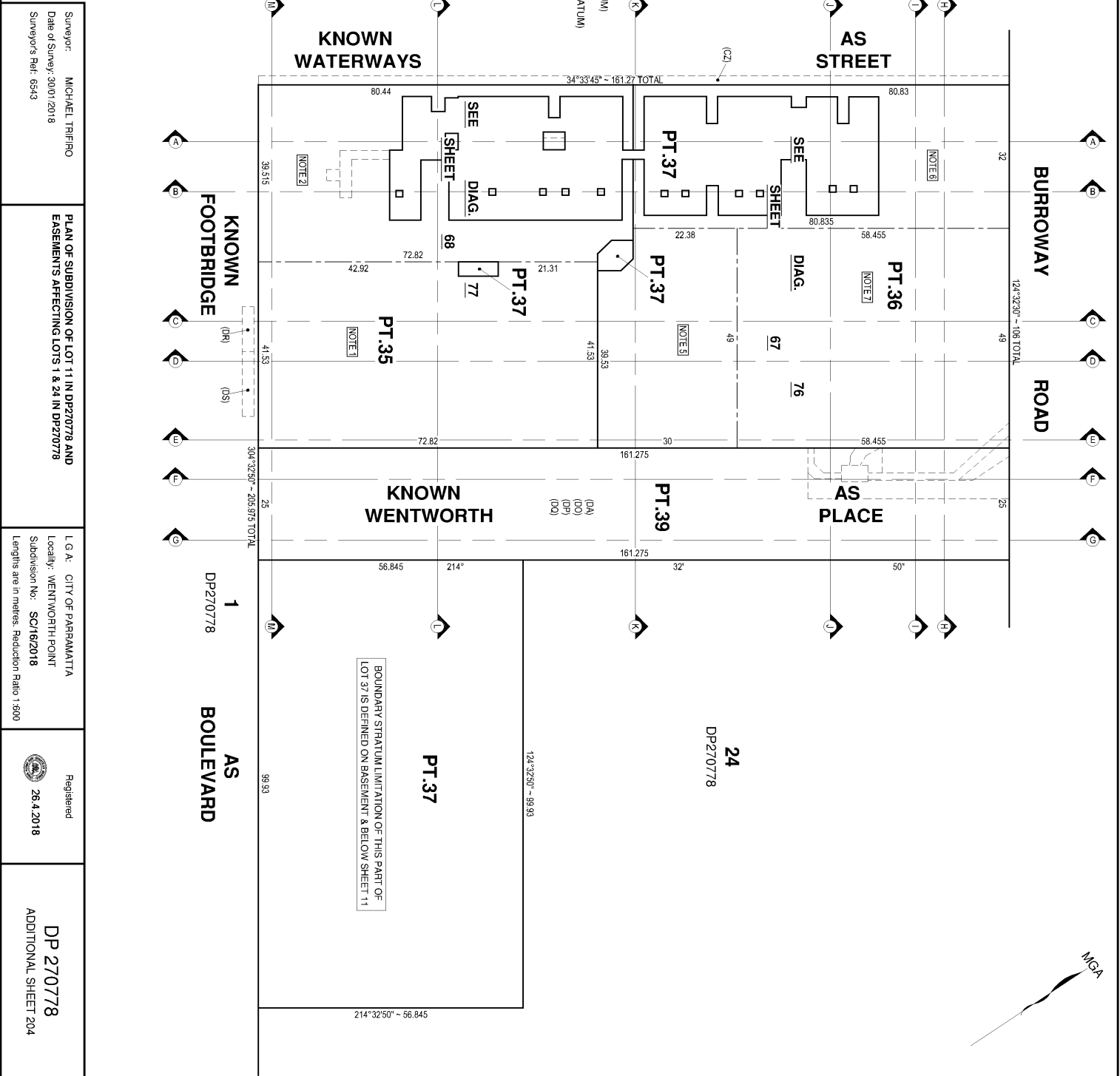
- NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 75, 78 (LEVEL 29 & ABOVE)
- NOTE 2 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.8 AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.65 AND UNLIMITED IN HEIGHT
- NOTE 6 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.8 AND UNLIMITED IN HEIGHT
- NOTE 7 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 69, 71 (LEVEL 21)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DQ) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 204 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of Feet	60	70	80	90	100	110	120	130	140
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Surveyor: MICHAEL TRIFFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 204

DETAIL PLAN
(SHEET 67 OF 97 SHEETS)

LEVELS 9 - 20 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANE AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 69-71 (LEVEL 21) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLUDED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 66 FOR LOT AREAS OF LEVELS 9 - 20
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL

--- denotes STRATUM LIMIT

A denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'00" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (CZ) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DD) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT
- (DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

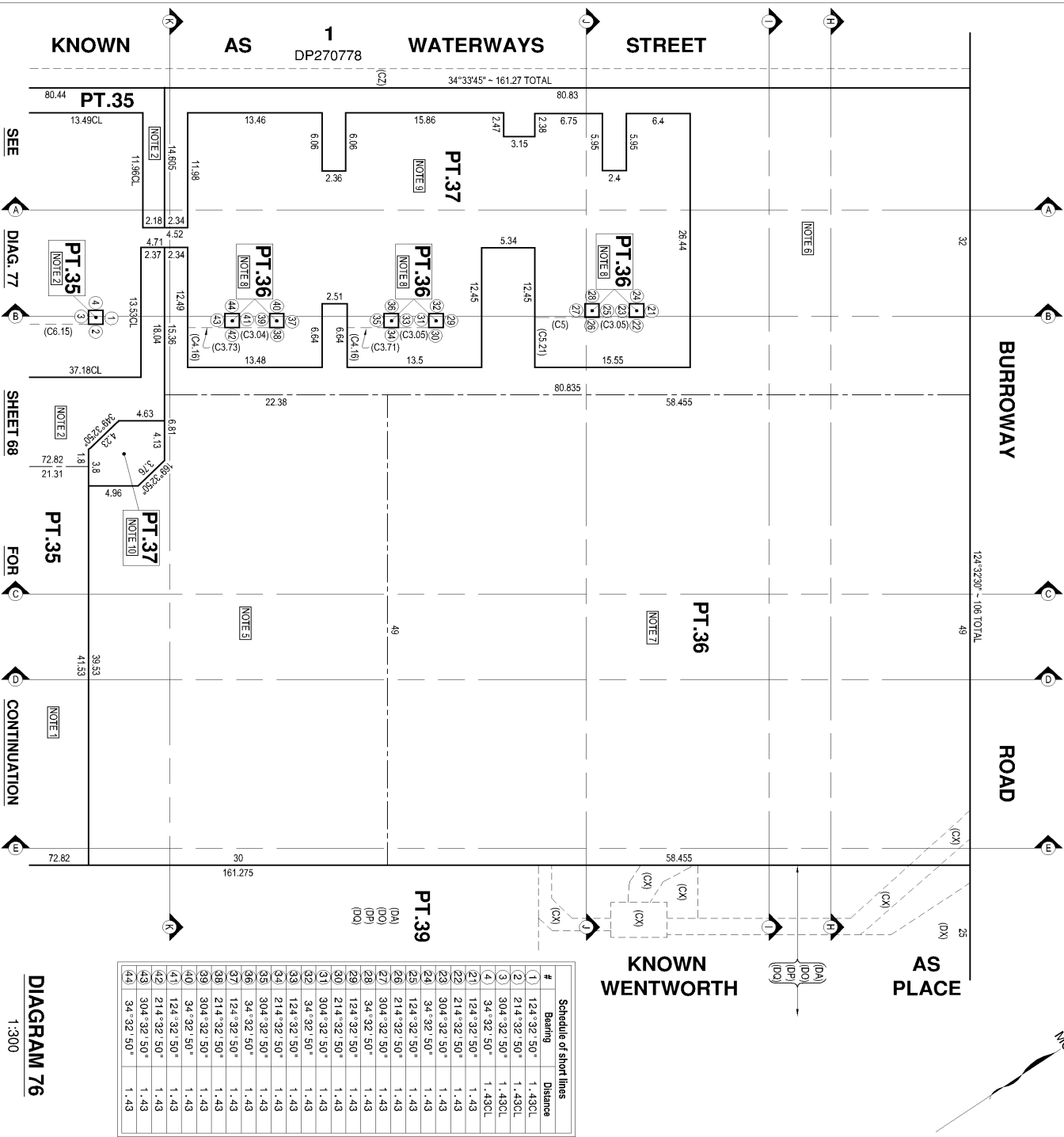
- NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 75-78 (LEVEL 29 & ABOVE)
- NOTE 2 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.8 AND UNLIMITED IN HEIGHT
- NOTE 5 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.65 AND UNLIMITED IN HEIGHT
- NOTE 6 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.8 AND UNLIMITED IN HEIGHT
- NOTE 7 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 69-71 (LEVEL 21)
- NOTE 8 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 8 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 8 (SHEET 64-65)
- NOTE 9 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.8 AND UNLIMITED IN HEIGHT
- NOTE 10 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 7 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 7 (SHEET 61-63)

REFER TO BASEMENT & BELOW (SHEETS 4-11) AND LEVEL 1 (SHEETS 12-24) FOR EASEMENTS (CA) AND (DX) DETAILS

EASEMENTS (DA), (DD), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 205 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



Schedule of short lines		
#	Bearing	Distance
1	124°32'50"	1.43CL
2	214°32'50"	1.43CL
3	304°32'50"	1.43CL
4	34°32'50"	1.43CL
21	124°32'50"	1.43
22	214°32'50"	1.43
23	304°32'50"	1.43
24	34°32'50"	1.43
25	124°32'50"	1.43
26	214°32'50"	1.43
27	304°32'50"	1.43
28	34°32'50"	1.43
29	124°32'50"	1.43
30	214°32'50"	1.43
31	304°32'50"	1.43
32	34°32'50"	1.43
33	124°32'50"	1.43
34	214°32'50"	1.43
35	304°32'50"	1.43
36	34°32'50"	1.43
37	124°32'50"	1.43
38	214°32'50"	1.43
39	304°32'50"	1.43
40	34°32'50"	1.43
41	124°32'50"	1.43
42	214°32'50"	1.43
43	304°32'50"	1.43
44	34°32'50"	1.43

DIAGRAM 76

1:300

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 205

LEVELS 9 - 20 (CONT.)

PART LOTS 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANS AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 69-71 (LEVEL 21) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANS SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 2) AND UNLIMITED IN HEIGHT.

- NOTES
1. ALL ELEVATIONS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM.
 2. SEE SHEET 66 FOR LOT AREAS OF LEVELS 9 - 20.
 3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PERKINDED BY WHICH THEN DIMENSION SHOWN IN CONNECTION WITH THE EASEMENT LINE.
 4. DIMENSION OR UNLESS SPECIFIC AN OFFSET DISTANCE TO A STRUCTURE.

- LEGEND
- C denotes CONNECTION
 - CL denotes CENTRE OF CONCRETE WALL
 - FWP denotes FACE OF WALL
 - FWP denotes FACE OF PLASTERBOARD WALL
 - denotes STRATUM LIMIT
 - denotes EASEMENT LINE
 - denotes SECTION SEE SHEETS 79-97

EASEMENTS CREATED BY THIS PLAN:

- (C2) - EASEMENT TO PERMIT ERECTING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DN) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DG) - EASEMENT FOR FEES FROM ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT
- (DN) - EASEMENT FOR ACCESS AND USE OF PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (EC) - RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1: PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL36.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 75-78 (LEVEL 29 & ABOVE).
- NOTE 2: PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.8 AND UNLIMITED IN HEIGHT.
- NOTE 3: PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.8 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL36.55. PART LOT 37 EXISTS ABOVE THE HORIZONTAL PLANE AT RL36.55 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 35 AND IS UNLIMITED IN HEIGHT.
- NOTE 4: PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.8 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL36.0. PART LOT 37 EXISTS ABOVE THE HORIZONTAL PLANE AT RL36.0 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 35 AND IS UNLIMITED IN HEIGHT.
- NOTE 5: PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.65 AND UNLIMITED IN HEIGHT.
- NOTE 6: PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.8 AND UNLIMITED IN HEIGHT.
- NOTE 8: THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 8 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 8 (SHEETS 64-65).
- NOTE 9: PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.8 AND UNLIMITED IN HEIGHT.
- NOTE 10: THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 7 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 7 (SHEETS 61-63).

SCHEDULE OF EASEMENT LIMITS

- (DG1) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT.
- (DG2) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL37.0.

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT.

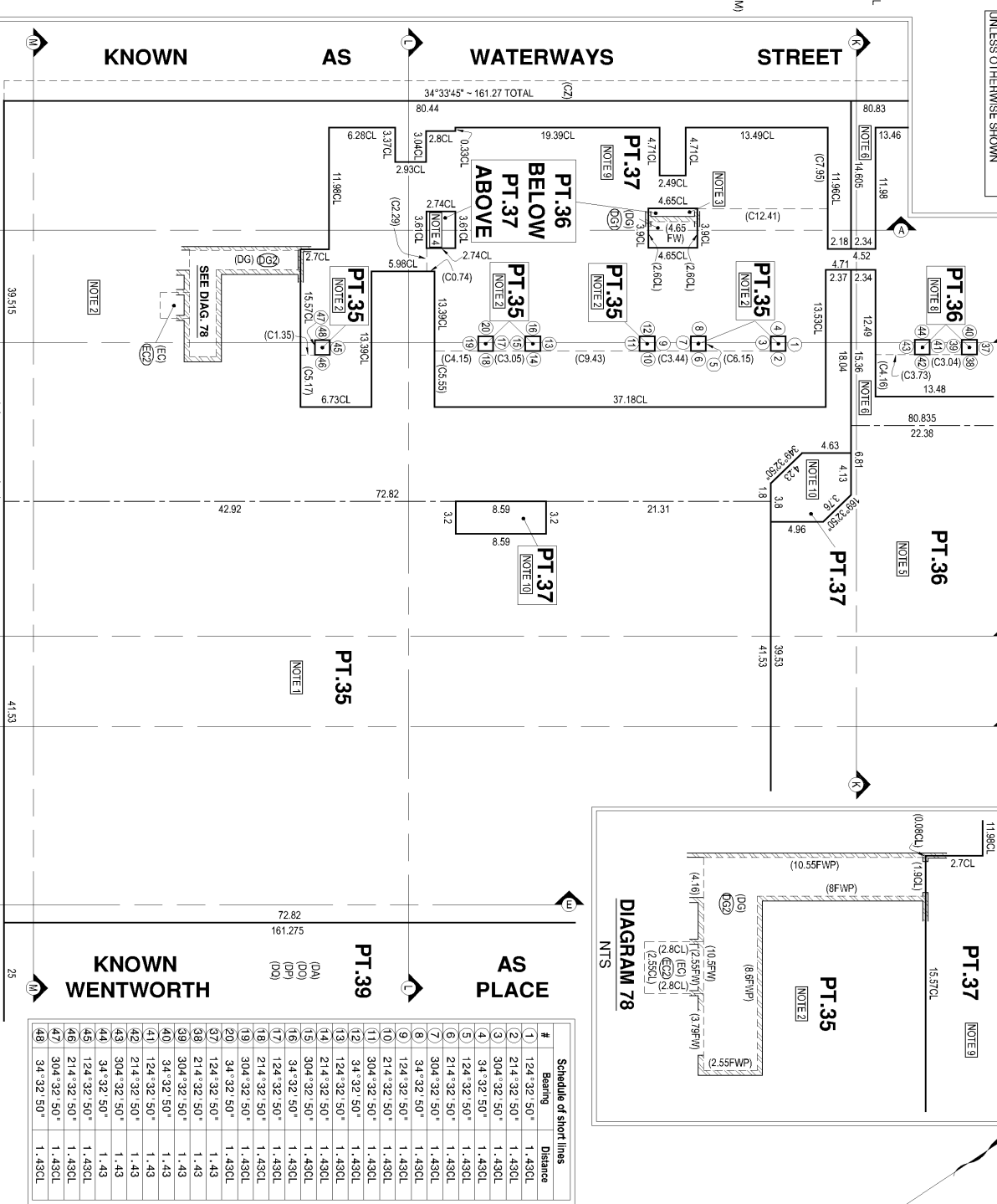
EASEMENTS (C2), (DN) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT.

THIS IS SHEET 206 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Table of 7mm													

SEE DIAG. 76 SHEET 67 FOR CONTINUATION

DETAIL PLAN (SHEET 68 OF 97 SHEETS)



#	Bearing	Distance
1	124°32'50"	1.43CL
2	214°32'50"	1.43CL
3	304°32'50"	1.43CL
4	34°32'50"	1.43CL
5	124°32'50"	1.43CL
6	214°32'50"	1.43CL
7	304°32'50"	1.43CL
8	34°32'50"	1.43CL
9	124°32'50"	1.43CL
10	214°32'50"	1.43CL
11	304°32'50"	1.43CL
12	34°32'50"	1.43CL
13	124°32'50"	1.43CL
14	214°32'50"	1.43CL
15	304°32'50"	1.43CL
16	34°32'50"	1.43CL
17	124°32'50"	1.43CL
18	214°32'50"	1.43CL
19	304°32'50"	1.43CL
20	34°32'50"	1.43CL
21	124°32'50"	1.43CL
22	214°32'50"	1.43CL
23	304°32'50"	1.43CL
24	34°32'50"	1.43CL
25	124°32'50"	1.43CL
26	214°32'50"	1.43CL
27	304°32'50"	1.43CL
28	34°32'50"	1.43CL
29	124°32'50"	1.43CL
30	214°32'50"	1.43CL
31	304°32'50"	1.43CL
32	34°32'50"	1.43CL
33	124°32'50"	1.43CL
34	214°32'50"	1.43CL
35	304°32'50"	1.43CL
36	34°32'50"	1.43CL
37	124°32'50"	1.43CL
38	214°32'50"	1.43CL
39	304°32'50"	1.43CL
40	34°32'50"	1.43CL
41	124°32'50"	1.43CL
42	214°32'50"	1.43CL
43	304°32'50"	1.43CL
44	34°32'50"	1.43CL
45	124°32'50"	1.43CL
46	214°32'50"	1.43CL
47	304°32'50"	1.43CL
48	34°32'50"	1.43CL

DIAGRAM 77 1:300

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300 & AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 206

DETAIL PLAN
(SHEET 69 OF 97 SHEETS)

LEVEL 21

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS, LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES SHOWN ON SHEETS 70-71 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 72-74 (LEVELS 22-28) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

C denotes CONNECTION

— denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 79-97

SEE SHEETS 70 - 71 FOR LEVEL 21 DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

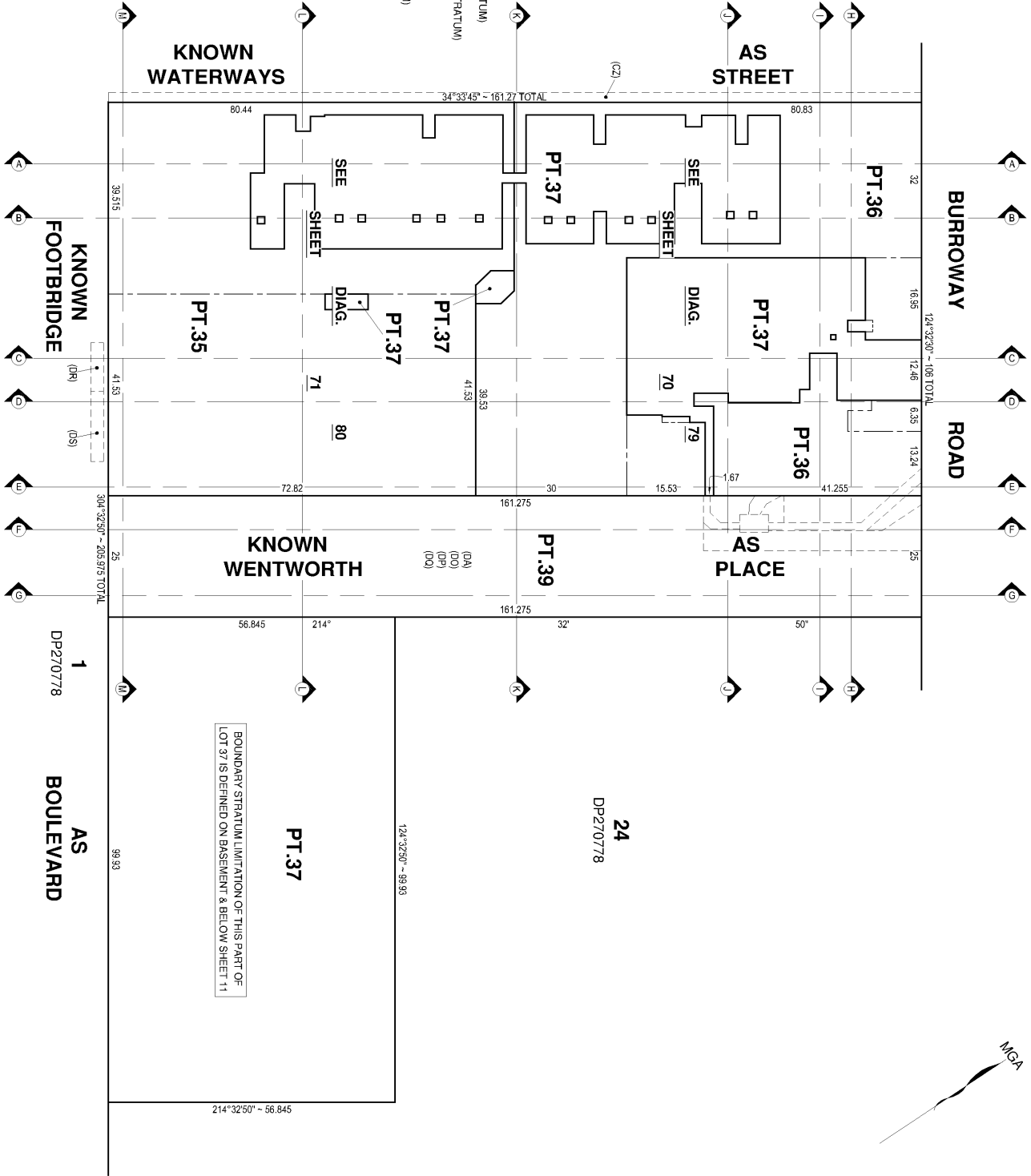
THE AREA OF LOT 36 AT LEVEL 21 IS 400m² (IN 7 PARTS)
THE AREA OF LOT 36 AT LEVEL 21 IS 4103m² (IN 9 PARTS)
THE AREA OF LOT 37 AT LEVEL 21 IS 9736m² (IN 5 PARTS)
THE AREA OF LOT 39 AT LEVEL 21 IS 4032m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (CZ) - EASEMENT TO PERMIT ENCRUCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT
- (DR) - EASEMENT FOR ACCESS AND USE OF PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT



THIS IS SHEET 207 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 207

DETAIL PLAN
(SHEET 70 OF 97 SHEETS)

LEVEL 21 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 72-74 (LEVELS 22-28) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 69 FOR LOT AREAS OF LEVEL 21
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIRED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

C denotes CONNECTION

denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (CZ) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT
- (DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

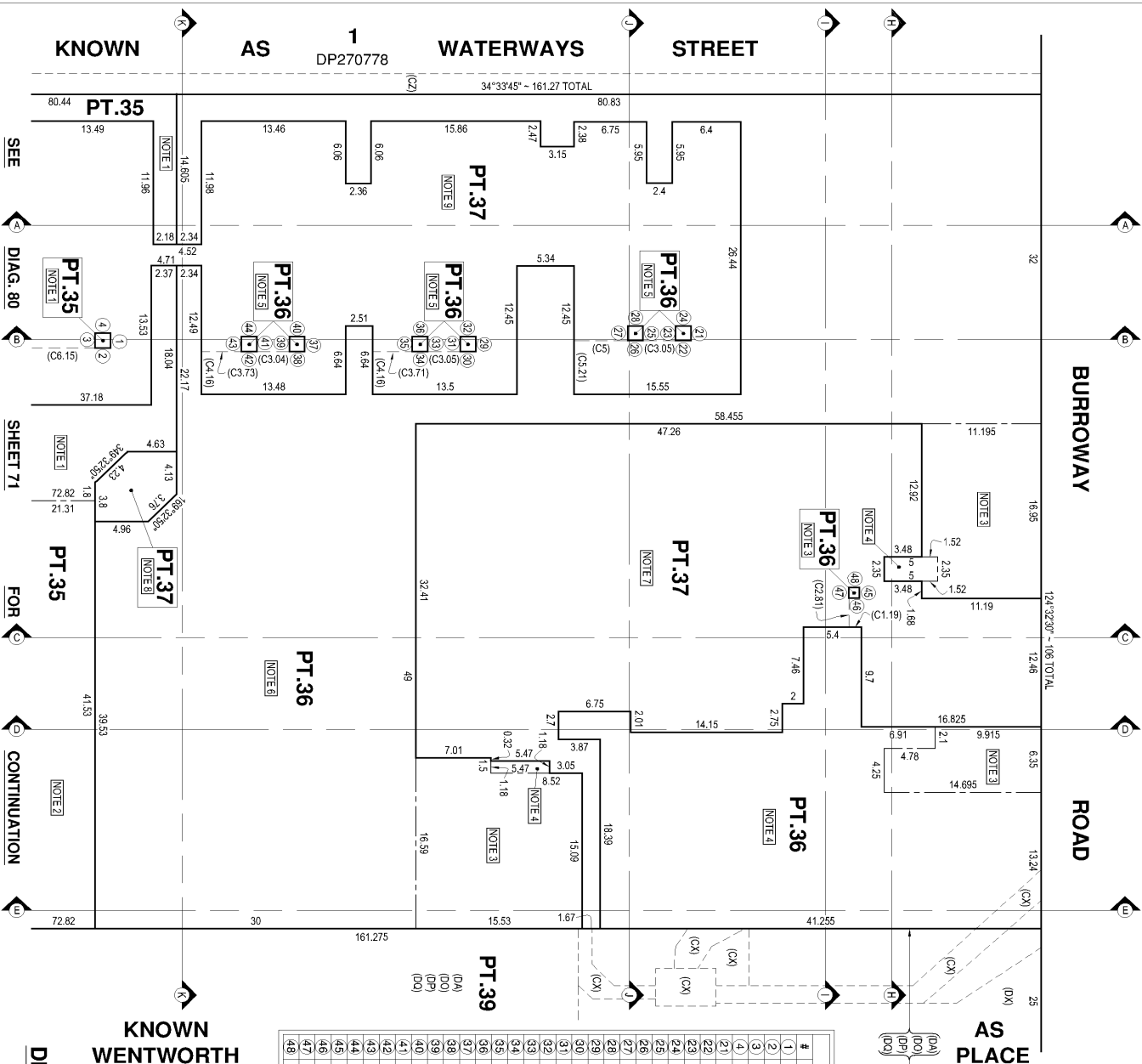
- NOTE 1** THE STRATUM OF PART LOT 35 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-68)
- NOTE 2** THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 THROUGH TO THE LOWER LIMIT OF LEVEL 29. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-68) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 29 & ABOVE (SHEETS 75-78)
- NOTE 3** PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL71.9 AND UNLIMITED IN HEIGHT
- NOTE 4** PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL71.9 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 72-74 (LEVELS 22-28)
- NOTE 5** THE STRATUM OF PART LOT 38 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 8 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 8 (SHEETS 64-65)
- NOTE 6** THE STRATUM OF PART LOT 38 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-68)
- NOTE 7** PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL71.9 AND UNLIMITED IN HEIGHT
- NOTE 8** THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 7 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 7 (SHEETS 61-63)
- NOTE 9** THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-68)

REFER TO BASEMENT & BELOW (SHEETS 3-11) AND LEVEL 1 (SHEETS 12-24) FOR EASEMENTS (CX) AND (DX) DETAILS

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 208 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET



Schedule of Short Lines		
#	Bearing	Distance
1	124°32'50"	1.43
2	214°32'50"	1.43
3	304°32'50"	1.43
4	34°32'50"	1.43
21	124°32'50"	1.43
22	214°32'50"	1.43
23	304°32'50"	1.43
24	34°32'50"	1.43
25	124°32'50"	1.43
26	214°32'50"	1.43
27	304°32'50"	1.43
28	34°32'50"	1.43
29	124°32'50"	1.43
30	214°32'50"	1.43
31	304°32'50"	1.43
32	34°32'50"	1.43
33	124°32'50"	1.43
34	214°32'50"	1.43
35	304°32'50"	1.43
36	34°32'50"	1.43
37	124°32'50"	1.43
38	214°32'50"	1.43
39	304°32'50"	1.43
40	34°32'50"	1.43
41	124°32'50"	1.43
42	214°32'50"	1.43
43	304°32'50"	1.43
44	34°32'50"	1.43
45	124°32'50"	1.02
46	214°32'50"	1.02
47	304°32'50"	1.02
48	34°32'50"	1.02

DIAGRAM 79

1:300

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 208

DETAIL PLAN

(SHEET 71 OF 97 SHEETS)

LEVEL 21 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 72-74 (LEVELS 22-28) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 69 FOR LOT AREAS OF LEVEL 21
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

C denotes CONNECTION

denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (C2) - EASEMENT TO PERMIT ENROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DR) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

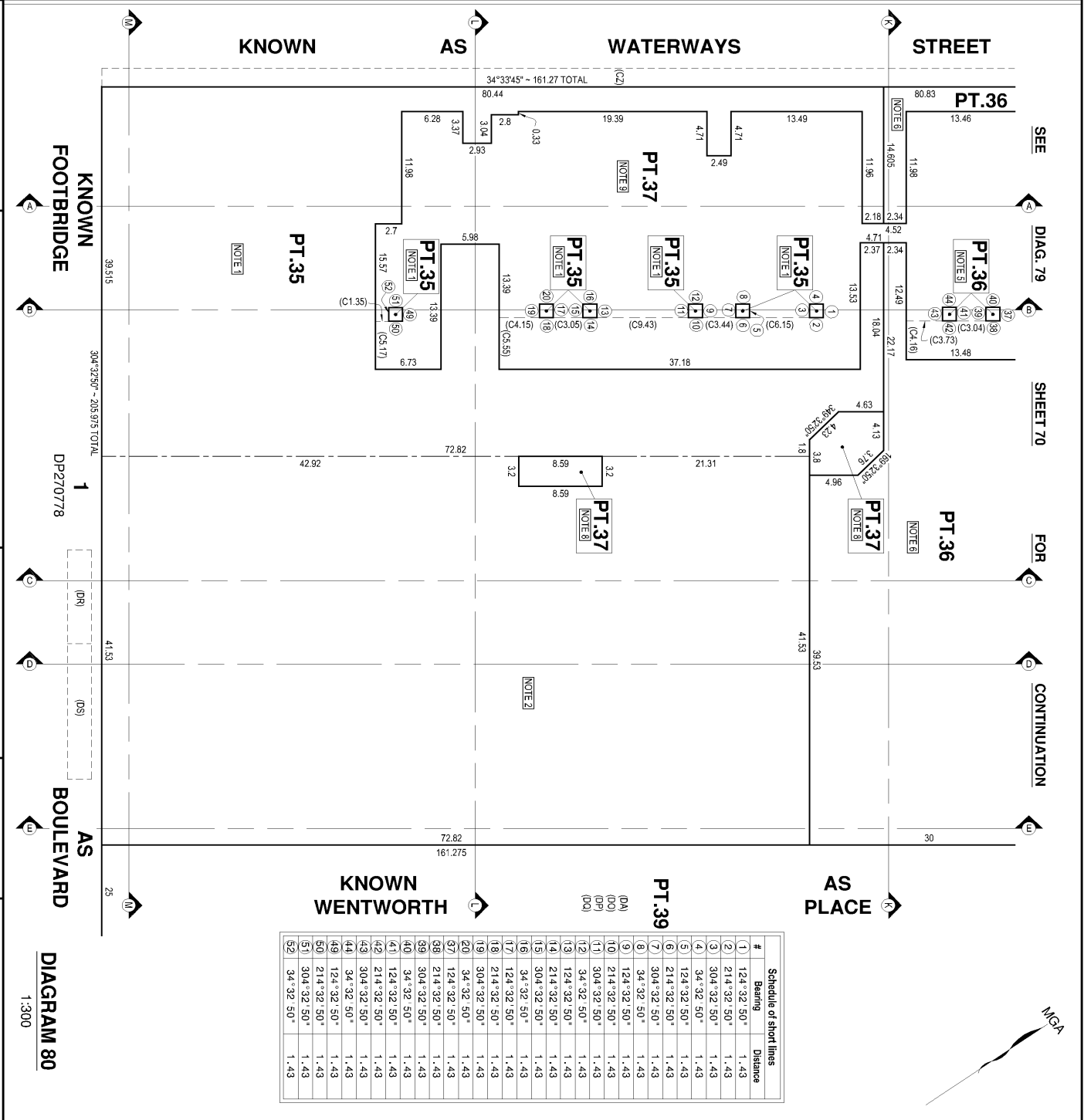
- NOTE 1 THE STRATUM OF PART LOT 35 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 86-88)
- NOTE 2 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 THROUGH TO THE LOWER LIMIT OF LEVEL 29. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 86-88) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 29 & ABOVE (SHEETS 75-78)
- NOTE 5 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 8 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 8 (SHEETS 84-85)
- NOTE 6 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 86-88)
- NOTE 8 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 7 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH REFER TO LEVEL 7 (SHEETS 81-83)
- NOTE 9 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 86-88)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (C2), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 209 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

	10	20	30	40	50	Table of Feet	60	70	80	90	100	110	120	130	140
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Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC16/2018
Lengths are in metres. Reduction Ratio 1:300

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 209

DETAIL PLAN
(SHEET 72 OF 97 SHEETS)

LEVELS 22-28

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS, LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES SHOWN ON SHEETS 73-74 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 75-78 (LEVEL 29 & ABOVE), UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

C denotes CONNECTION

--- denotes STRATUM LIMIT

A denotes SECTION SEE SHEETS 79-97

SEE SHEETS 73 - 74 FOR LEVELS 22-28 DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

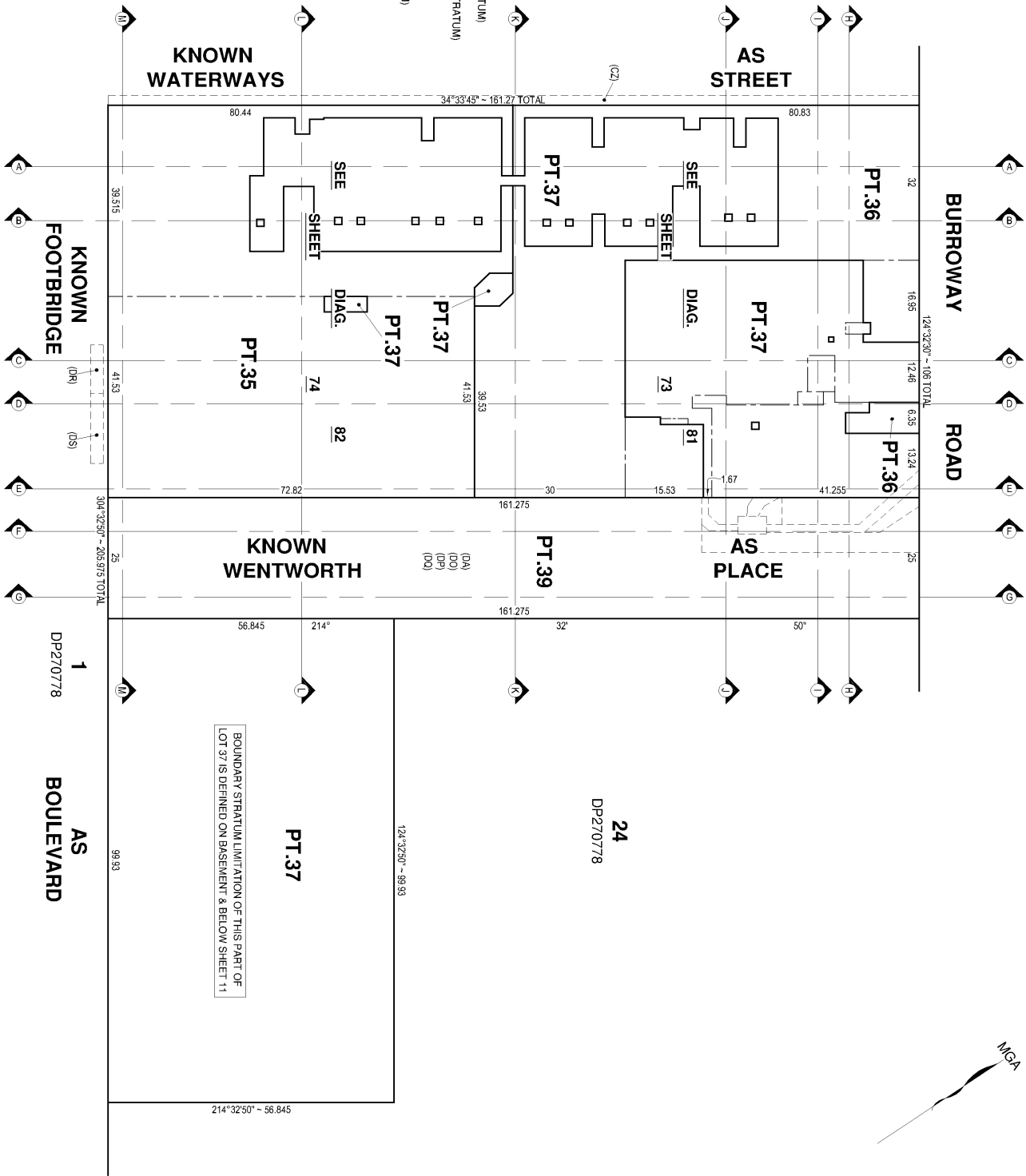
THE AREA OF LOT 36 AT LEVELS 22-28 IS 4908m² (IN 7 PARTS)
THE AREA OF LOT 36 AT LEVELS 22-28 IS 3289m² (IN 10 PARTS)
THE AREA OF LOT 37 AT LEVELS 22-28 IS 1,054m² (IN 5 PARTS)
THE AREA OF LOT 39 AT LEVELS 22-28 IS 4032m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (CZ) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT
- (DR) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT



BOUNDARY STRATUM LIMITATION OF THIS PART OF LOT 37 IS DEFINED ON BASEMENT & BELOW SHEET 11

THIS IS SHEET 210 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO Date of Survey: 30/01/2018 Surveyor's Ref: 6543	PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778	L.G.A. CITY OF PARAMATTA Locality: WENTWORTH POINT Subdivision No: SC/16/2018 Lengths are in metres. Reduction Ratio 1:500	Registered 26.4.2018	DP 270778 ADDITIONAL SHEET 210
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LEVELS 22-28 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 75-78 (LEVEL 29 & ABOVE) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 72 FOR LOT AREAS OF LEVELS 22-28
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

C denotes CONNECTION

denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'30" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (CZ) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2' WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT
- (DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-69)
- NOTE 2 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 THROUGH TO THE LOWER LIMIT OF LEVEL 29, FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-68) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 29 & ABOVE (SHEETS 75-78)
- NOTE 3 PART LOT 36 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.55 AND UNLIMITED IN HEIGHT
- NOTE 4 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 8 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 8 (SHEETS 64-65)
- NOTE 5 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-68)
- NOTE 6 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 21 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 21 (SHEETS 69-71)
- NOTE 7 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.25 AND UNLIMITED IN HEIGHT
- NOTE 8 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.55 AND UNLIMITED IN HEIGHT
- NOTE 9 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.75 AND UNLIMITED IN HEIGHT
- NOTE 10 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 7 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 7 (SHEETS 61-63)
- NOTE 11 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-68)
- NOTE 12 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 21 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 21 (SHEETS 69-71)

REFER TO BASEMENT & BELOW SHEETS 3-11) AND LEVEL 1 (SHEETS 12-24) FOR EASEMENTS (CX) AND (DX) DETAILS

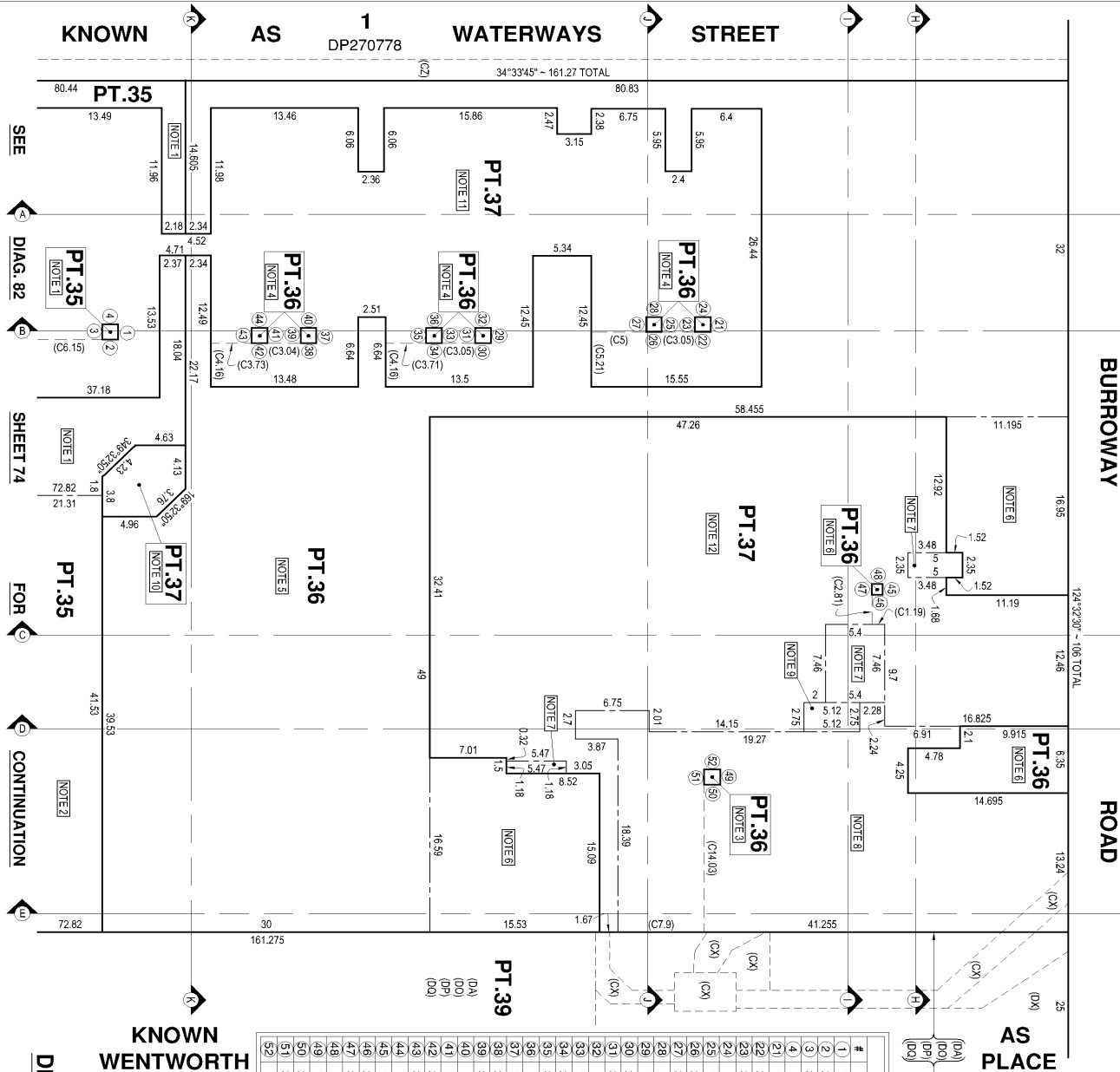
EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 211 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

DETAIL PLAN

(SHEET 73 OF 97 SHEETS)



#	Bearing	Distance
1	124°32'50"	1.43
2	214°32'50"	1.43
3	304°32'50"	1.43
4	34°32'50"	1.43
21	124°32'50"	1.43
22	214°32'50"	1.43
23	304°32'50"	1.43
24	34°32'50"	1.43
25	124°32'50"	1.43
26	214°32'50"	1.43
27	304°32'50"	1.43
28	34°32'50"	1.43
29	124°32'50"	1.43
30	214°32'50"	1.43
31	304°32'50"	1.43
32	34°32'50"	1.43
33	124°32'50"	1.43
34	214°32'50"	1.43
35	304°32'50"	1.43
36	34°32'50"	1.43
37	124°32'50"	1.43
38	214°32'50"	1.43
39	304°32'50"	1.43
40	34°32'50"	1.43
41	124°32'50"	1.43
42	214°32'50"	1.43
43	304°32'50"	1.43
44	34°32'50"	1.43
45	124°32'50"	1.02
46	214°32'50"	1.02
47	304°32'50"	1.02
48	34°32'50"	1.02
49	124°32'50"	1.47
50	214°32'50"	1.47
51	304°32'50"	1.47
52	34°32'50"	1.47

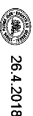
DIAGRAM 81

1:300

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300



26.4.2018

DP 270778
ADDITIONAL SHEET 211

DETAIL PLAN
(SHEET 74 OF 97 SHEETS)

LEVELS 22-28 (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLACES AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 75-78 (LEVEL 29 & ABOVE) UNLESS OTHERWISE SHOWN.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLACES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 72 FOR LOT AREAS OF LEVELS 22-28
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

C denotes CONNECTION

denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (C2) - EASEMENT TO PERMIT ENROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT
- (DO) - EASEMENT FOR ACCESS AND USE OF PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

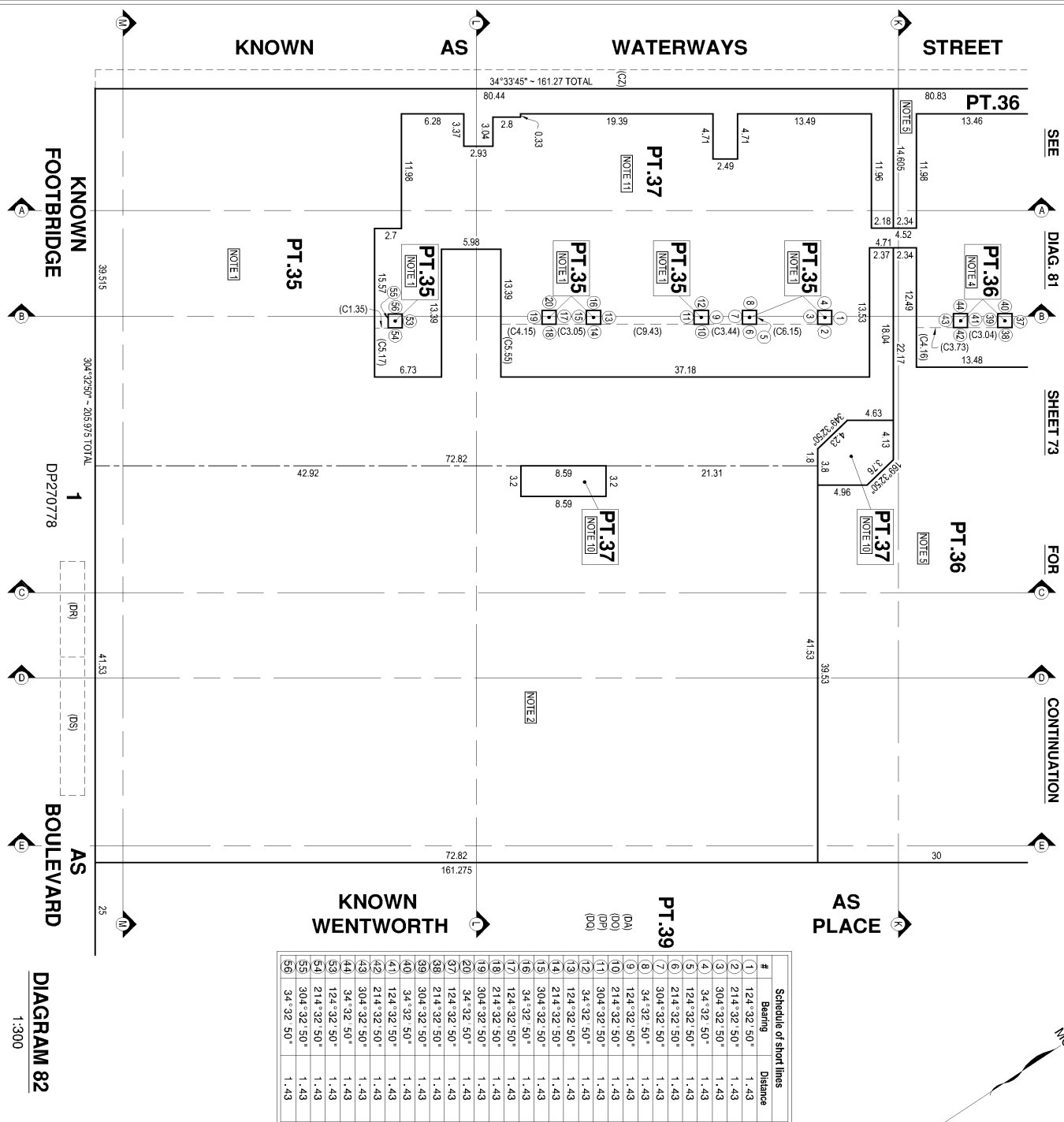
- NOTE 1 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 86-88)
- NOTE 2 THE STRATUM OF PART LOT 35 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 THROUGH TO THE LOWER LIMIT OF LEVEL 29 FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 86-88) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 29 & ABOVE (SHEETS 75-78)
- NOTE 4 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 8 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 8 (SHEETS 84-85)
- NOTE 5 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 86-88)
- NOTE 10 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 7 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 7 (SHEETS 81-83)
- NOTE 11 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 86-88)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (C2), (DA) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 212 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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Surveyor: MICHAEL TRIFIRO

Date of Survey: 30/01/2018

Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA

Locality: WENTWORTH POINT

Subdivision No: SC/16/2018

Lengths are in metres. Reduction Ratio 1:300

Registered

26.4.2018

DP 270778

ADDITIONAL SHEET 212

DETAIL PLAN

(SHEET 75 OF 97 SHEETS)

LEVEL 29 & ABOVE

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS, LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES SHOWN ON SHEETS 76-78 AND UNLIMITED IN HEIGHT.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

C denotes CONNECTION

--- denotes STRATUM LIMIT

▲ denotes SECTION SEE SHEETS 79-97

SEE SHEETS 76-78 FOR LEVEL 29 & ABOVE DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

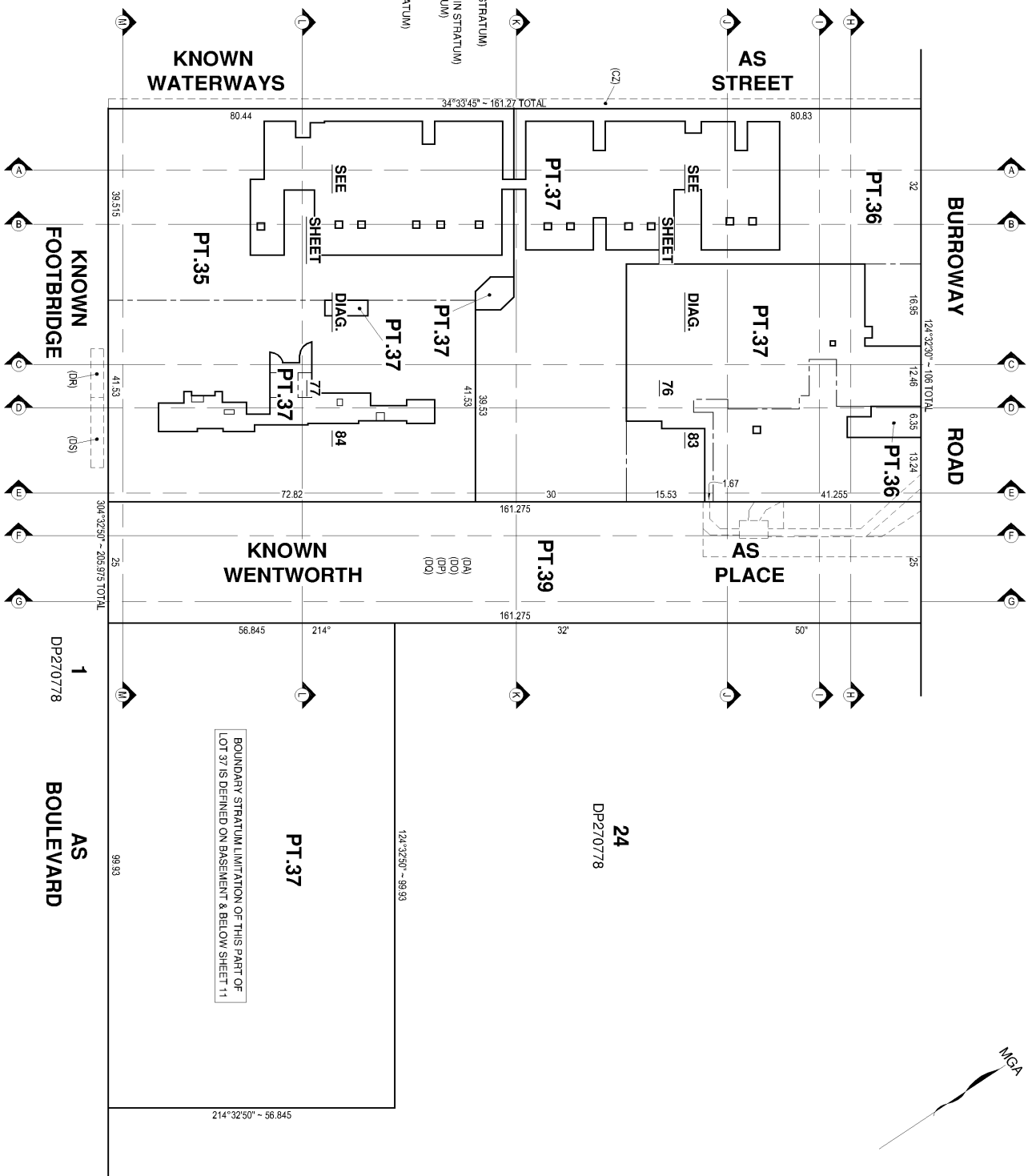
THE AREA OF LOT 35 AT LEVEL 29 & ABOVE IS 4543m² (IN 7 PARTS)
THE AREA OF LOT 36 AT LEVEL 29 & ABOVE IS 3299m² (IN 10 PARTS)
THE AREA OF LOT 37 AT LEVEL 29 & ABOVE IS 1,0909m² (IN 6 PARTS)
THE AREA OF LOT 39 AT LEVEL 29 & ABOVE IS 4032m² (IN 1 PART)

EASEMENTS CREATED BY THIS PLAN:

- (CZ) - EASEMENT TO PERMIT ENGROUCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DD) - POSITIVE COVENANT
- (DR) - EASEMENT FOR ACCESS AND USE PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DD) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT



THIS IS SHEET 213 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 213

MGA

DETAIL PLAN

(SHEET 76 OF 97 SHEETS)

LEVEL 29 & ABOVE (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOT'S LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES AND UNLIMITED IN HEIGHT.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL, AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1) & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 75 FOR LOT AREAS OF LEVEL 28 & ABOVE
3. DIMENSION SHOWN (BROCKED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

C denotes CONNECTION

— denotes STRATUM LIMIT

↖ denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (CZ) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DX) - POSITIVE COVENANT
- (DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL96.25 AND UNLIMITED IN HEIGHT
- NOTE 2 THE STRATUM OF PART LOT 35 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-68)
- NOTE 3 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 8 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 8 (SHEETS 64-65)
- NOTE 4 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-68)
- NOTE 5 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 21 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 21 (SHEETS 69-71)
- NOTE 6 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 22 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 22 - 28 (SHEETS 72-74)
- NOTE 11 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 7 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 7 (SHEETS 61-63)
- NOTE 12 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-68)
- NOTE 13 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 21 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 21 (SHEETS 69-71)
- NOTE 14 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 22 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 22 - 28 (SHEETS 72-74)

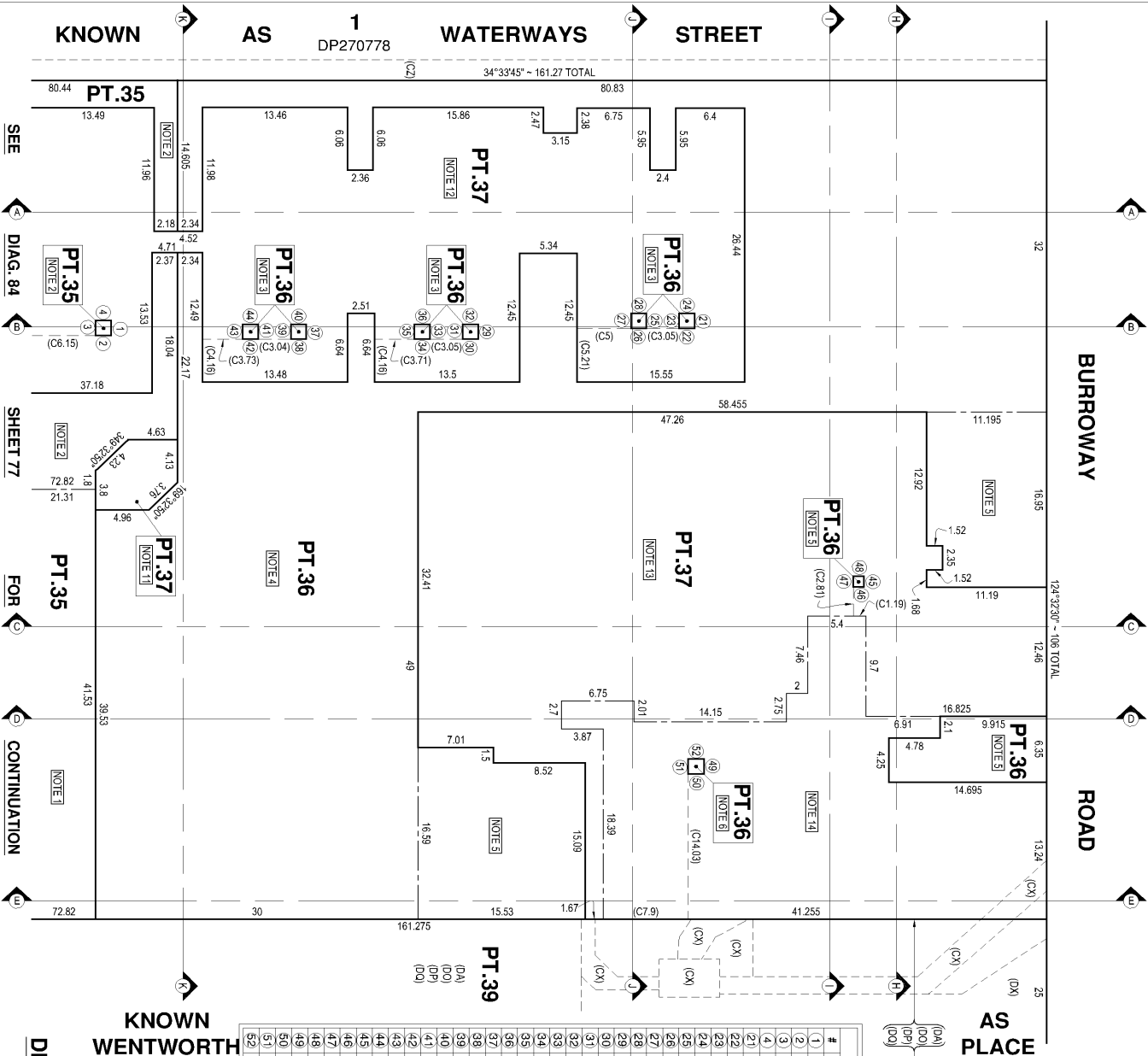
REFER TO BASEMENT & BELOW (SHEETS 3-11) AND LEVEL 1 (SHEETS 12-24) FOR EASEMENTS (CX) AND (DX) DETAILS

EASEMENTS (DA), (DP) AND POSITIVE COVENANT (DO) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENT (CZ) AFFECTS PART LOT 1 AND IS LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 214 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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Schedule of short lines		
#	Bearing	Distance
1	124°32'50"	1.43
2	214°32'50"	1.43
3	304°32'50"	1.43
4	34°32'50"	1.43
21	124°32'50"	1.43
22	214°32'50"	1.43
23	304°32'50"	1.43
24	34°32'50"	1.43
25	124°32'50"	1.43
26	214°32'50"	1.43
27	304°32'50"	1.43
28	34°32'50"	1.43
29	124°32'50"	1.43
30	214°32'50"	1.43
31	304°32'50"	1.43
32	34°32'50"	1.43
33	124°32'50"	1.43
34	214°32'50"	1.43
35	304°32'50"	1.43
36	34°32'50"	1.43
37	124°32'50"	1.43
38	214°32'50"	1.43
39	304°32'50"	1.43
40	34°32'50"	1.43
41	124°32'50"	1.43
42	214°32'50"	1.43
43	304°32'50"	1.43
44	34°32'50"	1.43
45	124°32'50"	1.02
46	214°32'50"	1.02
47	304°32'50"	1.02
48	34°32'50"	1.02
49	124°32'50"	1.47
50	214°32'50"	1.47
51	304°32'50"	1.47
52	34°32'50"	1.47

DIAGRAM 83

1:300

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 214

DETAIL PLAN
(SHEET 77 OF 97 SHEETS)

LEVEL 29 & ABOVE (CONT.)

PART LOTS 35, 36 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES AND UNLIMITED IN HEIGHT.

PART LOT 39 IS A STRATUM LOT LIMITED IN DEPTH TO THE NOTED HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 12-24 (LEVEL 1), & 35-45 (LEVEL 3) AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 75 FOR LOT AREAS OF LEVEL 29 & ABOVE
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY "C" WHICH THEN INDICATES A CONNECTION DIMENSION

C easements CONNECTION

--- easements STRATUM LIMIT

--- easements SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

- (CZ) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DI) - POSITIVE COVENANT
- (DR) - EASEMENT FOR ACCESS AND USE PET PARKING 2.5 WIDE (LIMITED IN STRATUM)
- (DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

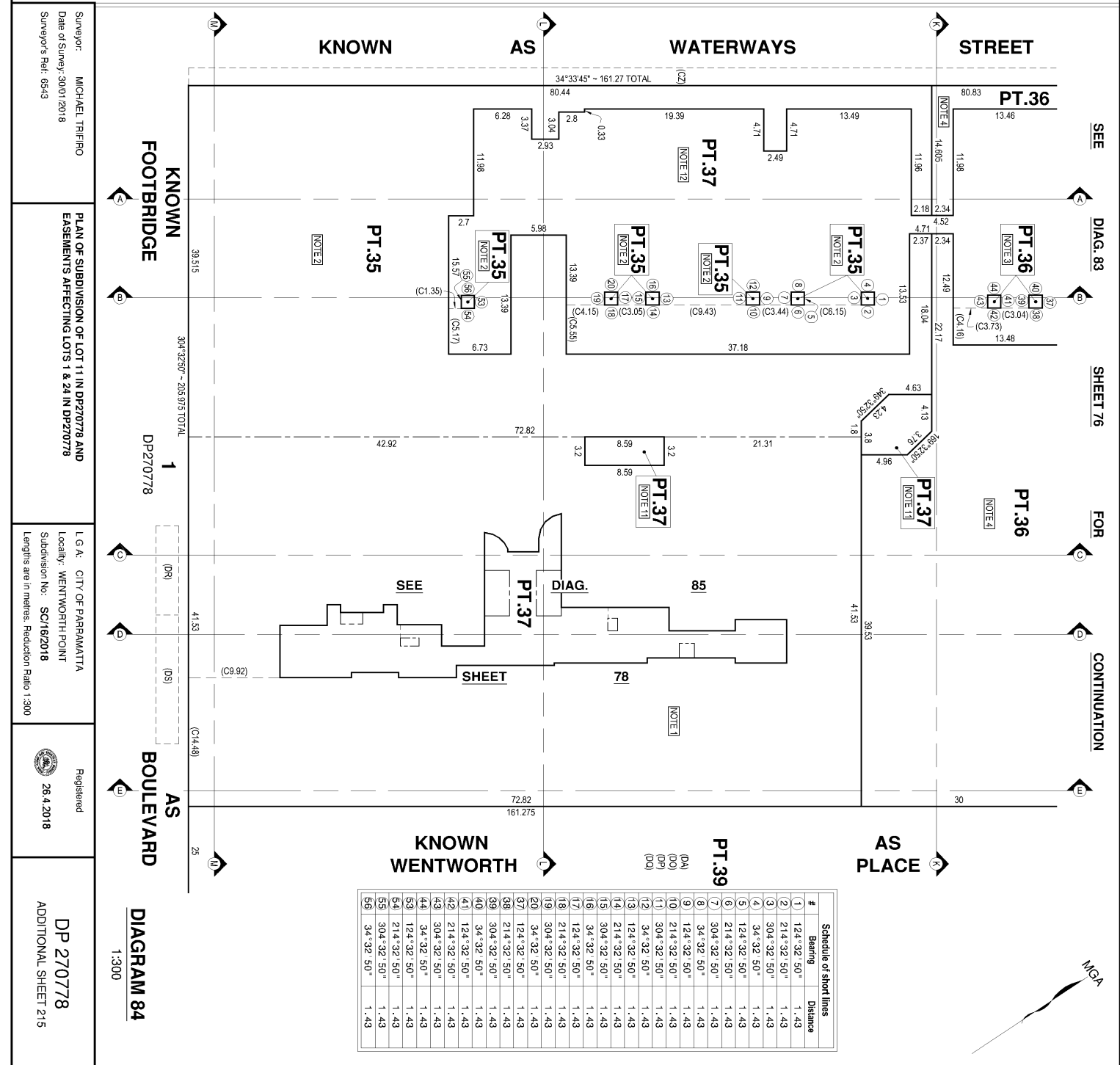
- NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT FL66.25 AND UNLIMITED IN HEIGHT
- NOTE 2 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-88)
- NOTE 3 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 8 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 8 (SHEETS 64-65)
- NOTE 4 THE STRATUM OF PART LOT 36 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-88)
- NOTE 11 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 7 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 7 (SHEETS 61-63)
- NOTE 12 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9 - 20 (SHEETS 66-88)

EASEMENTS (DA), (DO), (DP) AND POSITIVE COVENANT (DI) AFFECT THE WHOLE OF LOT 39 AS FAR AS IT RELATES TO WENTWORTH PLACE AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

EASEMENTS (CZ), (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 215 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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#	Bearing	Distance
1	124°32'50"	1.43
2	214°32'50"	1.43
3	304°32'50"	1.43
4	34°32'50"	1.43
5	124°32'50"	1.43
6	214°32'50"	1.43
7	304°32'50"	1.43
8	34°32'50"	1.43
9	124°32'50"	1.43
10	214°32'50"	1.43
11	304°32'50"	1.43
12	34°32'50"	1.43
13	124°32'50"	1.43
14	214°32'50"	1.43
15	304°32'50"	1.43
16	34°32'50"	1.43
17	124°32'50"	1.43
18	214°32'50"	1.43
19	304°32'50"	1.43
20	34°32'50"	1.43
21	124°32'50"	1.43
22	214°32'50"	1.43
23	304°32'50"	1.43
24	34°32'50"	1.43
25	124°32'50"	1.43
26	214°32'50"	1.43
27	304°32'50"	1.43
28	34°32'50"	1.43
29	124°32'50"	1.43
30	214°32'50"	1.43
31	304°32'50"	1.43
32	34°32'50"	1.43

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:300

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 215

DETAIL PLAN
(SHEET 78 OF 97 SHEETS)

LEVEL 29 & ABOVE (CONT.)

PART LOTS 35 & 37 SHOWN ON THIS SHEET ARE STRATUM LOTS LIMITED IN DEPTH TO THE NOTED HORIZONTAL PLANES AND UNLIMITED IN HEIGHT.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 75 FOR LOT AREAS OF LEVEL 29 & ABOVE
3. DIMENSION SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION

C denotes CONNECTION

--- denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 79-97

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

(DR) - EASEMENT FOR ACCESS AND USE OF PEI PARKING 2.5 WIDE (LIMITED IN STRATUM)
(DS) - EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM)

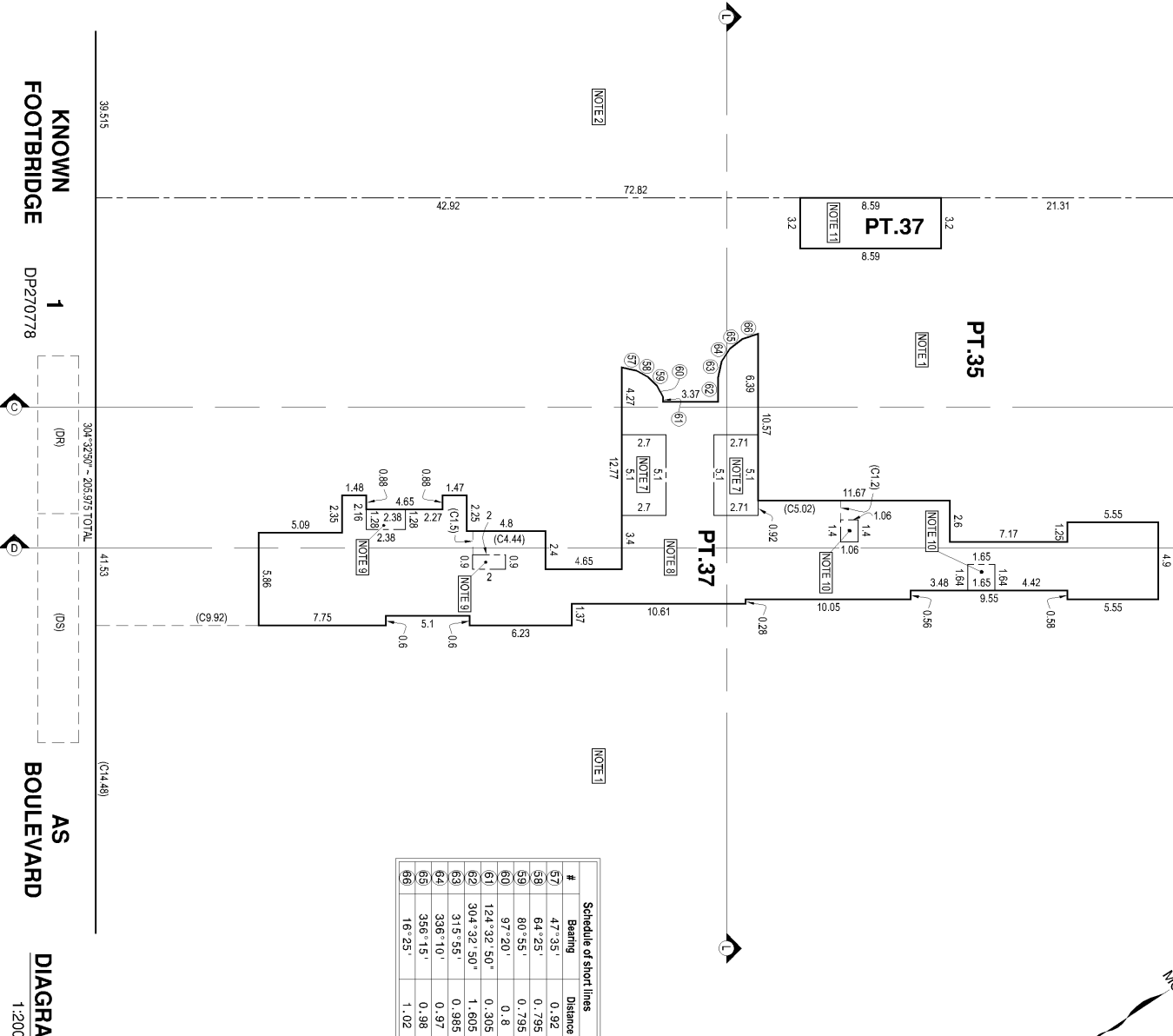
SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 35 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL96.25 AND UNLIMITED IN HEIGHT
- NOTE 2 THE STRATUM OF PART LOT 35 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 9 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVELS 9-20 (SHEETS 66-68)
- NOTE 7 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL95.1 AND UNLIMITED IN HEIGHT
- NOTE 8 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL96.25 AND UNLIMITED IN HEIGHT
- NOTE 9 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL97.6 AND UNLIMITED IN HEIGHT
- NOTE 10 PART LOT 37 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL97.75 AND UNLIMITED IN HEIGHT
- NOTE 11 THE STRATUM OF PART LOT 37 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 7 AND IS UNLIMITED IN HEIGHT. FOR THE DEPTH LIMITATION REFER TO LEVEL 7 (SHEETS 61-63)

EASEMENTS (DR) AND (DS) AFFECT PART LOT 1 AND ARE LIMITED IN STRATUM TO THE STRATUM LIMITS OF THE LOT

THIS IS SHEET 216 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10	20	30	40	50	Table of 7mm	90	100	110	120	130	140
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#	Bearing	Distance
57	47°35'	0.92
58	64°25'	0.795
59	80°55'	0.795
60	97°20'	0.8
61	124°32'50"	0.305
62	304°32'50"	1.605
63	315°55'	0.985
64	356°10'	0.97
65	356°15'	0.98
66	16°25'	1.02

KNOWN
FOOTBRIDGE

DP270778

(DR)

(DS)

AS
BOULEVARD

DIAGRAM 85
1:200

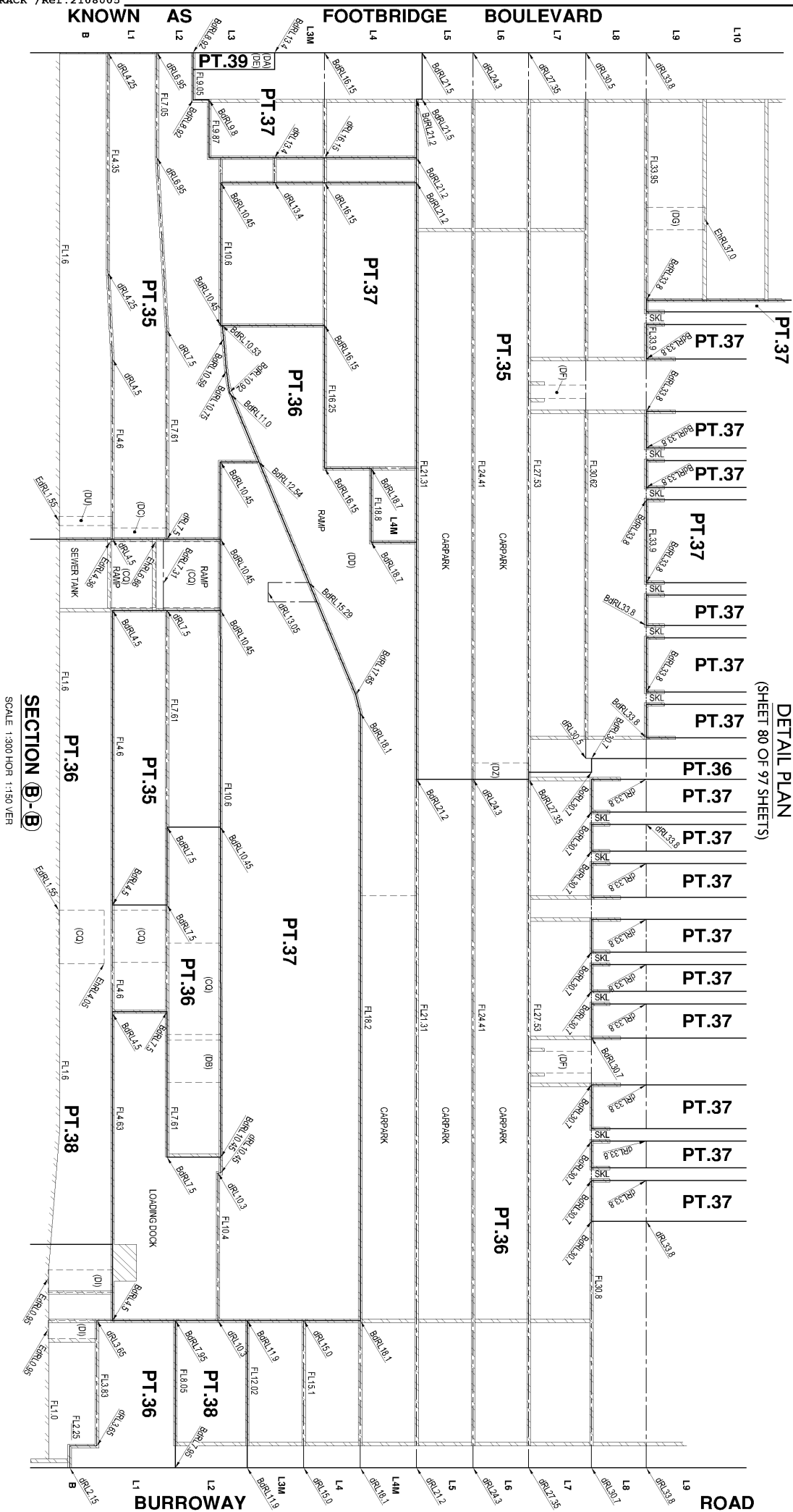
Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio 1:200

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 216



EASEMENTS CREATED BY THIS PLAN:

- | | |
|---|--|
| (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM) | |
| (DB) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRUTUM) | |
| (DC) - EASEMENT FOR PEDESTALIAN ACCESS 1.3 WIDE (LIMITED IN STRUTUM) | |
| (DD) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM) | |
| (DE) - EASEMENT TO PERMIT ENOUGHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRUTUM) | |
| (DF) - RIGHT OF ACCESS AND USE RECREATION AREA VARIABLE WIDTH (LIMITED IN STRUTUM) | |
| (DG) - EASEMENT FOR PEDESTALIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM) | |
| (DH) - EASEMENT FOR PEDESTALIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM) | |
| (DJ) - EASEMENT FOR PEDESTALIAN ACCESS 1 WIDE (LIMITED IN STRUTUM) | |
| (DK) - EASEMENT FOR PEDESTALIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM) | |

THIS IS SHEET 218 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.

DETAIL PLAN

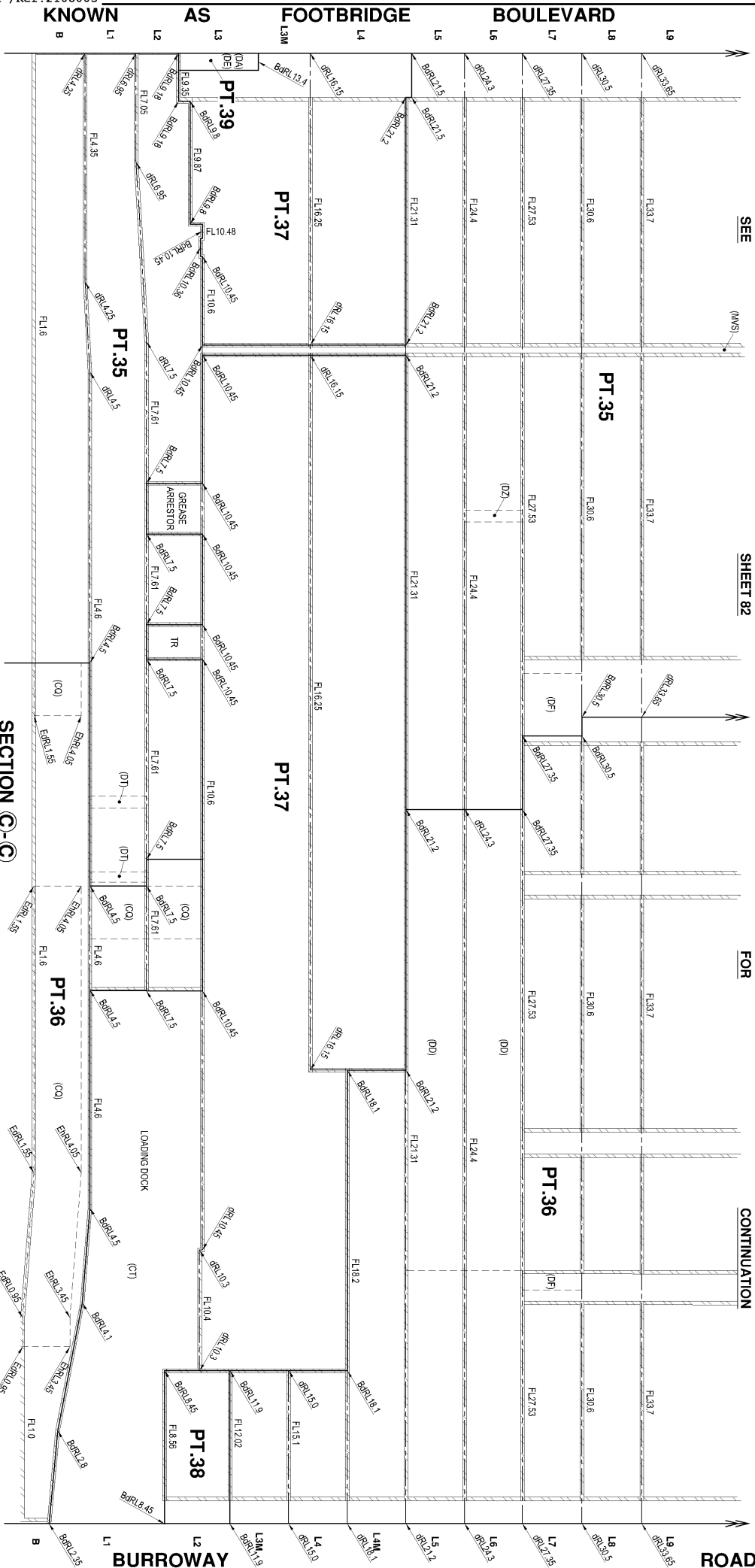
(SHEET 81 OF 97 SHEETS)

SHEET 82

FOR

CONTINUATION

ROAD



NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
EaRL denotes DEPTH RL OF EASEMENT
EaRL denotes HEIGHT RL OF EASEMENT
TR denotes TRAVELLER
B denotes BASEMENT
L1 denotes LEVEL 1
L2 denotes LEVEL 2
L3 denotes LEVEL 3
L3M denotes LEVEL 3 MEZZANINE
MVS denotes MECHANICAL VENTILATION SHAFT

NOTES (CONT.)

- L4 denotes LEVEL 4
L4M denotes LEVEL 4 MEZZANINE
L5 denotes LEVEL 5
L6 denotes LEVEL 6
L7 denotes LEVEL 7
L8 denotes LEVEL 8
L9 denotes LEVEL 9
L10 denotes LEVEL 10
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CT) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DD) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DE) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) - RIGHT OF ACCESS AND USE RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
(DT) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DZ) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 219 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of 7mm

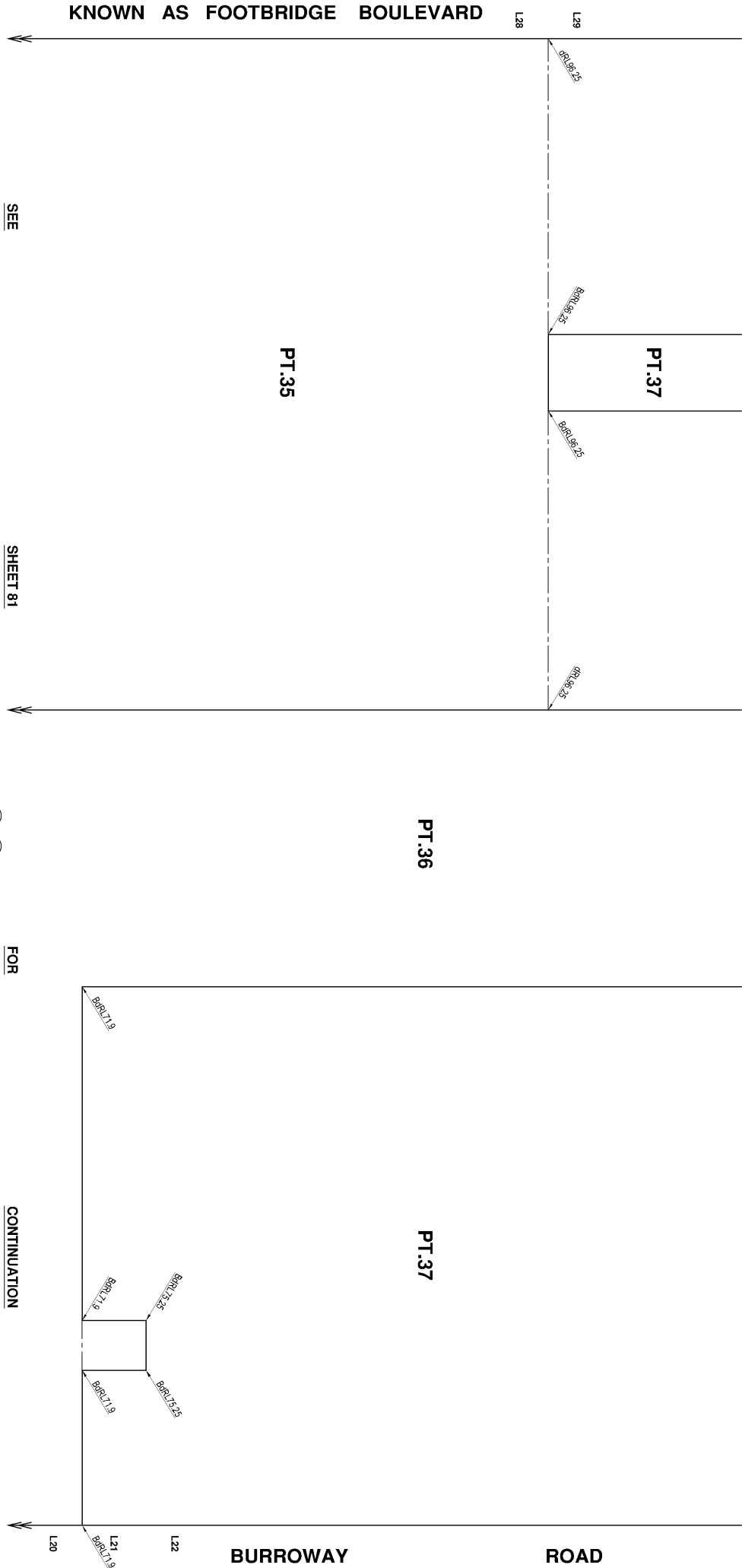
Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres, Reduction Ratio
AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 219



1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

— denotes STRATUM LIMIT
--- denotes EASEMENT LINE

THIS IS SHEET 220 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

**PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778**

L G A: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio
AS SHOWN

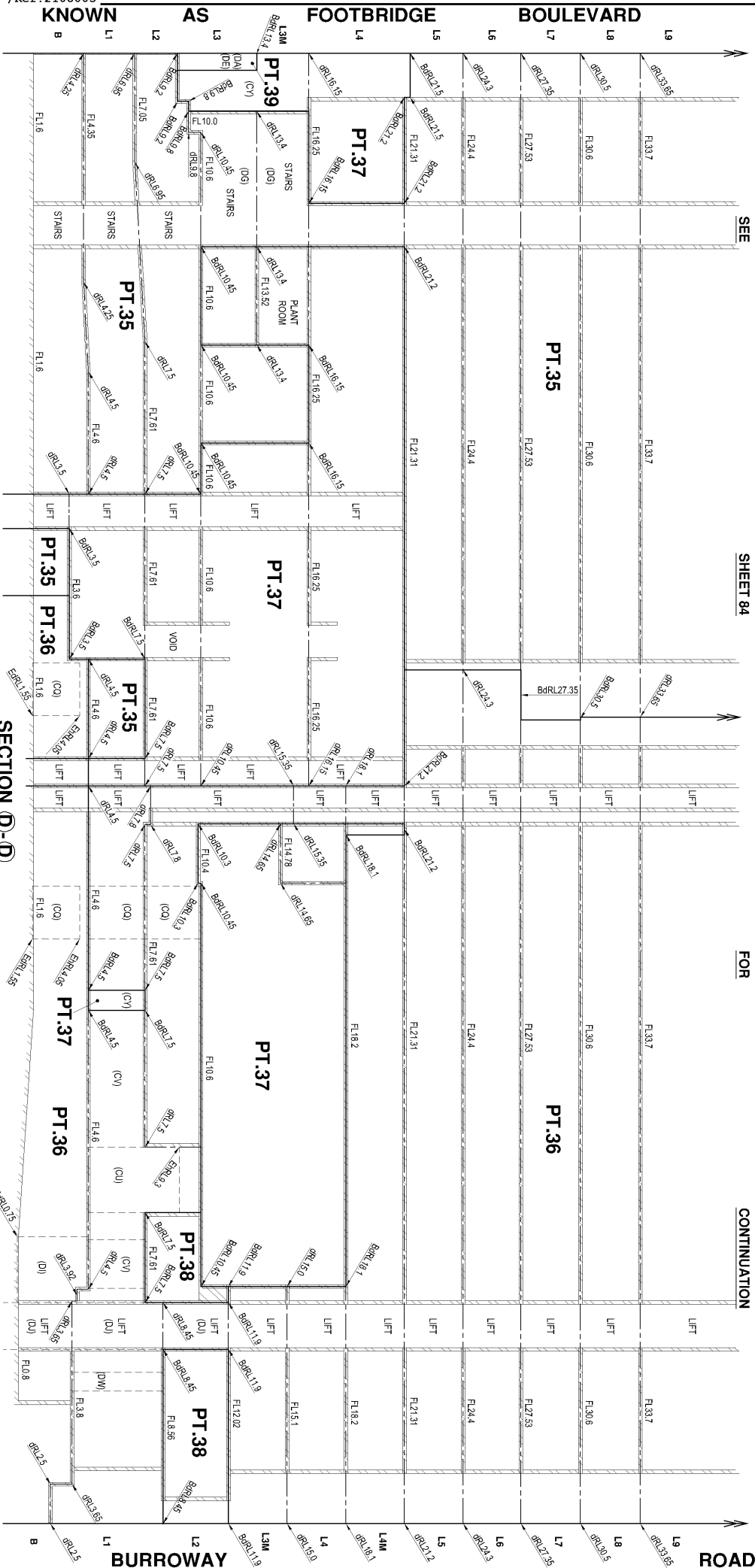
Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 220

DETAIL PLAN
(SHEET 83 OF 97 SHEETS)

FOR

CONTINUATION

SECTION D-D
SCALE 1:300 HOR 1:150 VER

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
EhRL denotes DEPTH RL OF EASEMENT
BRL denotes HEIGHT RL OF EASEMENT
B denotes BASEMENT
L1 denotes LEVEL 1
L2 denotes LEVEL 2
L3 denotes LEVEL 3
L3M denotes LEVEL 3 MEZZANINE

NOTES (CONT.)

- L4 denotes LEVEL 4
L4M denotes LEVEL 4 MEZZANINE
L5 denotes LEVEL 5
L6 denotes LEVEL 6
L7 denotes LEVEL 7
L8 denotes LEVEL 8
L9 denotes LEVEL 9
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CV) - EASEMENT FOR GARAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CV) - EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM)
(CV) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DE) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DU) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DV) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DV) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 221 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

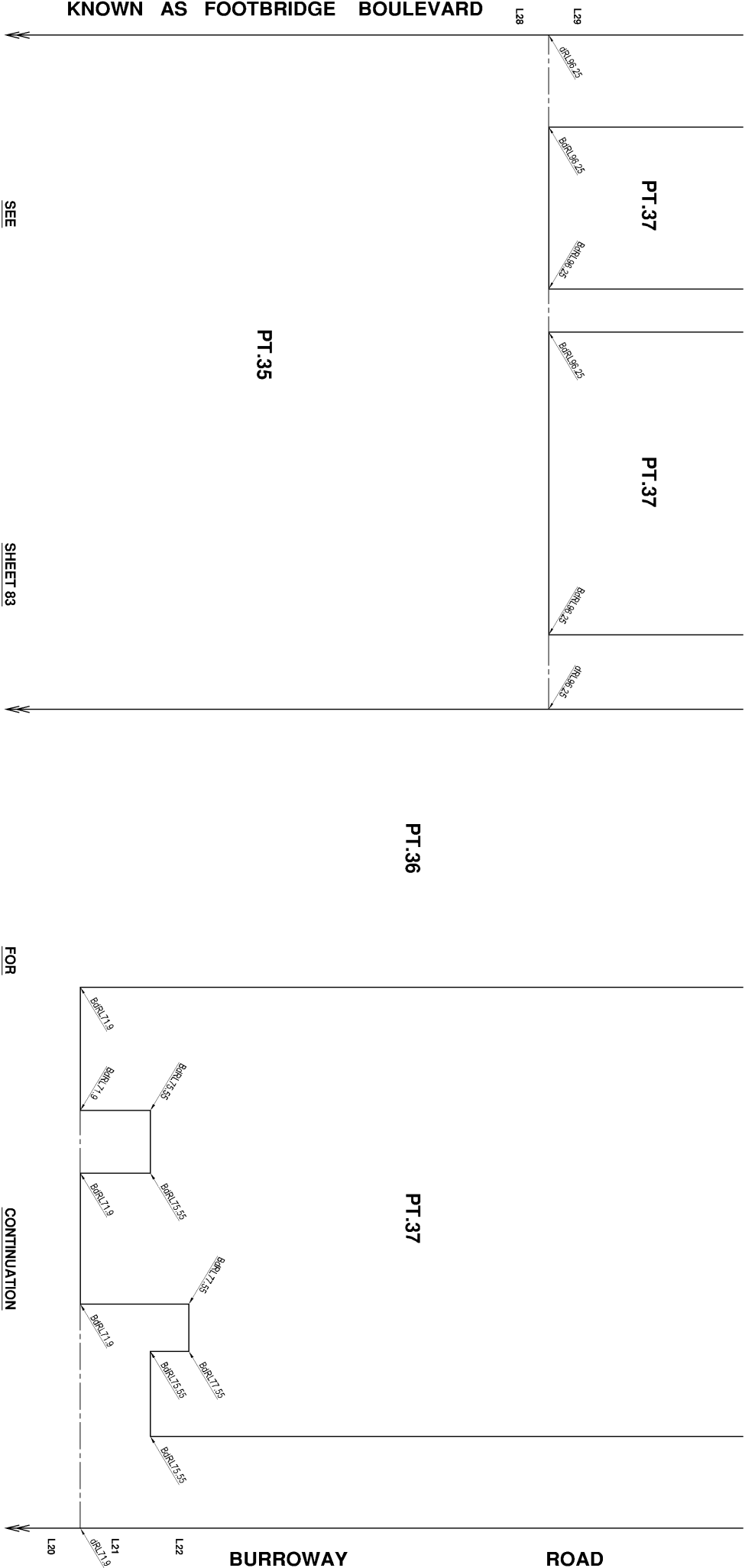
PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres, Reduction Ratio
AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 221

DETAIL PLAN
(SHEET 82 OF 97 SHEETS)



NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BRL denotes DEPTH RL OF LOT BOUNDARY
- dRL denotes DEPTH RL OF STRAFLUM LIMIT
- L20 denotes LEVEL 20
- L21 denotes LEVEL 21
- L22 denotes LEVEL 22
- L28 denotes LEVEL 28
- L29 denotes LEVEL 29
- denotes STRAFLUM LIMIT
- denotes EASEMENT LINE

THIS IS SHEET 222 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFINO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC16/2018
Lengths are in metres. Reduction Ratio
AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 222

DETAIL PLAN

(SHEET 85 OF 97 SHEETS)

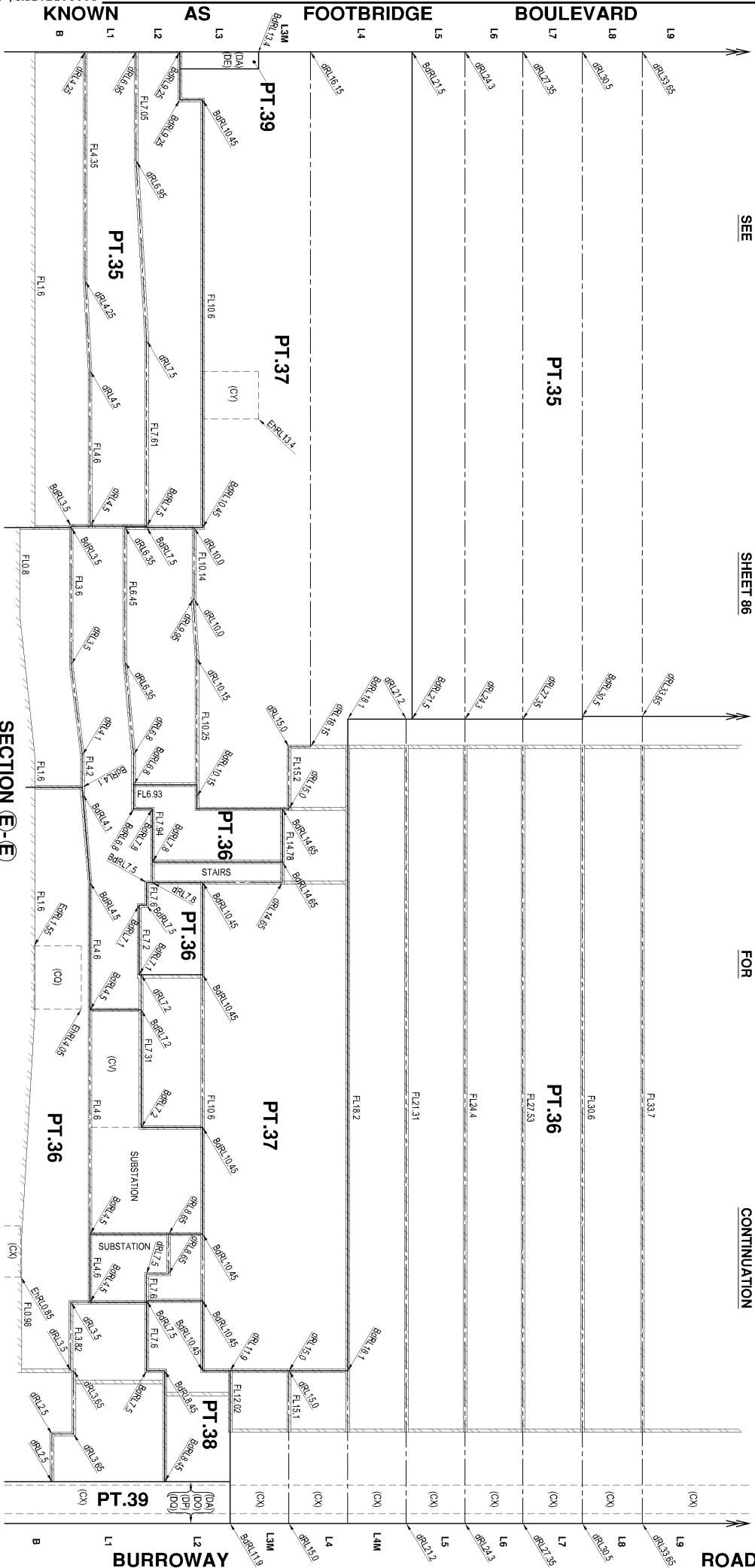
SEE

SHEET 86

FOR

CONTINUATION

ROAD



NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
EURL denotes DEPTH RL OF EASEMENT
BRL denotes HEIGHT RL OF EASEMENT
B denotes BASEMENT
L1 denotes LEVEL 1
L2 denotes LEVEL 2
L3 denotes LEVEL 3
L3M denotes LEVEL 3 MEZZANINE

NOTES (CONT.)

- L4 denotes LEVEL 4
L4M denotes LEVEL 4 MEZZANINE
L5 denotes LEVEL 5
L6 denotes LEVEL 6
L7 denotes LEVEL 7
L8 denotes LEVEL 8
L9 denotes LEVEL 9
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(CV) - EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM)
(CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(CY) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DE) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DQ) - POSITIVE COVEANT

THIS IS SHEET 223 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of 7mm

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

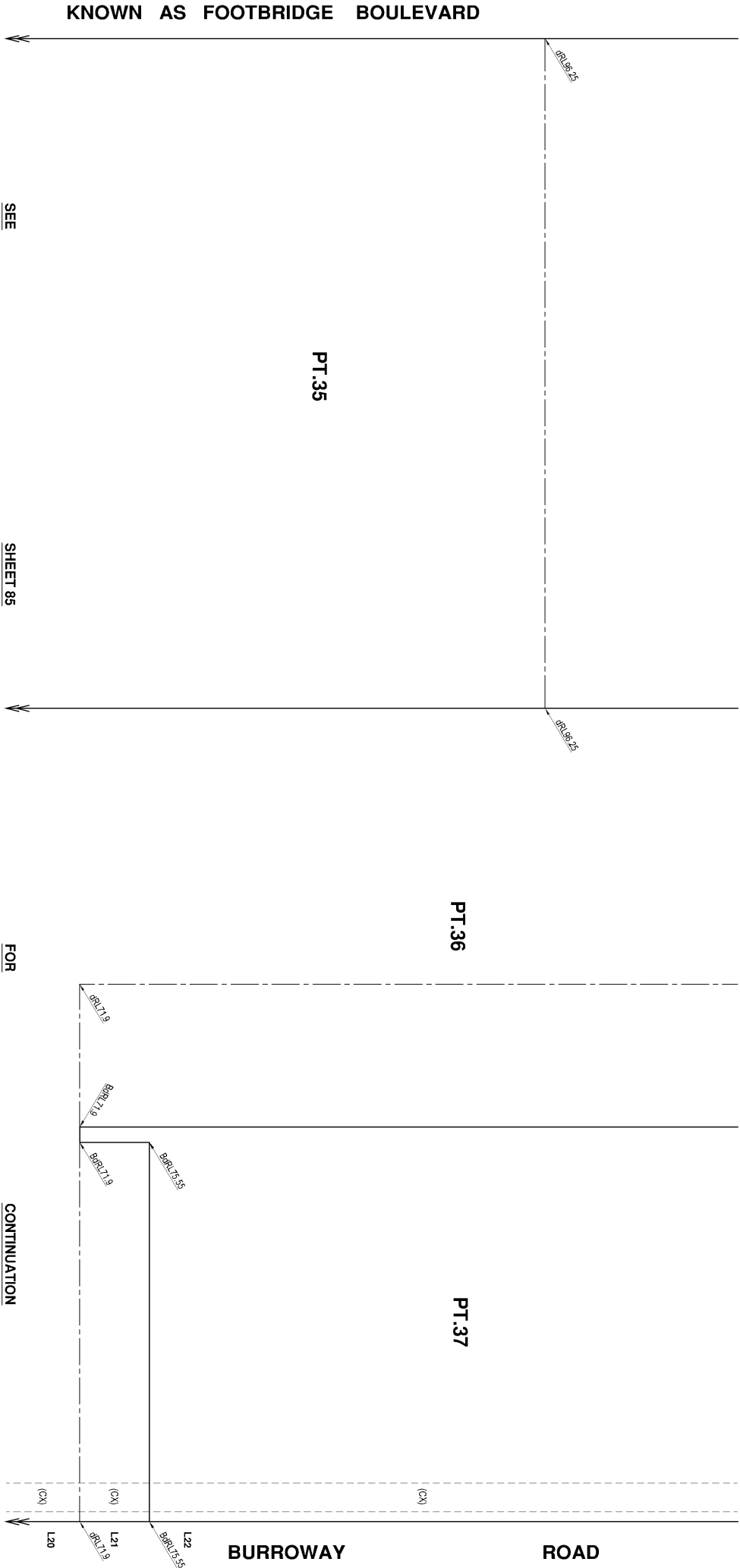
L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No:
Lengths are in metres. Reduction Ratio
AS SHOWN

Registered



DP 270778
ADDITIONAL SHEET 223

DETAIL PLAN
(SHEET 82 OF 97 SHEETS)



SECTION E-E
SCALE 1:300 HOR 1:150 VER

FOR

CONTINUATION

EASEMENTS CREATED BY THIS PLAN:

(CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BdRL denotes DEPTH RL OF LOT BOUNDARY
- dRL denotes DEPTH RL OF STRATUM LIMIT
- L20 denotes LEVEL 20
- L21 denotes LEVEL 21
- L22 denotes LEVEL 22
- L28 denotes LEVEL 28
- L29 denotes LEVEL 29
- denotes STRATUM LIMIT
- - - denotes EASEMENT LINE

THIS IS SHEET 224 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

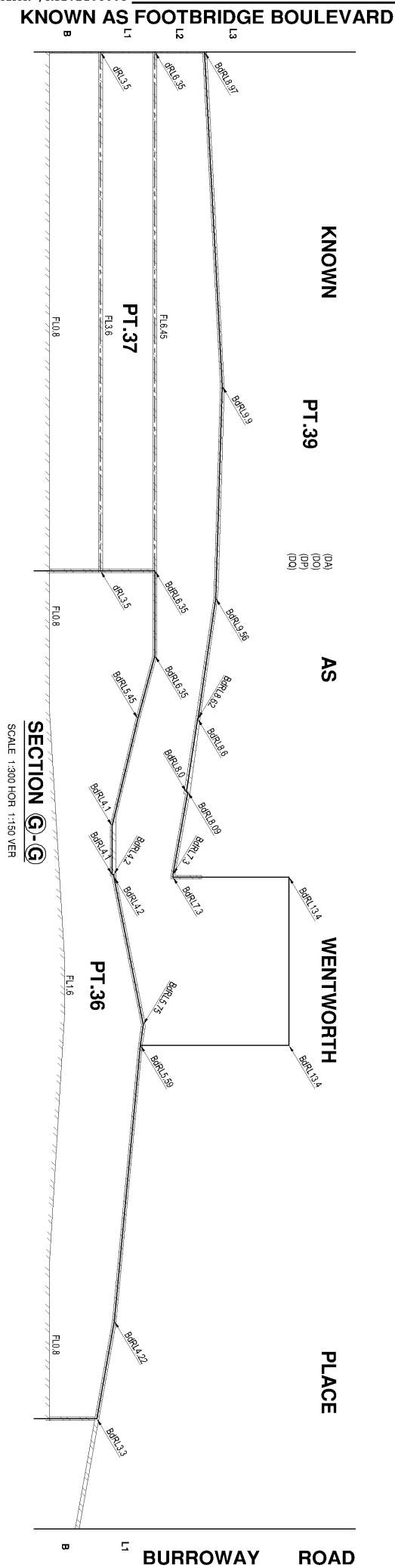
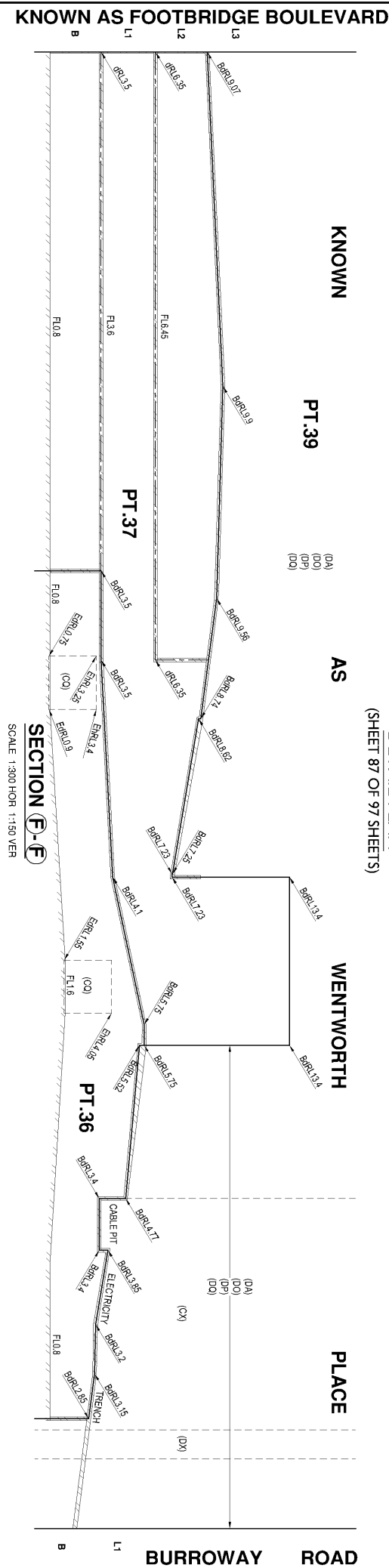
Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC16/2018
Lengths are in metres, Reduction Ratio
AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 224



(CQ) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(CA) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
(EA) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
(EP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
(FO) - POSITIVE COVENANT
(DO) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRUTUM)

THIS IS SHEET 225 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

**PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778**

L G A: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction F

Registered
26.4.2018

DP 270778

DETAIL PLAN

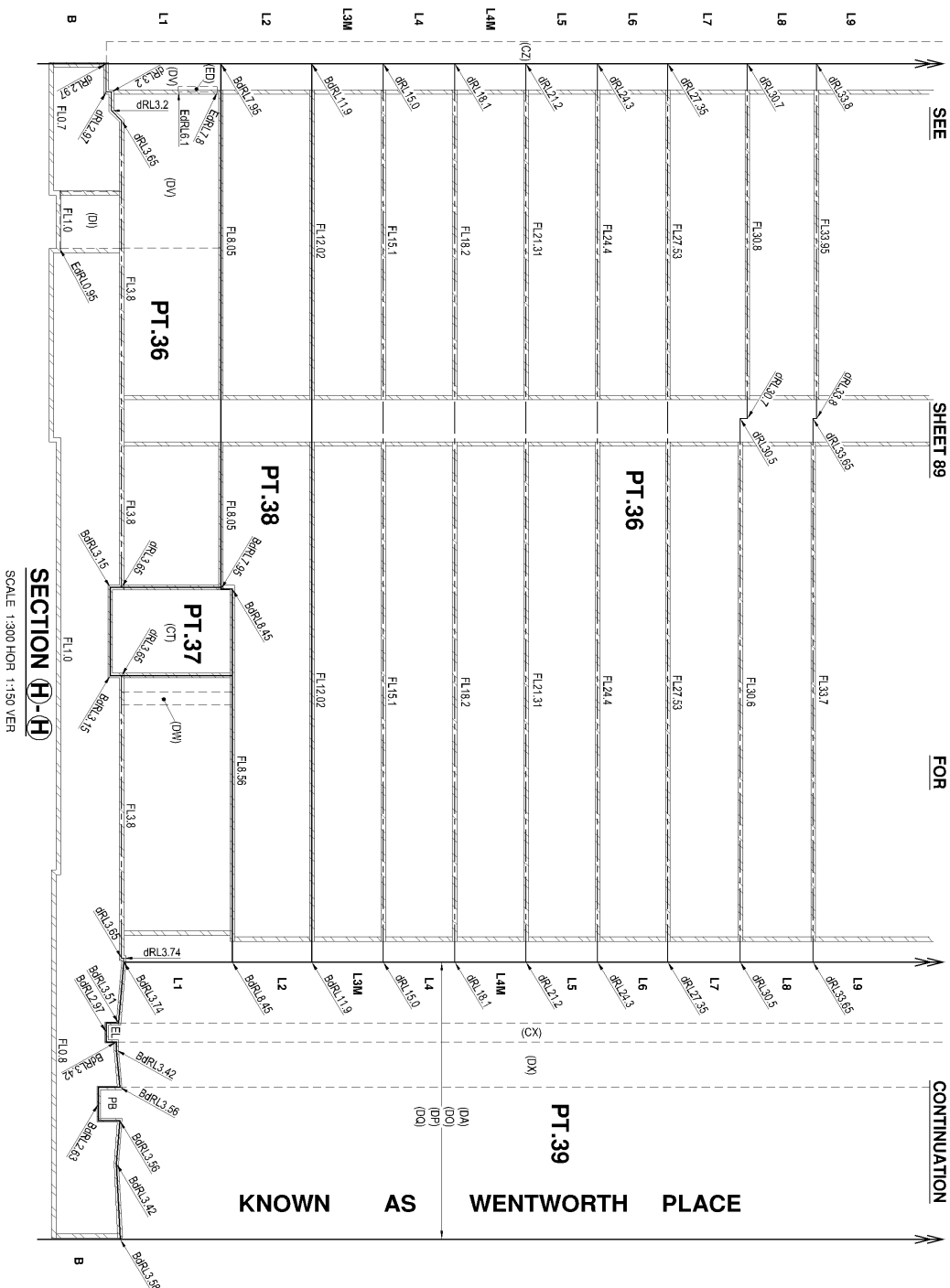
(SHEET 88 OF 97 SHEETS)

SEE

FOR

CONTINUATION

STREET
WATERWAYS
AS
KNOWN



NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
E1RL denotes DEPTH RL OF EASEMENT
E1RL denotes HEIGHT RL OF EASEMENT
EL denotes ELECTRICAL TRENCH
PB denotes PLANTER BOX
B denotes BASEMENT
L1 denotes LEVEL 1
L2 denotes LEVEL 2
L3 denotes LEVEL 3
L3M denotes LEVEL 3 MEZZANINE

NOTES (CONT.)

- L4 denotes LEVEL 4
L4M denotes LEVEL 4 MEZZANINE
L5 denotes LEVEL 5
L6 denotes LEVEL 6
L7 denotes LEVEL 7
L8 denotes LEVEL 8
L9 denotes LEVEL 9
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

EASEMENTS CREATED BY THIS PLAN:

- (C1) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
(C2) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(C2) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DB) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DB) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) - POSITIVE COVENANT
(DV) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DV) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)
(ED) - EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM)

THIS IS SHEET 226 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

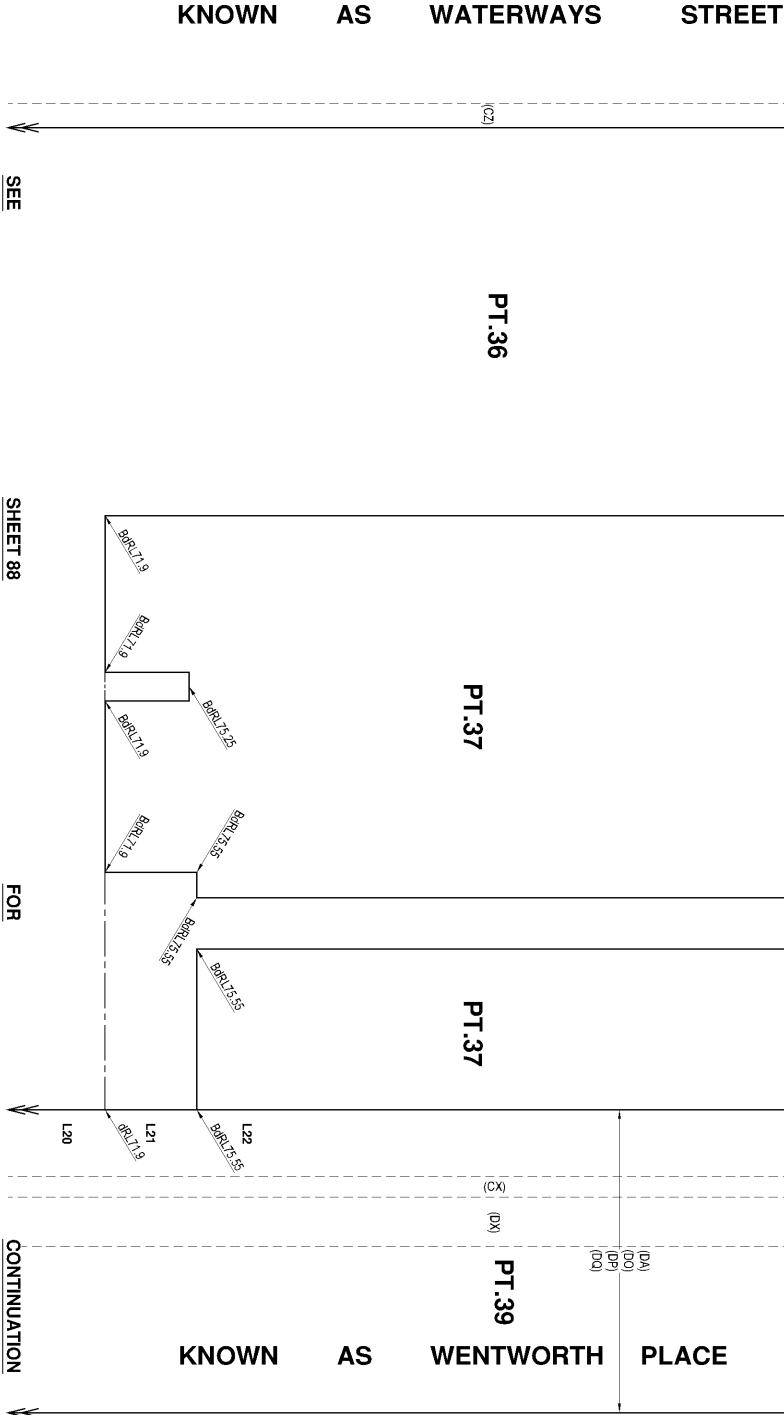
L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio
AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 226

24
DP270778

DETAIL PLAN
(SHEET 89 OF 97 SHEETS)



NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BREL denotes DEPTH RL OF LOT BOUNDARY
- dRL denotes DEPTH RL OF STRATUM LIMIT
- L20 denotes LEVEL 20
- L21 denotes LEVEL 21
- L22 denotes LEVEL 22
- L28 denotes LEVEL 28
- L29 denotes LEVEL 29

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

EASEMENTS CREATED BY THIS PLAN:

- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (CZ) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT
- (DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SECTION H-H

SCALE 1:300 HOR 1:150 VEB

THIS IS SHEET 227 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio
AS SHOWN



Registered
26.4.2018


DP 270778
ADDITIONAL SHEET 227

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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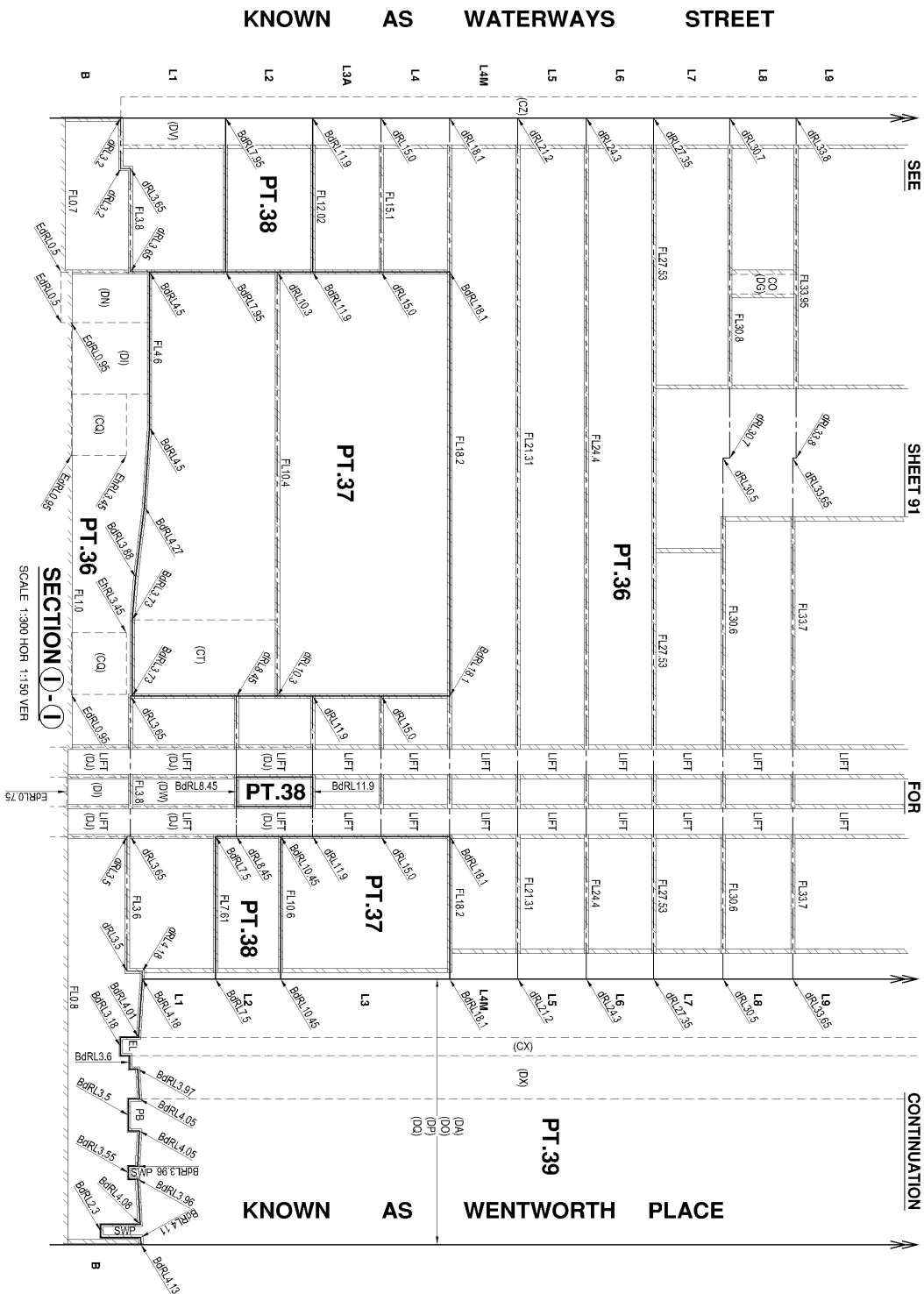
Surveyor's Ref: 6543

EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

Lengths are in metres. Reduction Ratio
AS SHOWN

 26.4.2018

ADDITIONAL SHEET 228



NOTES (CONT.)

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

BdRL	denotes DEPTH RL. OF LOT BOUND
dRL	denotes DEPTH RL. OF EASEMENT
EdRL	denotes DEPTH RL. OF EASEMENT
EL	denotes HEIGHT RL. OF EASEMENT
EL	denotes ELECTRICAL TRENCH
PB	denotes PLANTER BOX
SWP	denotes STORMWATER PIT
B	denotes BASEMENT
CO	denotes CORRIDOR
L1	denotes LEVEL 1
L2	denotes LEVEL 2
L3	denotes LEVEL 3
3M	denotes LEVEL 3 MEZZANINE

L4M denotes LEVEL 4 MEZZANINE

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

L9 denotes LEVEL 9

EASEMENTS CREATED BY THIS PLAN:

- (C0) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (C1) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRUTUM)
- (C3) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (C2) - EASEMENT TO PERMIT ENOUGHROOMS STRUCTURE TO REMAIN 2' WIDE (LIMITED IN STRUTUM)
- (D0) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (D1) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (D2) - RIGHT TO USE LEFT VARIABLE WIDTH (LIMITED IN STRUTUM)
- (D3) - EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRUTUM)
- (D4) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (D5) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM)
- (D6) - POSITIVE COVENANT
- (D7) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (D8) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRUTUM)
- (D9) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRUTUM)
- (D9) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRUTUM)

THIS IS SHEET 229 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO

Date of Survey: 30/01/2018

Surveyor's Plat: 6543

PLAN OF EASEMENT

10203040

Table of Feet

10203040

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

BdRL denotes DEPTH RL OF LOT BOUNDARY

dRL denotes DEPTH RL OF STRAFLUM LIMIT

L20 denotes LEVEL 20

L21 denotes LEVEL 21

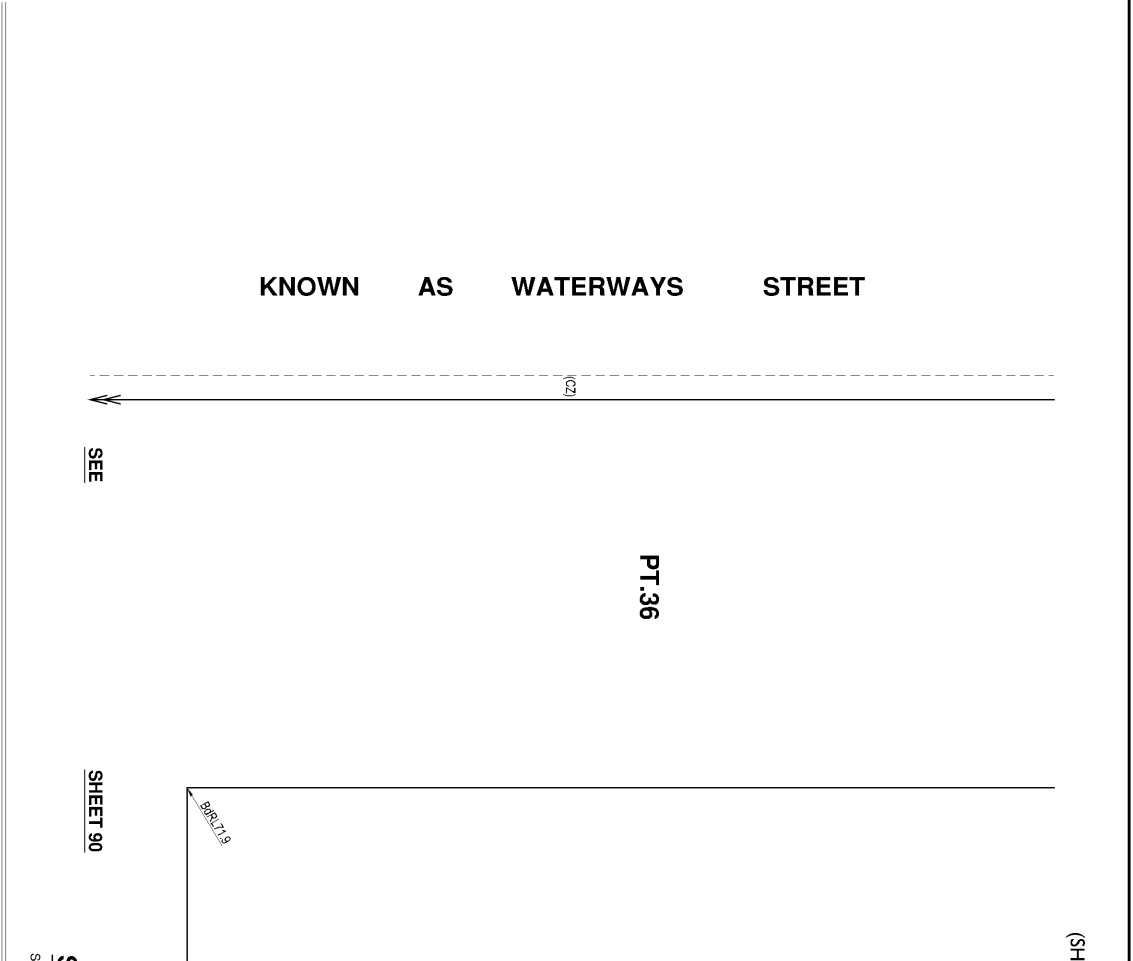
L22 denotes LEVEL 22

L28 denotes LEVEL 28

L29 denotes LEVEL 29

--- denotes STRAFLUM LIMIT

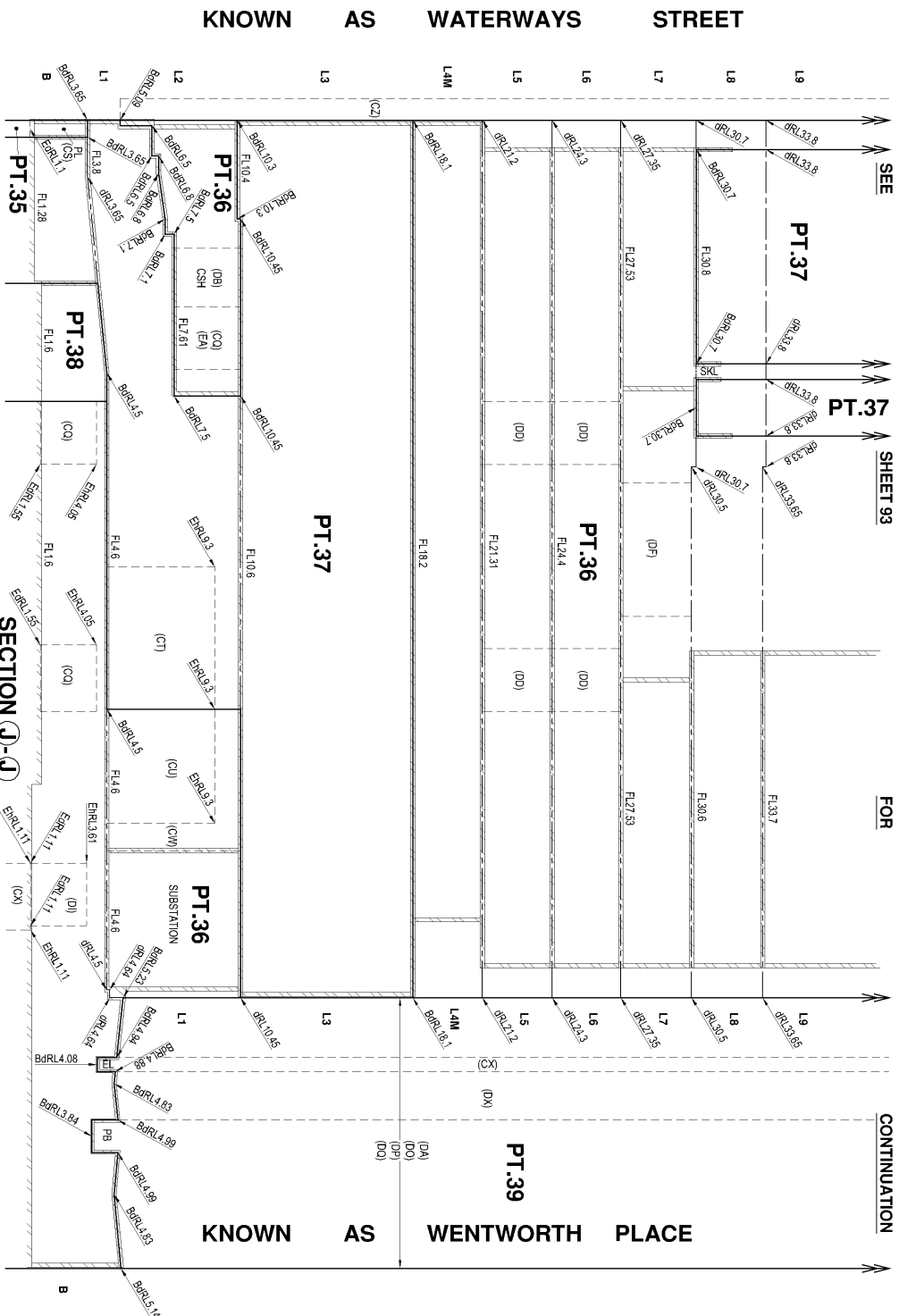
--- denotes EASEMENT LINE



DETAIL PLAN (SHEET 92 OF 97 SHEETS) FOR

SEE SHEET 93

CONTINUATION



NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BdRL denotes DEPTH RL OF LOT BOUNDARY
- dRL denotes DEPTH RL OF STRATUM LIMIT
- EaRL denotes DEPTH RL OF EASEMENT
- CSH denotes CAR SHARE PARKING SPACE
- EL denotes ELECTRICAL TRENCH
- PB denotes PLANTER BOX
- PL denotes PLENUM
- SKL denotes SKYLIGHT
- B denotes BASEMENT
- L1 denotes LEVEL 1
- L2 denotes LEVEL 2
- L3 denotes LEVEL 3
- L3M denotes LEVEL 3 MEZZANINE

NOTES (CONT.)

- L4 denotes LEVEL 4
- L4M denotes LEVEL 4 MEZZANINE
- L5 denotes LEVEL 5
- L6 denotes LEVEL 6
- L7 denotes LEVEL 7
- L8 denotes LEVEL 8
- L9 denotes LEVEL 9
- denotes STRATUM LIMIT
- denotes EASEMENT LINE

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CS) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
- (CT) - EASEMENT FOR ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
- (CU) - EASEMENT FOR GARAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CW) - EASEMENT FOR ACCESS AND USE GARAGE STORAGE AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (CZ) - EASEMENT TO PERMIT ENCRANCHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DB) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)
- (DE) - RIGHT OF ACCESS AND USE RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (DI) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DX) - POSITIVE COVENANT
- (DY) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)
- (EA) - EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 230 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

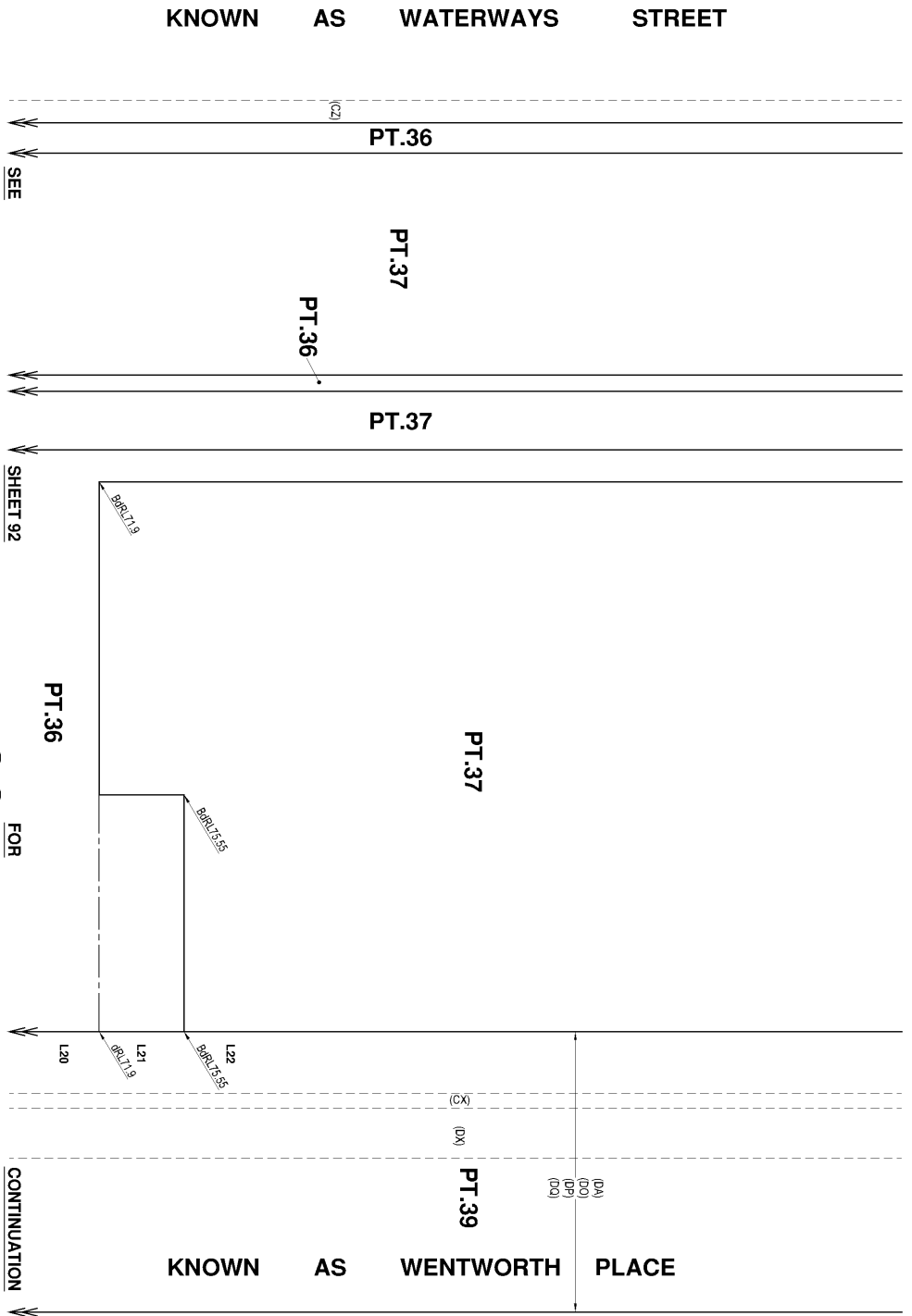
L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres. Reduction Ratio
AS SHOWN



Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 230

24
DP270778



1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

	DEPTH RL OF LOT BOUNDARY	DEPTH RL OF STRATUM LIMIT
BdRL	denotes	
dRL	denotes	
L20	denotes	LEVEL 20
L21	denotes	LEVEL 21
L22	denotes	LEVEL 22
L26	denotes	LEVEL 26
L28	denotes	LEVEL 28
L29	denotes	LEVEL 29

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

- (EX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES (VARIABLE WIDTH (LIMITED IN STRATUM))
- (EX) - EASEMENT TO PREVENT ENROACHING STRUCTURE TO REMAIN 2' WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DA) - RIGHT OF ACCESS AND MAINTENANCE PURPOSES (VARIABLE WIDTH (LIMITED IN STRATUM))
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - POSITIVE COVENANT
- (DX) - RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)

SECTION J-J
SCALE 1:300 HOR 1:150 VER

SCALE 1:300 HOR 1:150 VER

THIS IS SHEET 231 OF DP270778 WHICH REPLACES SHEET 18 AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L G A: CITY OF PARRAMATTA

Locality: WENTWORTH POINT

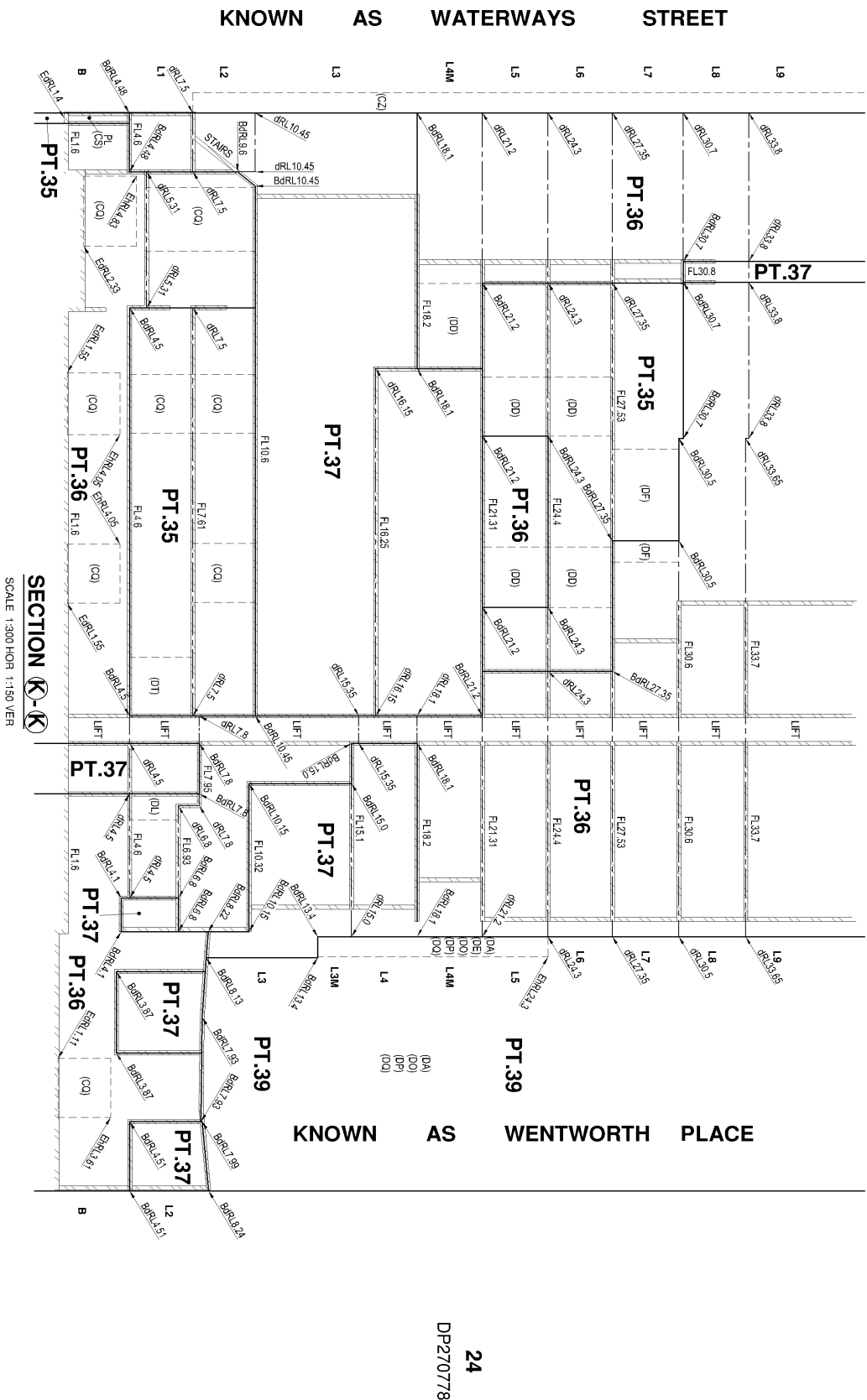
Lengths are in metres. Reduction Ratio

Registered

26.4.2018

DP 270778

DETAIL PLAN (SHEET 94 OF 97 SHEETS)



NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BdRL denotes DEPTH RL OF LOT BOUNDARY
- dRL denotes DEPTH RL OF STRATUM LIMIT
- EaRL denotes DEPTH RL OF EASEMENT
- EnRL denotes HEIGHT RL OF EASEMENT
- PL denotes PLENUM
- B denotes BASEMENT
- L1 denotes LEVEL 1
- L2 denotes LEVEL 2
- L3 denotes LEVEL 3
- L3M denotes LEVEL 3 MEZZANINE

NOTES (CONT.)

- L4 denotes LEVEL 4
- L4M denotes LEVEL 4 MEZZANINE
- L5 denotes LEVEL 5
- L6 denotes LEVEL 6
- L7 denotes LEVEL 7
- L8 denotes LEVEL 8
- L9 denotes LEVEL 9
- denotes STRATUM LIMIT
- denotes EASEMENT LINE

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CS) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
- (CZ) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DD) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DE) - EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
- (DF) - RIGHT OF ACCESS AND USE RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (DU) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DT) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 232 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres, Reduction Ratio
AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 232

24
DP270778

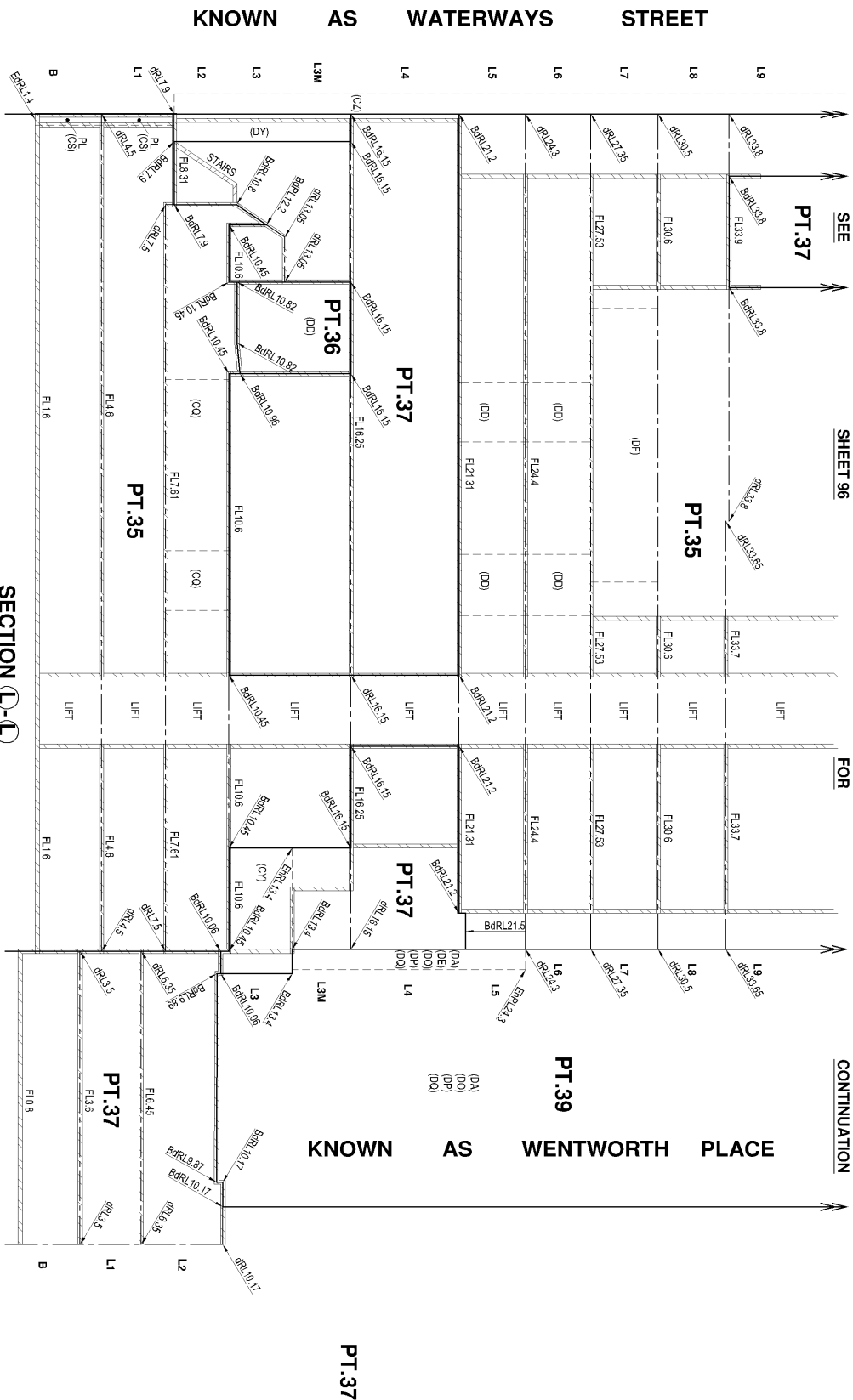
DETAIL PLAN (SHEET 95 OF 97 SHEETS)

SEE

SHEET 96

FOR

CONTINUATION



SECTION L-L SCALE 1:300 HOR 1:150 VER

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BRL denotes DEPTH RL OF LOT BOUNDARY
- dRL denotes DEPTH RL OF STRATUM LIMIT
- EHL denotes DEPTH RL OF EASEMENT
- PL denotes HEIGHT RL OF EASEMENT
- B denotes PLENUM
- L1 denotes BASEMENT
- L2 denotes LEVEL 1
- L3 denotes LEVEL 2
- L3M denotes LEVEL 3 MEZZANINE

NOTES (CONT.)

- L4 denotes LEVEL 4
- L4M denotes LEVEL 4 MEZZANINE
- L5 denotes LEVEL 5
- L6 denotes LEVEL 6
- L7 denotes LEVEL 7
- L8 denotes LEVEL 8
- L9 denotes LEVEL 9
- denotes STRATUM LIMIT
- denotes EASEMENT LINE

EASEMENTS CREATED BY THIS PLAN:

- (CO) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CS) - EASEMENT FOR PLENUM ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (CY) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DA) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DB) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - RIGHT OF ACCESS AND USE RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DY) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DY) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

THIS IS SHEET 233 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

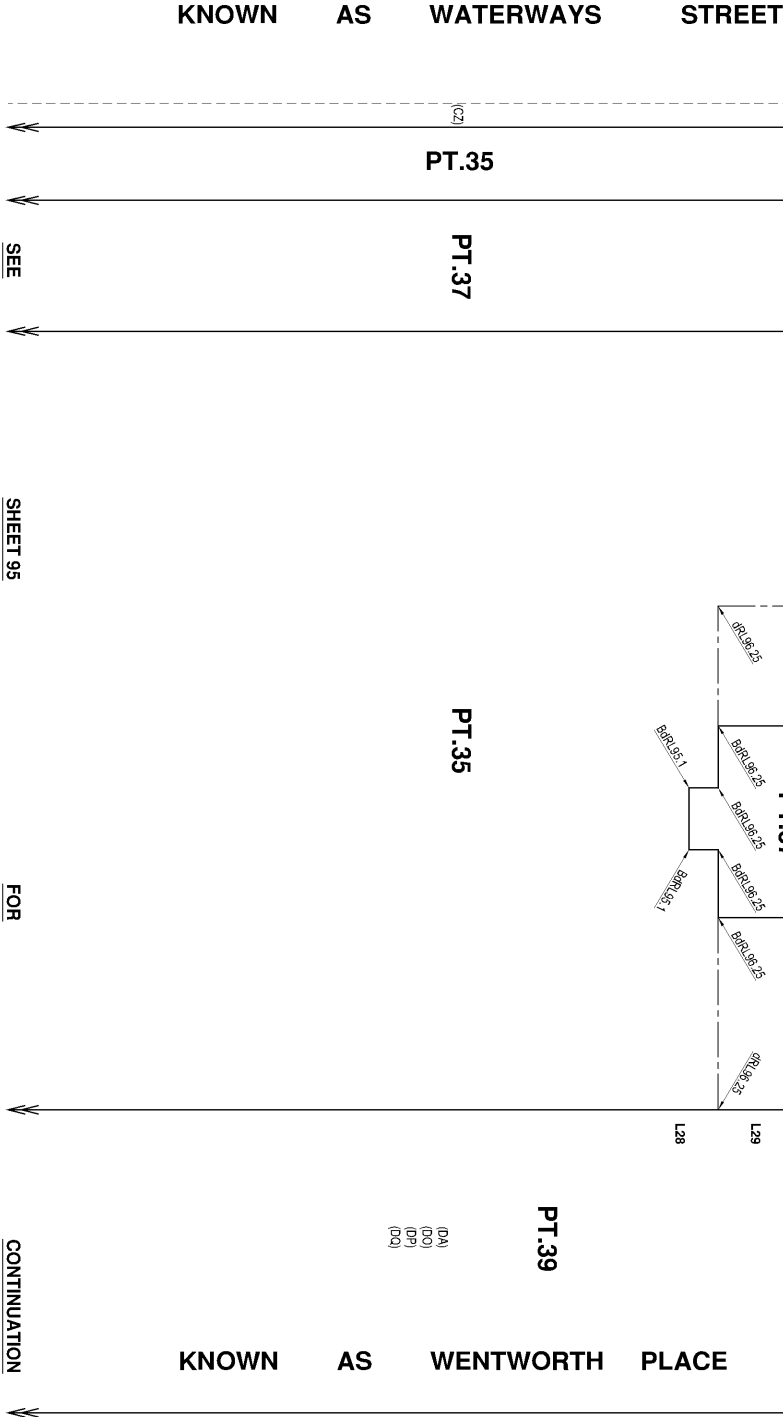
PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/16/2018
Lengths are in metres, Reduction Ratio
AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 233

DETAIL PLAN
(SHEET 96 OF 97 SHEETS)



NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BdRL denotes DEPTH RL OF LOT BOUNDARY
- dRL denotes DEPTH RL OF STRATUM LIMIT
- L28 denotes LEVEL 28
- L29 denotes LEVEL 29
- denotes STRATUM LIMIT
- denotes EASEMENT LINE

EASEMENTS CREATED BY THIS PLAN:
(DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DQ) - POSITIVE COVENANT

SECTION L-L FOR
SCALE 1:300 HOR 1:150 VER

THIS IS SHEET 234 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

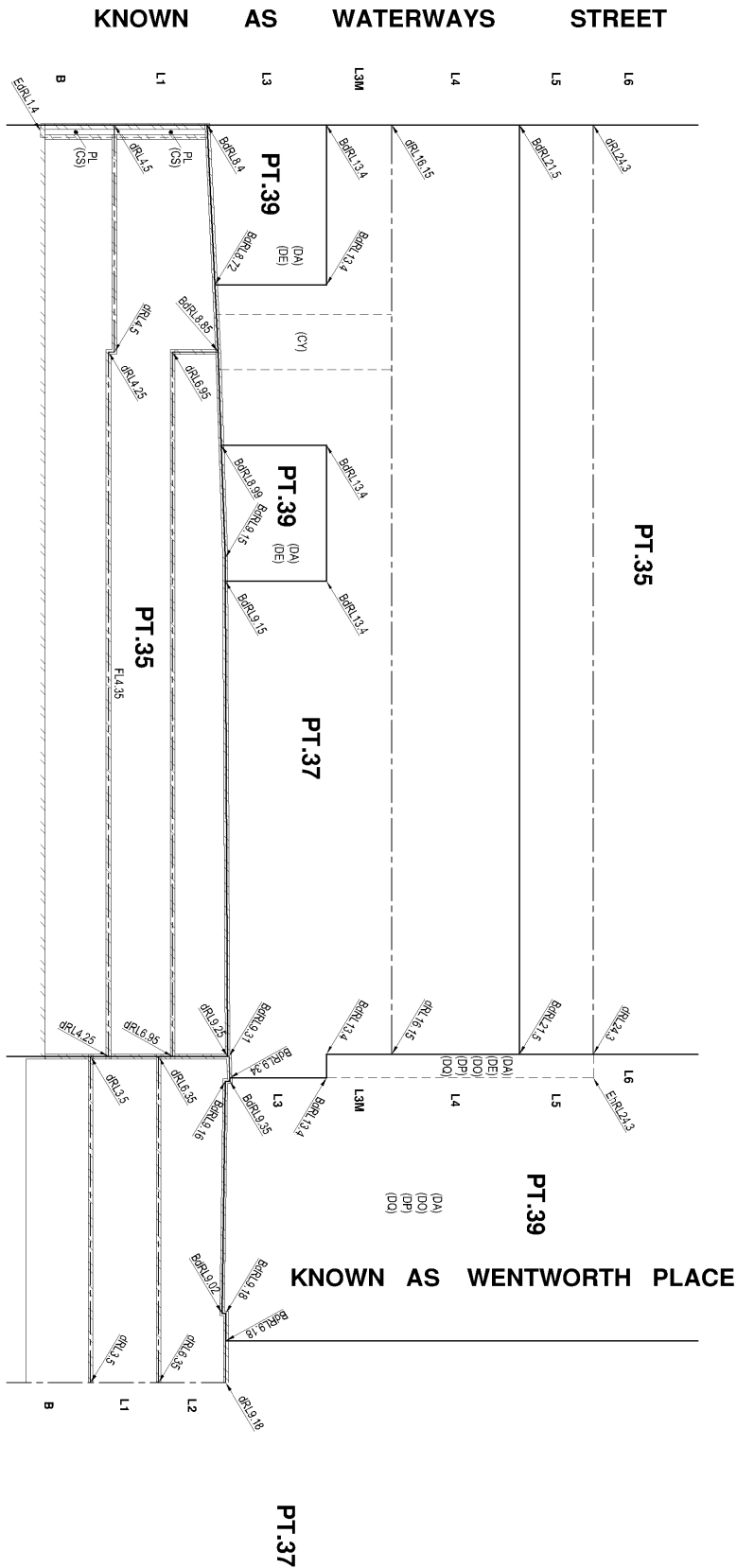
L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC16/2018
Lengths are in metres, Reduction Ratio
AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 234

DETAIL PLAN

(SHEET 97 OF 97 SHEETS)



SECTION M-M

SCALE 1:300 HOR 1:150 VERT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BdRL denotes DEPTH RL OF LOT BOUNDARY
- dRL denotes DEPTH RL OF STRATUM LIMIT
- EARL denotes DEPTH RL OF EASEMENT
- ENRL denotes HEIGHT RL OF EASEMENT
- PL denotes PLENUM
- B denotes BASEMENT
- L1 denotes LEVEL 1
- L2 denotes LEVEL 2
- L3 denotes LEVEL 3
- L3M denotes LEVEL 3 MEZZANINE

NOTES (CONT.)

- L4 denotes LEVEL 4
- L4M denotes LEVEL 4 MEZZANINE
- L5 denotes LEVEL 5
- L6 denotes LEVEL 6
- L7 denotes LEVEL 7
- L8 denotes LEVEL 8
- L9 denotes LEVEL 9
- denotes STRATUM LIMIT
- denotes EASEMENT LINE

EASEMENTS CREATED BY THIS PLAN:

- (CS) - EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
- (CY) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DA) - RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
- (DE) - EASEMENT TO PERMIT ENCRORACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DP) - EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
- (DO) - POSITIVE COVENANT

THIS IS SHEET 235 OF DP270778 WHICH REPLACES SHEET 18
AS REGARDS LOT 11 AND IS AN ADDITIONAL SHEET

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Table of Plan

Surveyor: MICHAEL TRIFIRO
Date of Survey: 30/01/2018
Surveyor's Ref: 6543

PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND
EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/16/2018
Lengths are in metres, Reduction Ratio AS SHOWN

Registered
26.4.2018

DP 270778
ADDITIONAL SHEET 235

LOTS 40 & 41 ARE STRATUM LOTS LIMITED IN HEIGHT & DEPTH AS SHOWN ON THIS PLAN. REFER TO SHEETS 2 - 55 FOR DETAILS

ORIGIN OF LEVELS:

SSM 197231 - RL 8.606 AHD
VALIDATION SSM 197230 - RL 2.588 AHD
ALL LEVELS SHOWN RELATE TO AUSTRALIAN HEIGHT DATUM.
NOTE: BENCH MARKS SHOWN HEREON SHOULD NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN DEFINING THE STRATUM LIMIT OF LOTS 40-41.

SSM 199134 FD
(NOT ESTD)

SSM 99412 FD
(NOW GONE)

HORIZONTAL AND/OR INCLINED PLANE LIMITATION SHOWN THAT DEFINE THE UPPER OR LOWER LIMIT OF PART OF A LOT ON A SPECIFIC LEVEL DO NOT DEFINE A BOUNDARY WHERE THE SAME LOT EXISTS ABOVE OR BELOW THE NOMINATED LIMITATION.

SCHEDULE OF REFERENCE MARKS

NO.	BEARING	DIST	MARK
(A)	236°19'	2.985	DKM FD IN TOP LITEL (DP270778)
(B)	233°21'30"	18.07	DKM FD IN TOP KERB (DP270778)
(C)	208°04'30"	17.25	DKM FD IN TOP KERB (DP270778)
(D)	108°12'50"	3.94	DKM FD IN CONC. (DP1156412)
(E)	205°17'20"	27.14	DKM FD IN CONC. (DP270778)
(F)	127°14'	22.7	SE CNR BRICK BLD FD (DP270778)
(G)	68°40'	7.12	DKM FD IN TOP CONC. SEAWALL (DP270778)
(H)	50°22'	4.07	DKM FD IN PATH (DP270778)
(I)	31°35'	10.385	DKM FD IN TOP KERB (DP270778)
(J)	120°39'	3.36	DKM FD IN CONC. PATH (DP270778)
(K)	33°42'	10.24	DKM FD IN TOP KERB (DP270778)
(L)	95°43'20"	16.06	SSM19231 FD (DP270778)
(M)	56°39'	4.895	DKM FD IN PATH (DP270778)

SSM CONNECTIONS

FROM	TO	BEARING	DISTANCE	DESCRIPTION
SSM 99412	X' SSM 69990	Y' 125°58'37"	397.367	MGA GND
SSM93729	SSM99411	31°47'25"	305.474	MGA GND
SSM 99411	SSM 197230	36°00'50"	195.71	SURVEY
SSM 197230	SSM 99412	35°11'20"	180.145	SURVEY
SSM 197231	SSM 99990	93°55'30"	346.050	SURVEY
SSM 197230	SSM 193134	30°40'	181.465	SURVEY
SSM 193134	SSM 99412	128°13'	14.325	SURVEY

COORDINATE SCHEDULE

MARK	EAST	NORTH	CLASS	ORDER	METHOD	STATE
SSM 69990	322 456.695	6 255 555.083	B	2	SCINS	FOUND
SSM 93729	321 755.313	6 255 223.343	B	2	SCINS	FOUND
SSM 99411	321 916.298	6 255 482.987	B	2	SCINS	FOUND
SSM 99412	322 135.130	6 255 788.517	B	2	SCINS	FOUND (NOW GONE)
SSM 193134	322 123.87	6 255 797.37	C	N/A	TRAV	FOUND
SSM 197230	322 031.32	6 255 641.28	C	N/A	TRAV	FOUND
SSM 197231	322 111.475	6 255 578.755	C	N/A	TRAV	FOUND

MGA ZONE: 56

MGA DATUM: GDA94

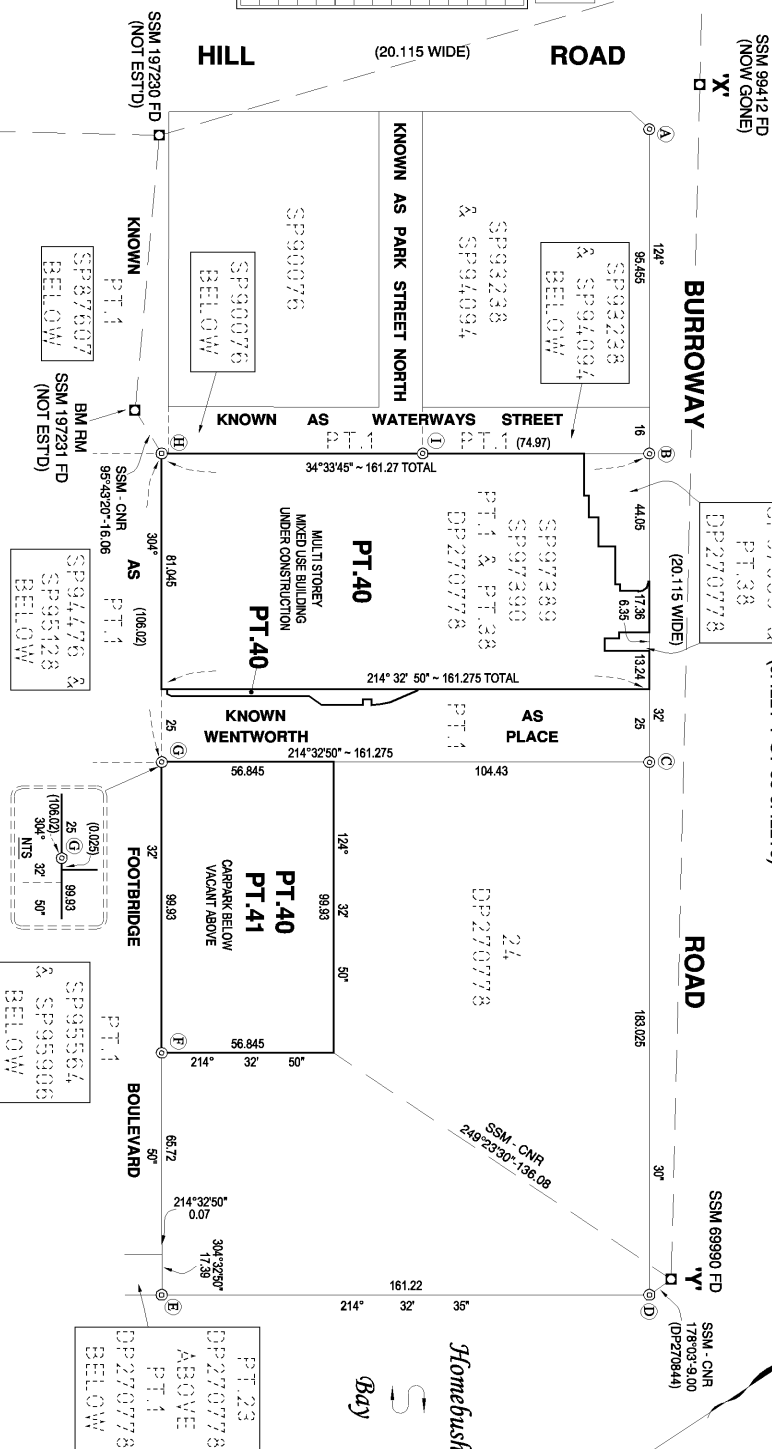
EXISTING EASEMENTS AFFECTING WHOLE OF LOTS 40-41:

- EASEMENT FOR SERVICES (WHOLE OF LOT) (DP270778 DOC.1 & DOC.10 Nos. (2) & (4))
- EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP270778 DOC.10 Nos. (1) & (3))
- EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT) (DP270778 DOC.10)
- EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT) (DP270778 DOC.10)
- EASEMENT TO ACCESS PLENUM (WHOLE OF LOT) (DP270778 DOC.10)
- EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT) (DP270778 DOC.10 Nos. (9) & (13))
- EASEMENT FOR CONSTRUCTION PURPOSES (WHOLE OF LOT) (DP270778 DOC.10)
- EASEMENT FOR CRANE JIB SWING (WHOLE OF LOT) (DP270778 DOC.10)
- EASEMENT FOR NOISE, VIBRATION AND DUST (WHOLE OF LOT) (DP270778 DOC.10)
- EASEMENTS AFFECTING THE WHOLE OF LOTS 40-41 CREATED BY THIS PLAN:
- EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)
- EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT)

THIS IS SHEET 236 OF DP270778 WHICH REPLACES SHEETS 139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

DETAIL PLAN

(SHEET 1 OF 55 SHEETS)



LOT	AREA	NOTE
LOT 40	1.0968ha	THE TOTAL AREAS SHOWN DO NOT INCLUDE PARTS OF THE SAME LOT THAT OVERLAP IN PLAN VIEW.
LOT 41	5680m²	

LEGEND:
PT.1 denotes PT.1 IN DP270778

LOT NUMBER	BASEMENT & BELOW	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5-7	LEVEL 8 & ABOVE
40	7708m²	1.0565ha	1.0597ha	1.0801ha	6935m²	72m²	5226m²
41	N/A	N/A	5595m²	5680m²	5680m²	5680m²	5680m²
TOTAL	7708m²	1.0565ha	1.0597ha	1.0801ha	1.2615ha	5752m²	1.0906ha

FROM	TO	HEIGHT DIFFERENCE	METHOD
SSM 93729	SSM 99411	-0.075	TRIG HEIGHTING
SSM 99411	SSM 197230	+0.442	TRIG HEIGHTING
SSM 197230	SSM 193134	-0.542	TRIG HEIGHTING
SSM 193134	SSM 99412	-0.214	TRIG HEIGHTING
SSM 99412	SSM 69990	-0.122	TRIG HEIGHTING
SSM 69990	SSM 93729	+0.511	TRIG HEIGHTING
SSM 93729	SSM 197231	+6.948	TRIG HEIGHTING
SSM 197231	SSM 197230	-6.070	TRIG HEIGHTING

MARK	AD VALUE	CLASS	ORDER	METHOD	STATE
SSM 69990	1.653	LC	L3	SCINS	FOUND
SSM 93729	2.169	LC	L3	SCINS	FOUND
SSM 99411	2.094	LC	L3	SCINS	FOUND
SSM 99412	1.78	D	4	SCINS	FOUND (NOW GONE)
SSM 193134	1.989	LC	L3	SCINS	FOUND
SSM 197230	2.538	LC	L3	SCINS DATUM VALIDATION	FOUND
SSM 197231	8.608	LC	L3	SCINS ADOPTED	FOUND

DATE OF SCINS VALUES: 39-06-2018

HEIGHT DATUM: AHD71

HEIGHT DIFFERENCE SCHEDULE

FROM	TO	HEIGHT DIFFERENCE	METHOD
SSM 93729	SSM 99411	-0.075	TRIG HEIGHTING
SSM 99411	SSM 197230	+0.442	TRIG HEIGHTING
SSM 197230	SSM 193134	-0.542	TRIG HEIGHTING
SSM 193134	SSM 99412	-0.214	TRIG HEIGHTING
SSM 99412	SSM 69990	-0.122	TRIG HEIGHTING
SSM 69990	SSM 93729	+0.511	TRIG HEIGHTING
SSM 93729	SSM 197231	+6.948	TRIG HEIGHTING
SSM 197231	SSM 197230	-6.070	TRIG HEIGHTING

HEIGHT DATUM: AHD71

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

Surveyor: MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Plat: 6549-2

L.G.A. CITY OF PARAMATTA

Locality: WENTWORTH POINT
Subdivision No. SC/14/9/2018

Registered
29.10.2018

DP 270778

ADDITIONAL SHEET 236

PT.1
DP270776
KNOWN AS
WATERWAYS
STREET

PT. 1
0270778

**KNOWN AS
WATERWAYS
STREET**

PT.1
EP270778
KNOWN AS
WENTWORTH
PLACE

PT-1
DP270778

**KNOWN AS
WENTWORTH
PLACE**

MGA

PART LOT 40 IS A STRATUM LOT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 8-17 (LEVEL 1) UNLESS OTHERWISE SHOWN

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

C denotes CONNECTION

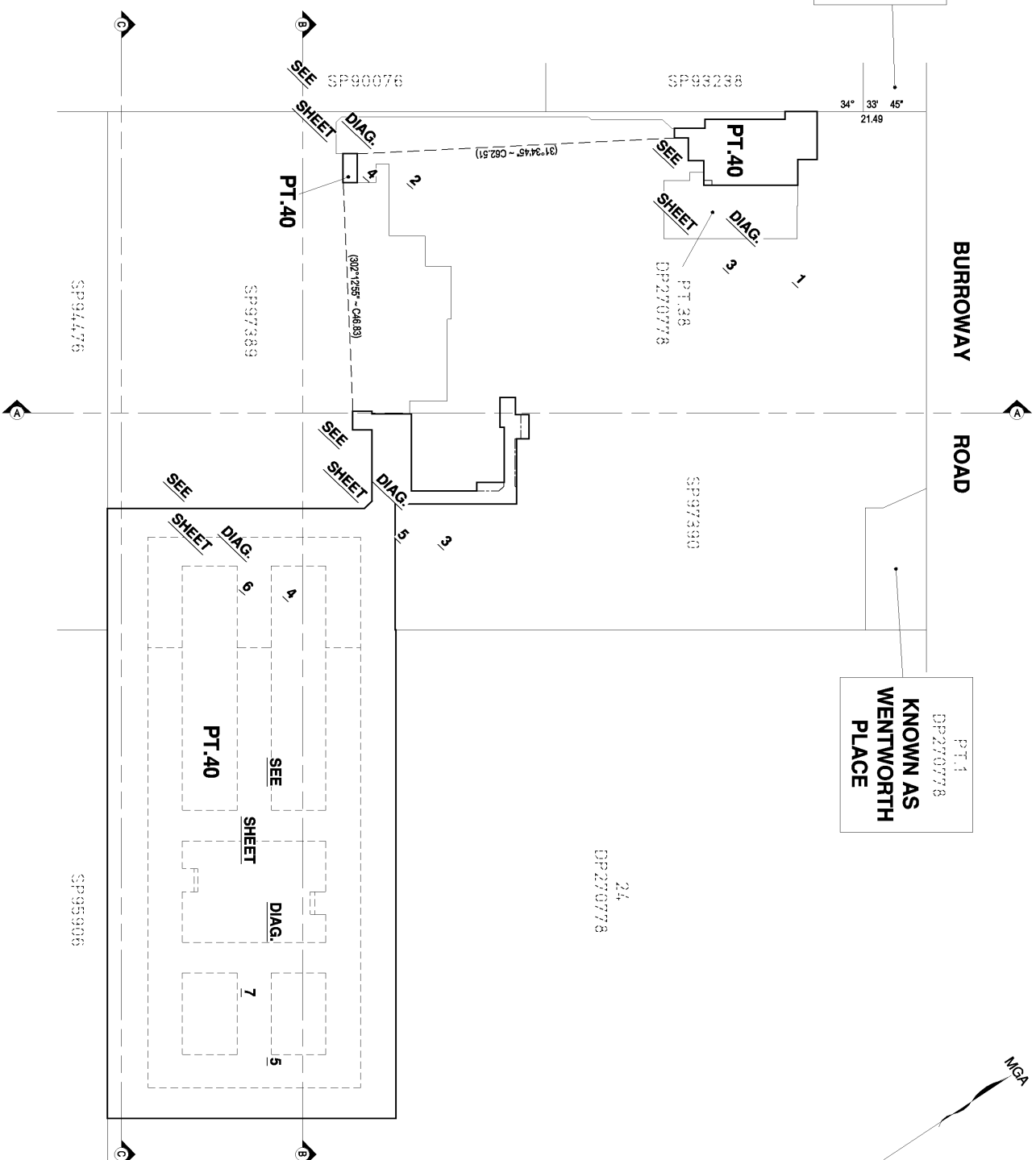
denotes STRATUM LIMIT

--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 49-55

SEE SHEETS 3-7 FOR BASEMENT & BELOW DETAILS

THE AREA OF LOT 40 AT BASEMENT & BELOW IS 7708m² (IN 3 PARTS)



THIS IS SHEET 237 OF DP270778 WHICH REPLACES SHEETS
139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

DETAIL PLAN
(SHEET 3 OF 55 SHEETS)

BASEMENT & BELOW (CONT.)

PART LOT 40 IS A STRATUM LOT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 8-17 (LEVEL 1) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS AND PARCEL CONNECTIONS OF BASEMENT & BELOW

C-B denotes COLUMN TO BOUNDARY
CL denotes CENTRE OF CONCRETE WALL

--- denotes STRATUM LIMIT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 40 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 8-17 (LEVEL 1)
- NOTE 2 PART LOT 40 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.5

PT.1
DP 270778

**KNOWN AS
WATERWAYS
STREET**

SP97390

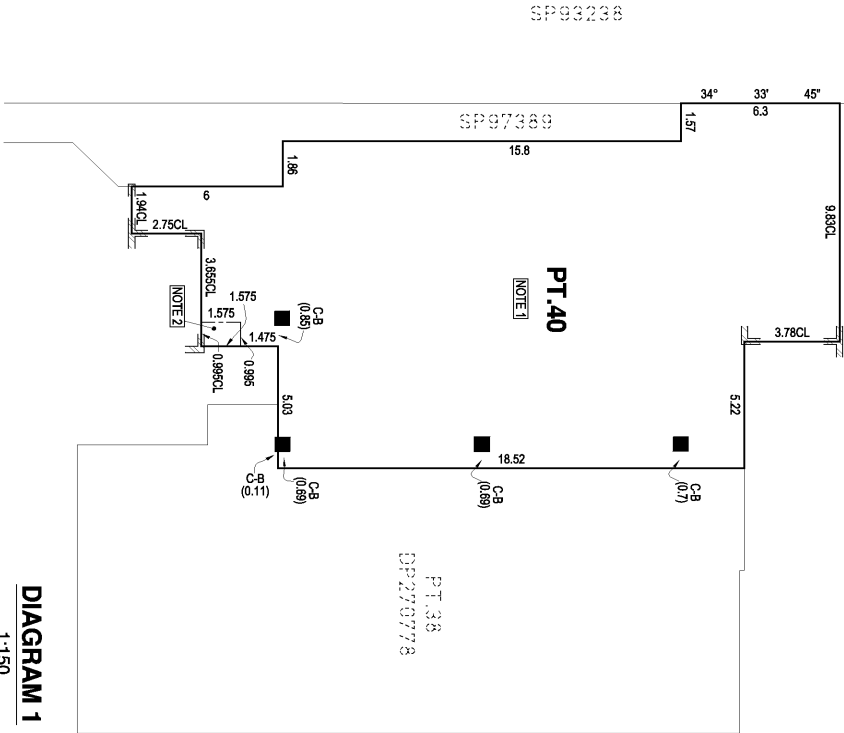


DIAGRAM 1

1:150

THIS IS SHEET 238 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Ref: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC149/2018
Lengths are in metres. Reduction Ratio 1:150



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 238

DETAIL PLAN
(SHEET 4 OF 55 SHEETS)

BASEMENT & BELOW (CONT.)

PART LOT 40 IS A STRATUM LOT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 8-17 (LEVEL 1)

NOTES

- 1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
- 2. SEE SHEET 2 FOR LOT AREAS AND PARCEL CONNECTIONS OF BASEMENT & BELOW

- CL denotes CENTRE OF CONCRETE WALL
- denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 40 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 8-17 (LEVEL 1)

THIS IS SHEET 239 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

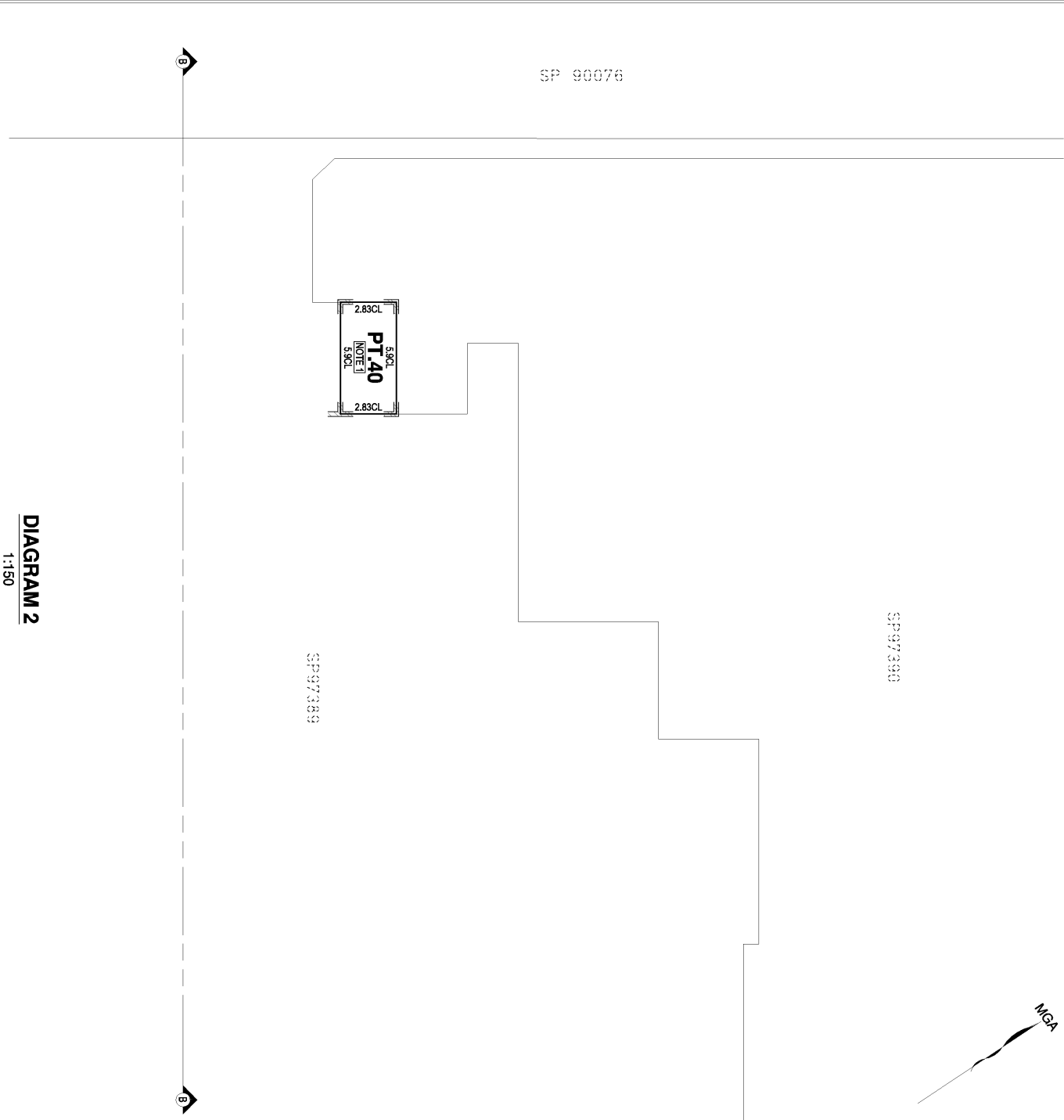


DIAGRAM 2

1:150

Surveyor: MICHAEL TRIFIRO Date of Survey 07/06/2018 Surveyor's Plat: 6549-2	PLAN OF SUBDIVISION OF LOT 37 IN DP270778	L.G.A.: CITY OF PARRAMATTA Locality: WENTWORTH POINT Subdivision No: SC149/2018 Lengths are in metres. Reduction Ratio 1:150	Registered 29.10.2018	DP 270778 ADDITIONAL SHEET 239
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DETAIL PLAN

(SHEET 5 OF 55 SHEETS)

BASEMENT & BELOW (CONT.)

PART LOT 40 IS A STRATUM LOT UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 8-17 (LEVEL 1) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS AND PARCEL CONNECTIONS OF BASEMENT & BELOW

C-B denotes COLUMN TO BOUNDARY
C-L denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
S-B denotes SLAB TO BOUNDARY
W-B denotes WALL TO BOUNDARY

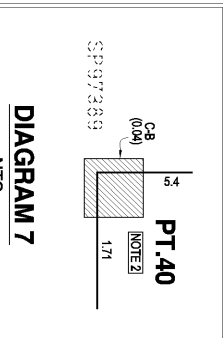
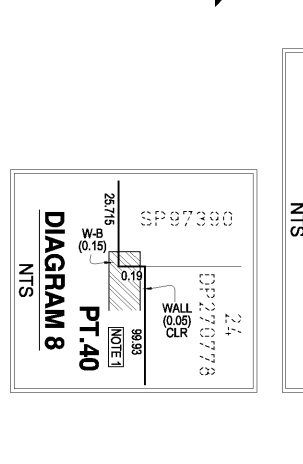
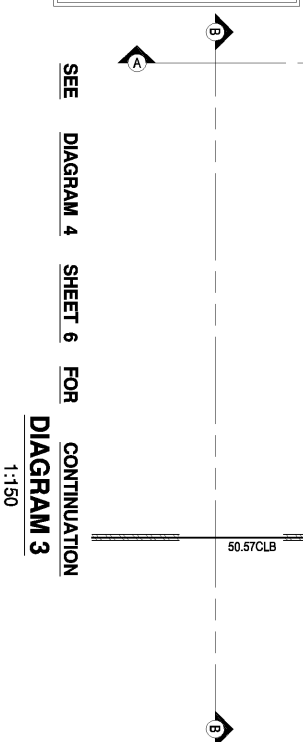
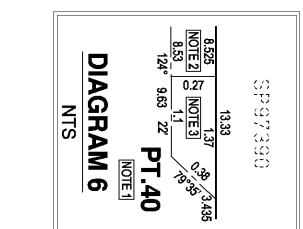
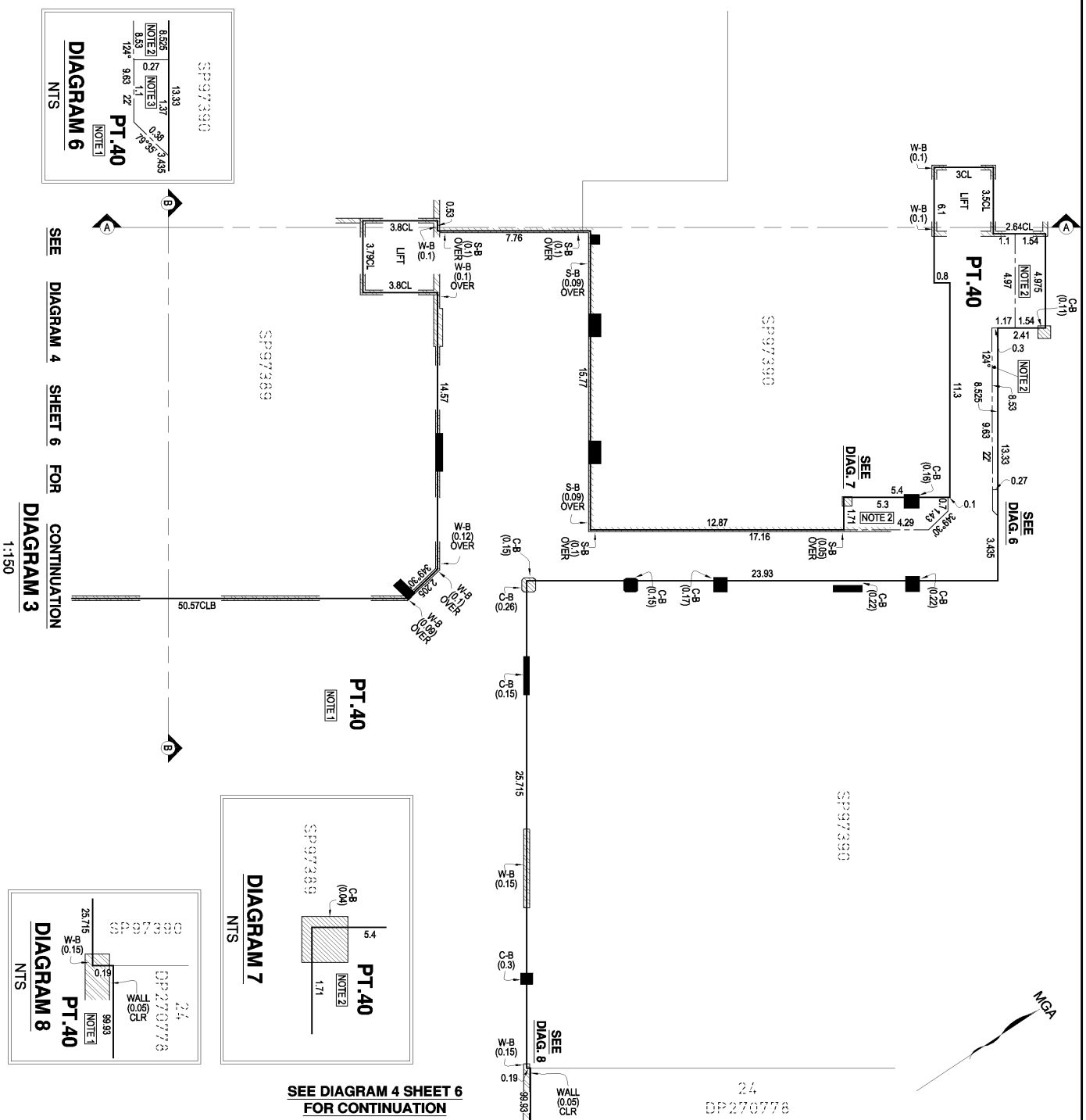
--- denotes STRATUM LIMIT

--- denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO T24-32-50° UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 40 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 8-17 (LEVEL 1)
- NOTE 2 PART LOT 40 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.9
- NOTE 3 PART LOT 40 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL4.1



Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio: 1:150 & AS SHOWN

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 240

THIS IS SHEET 240 OF DP270778 WHICH REPLACES SHEETS 139-239 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

BASEMENT & BELOW (CONT.)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRIALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS AND PARCEL CONNECTIONS OF BASEMENT & BELOW
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY "C" WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

--- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:
(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

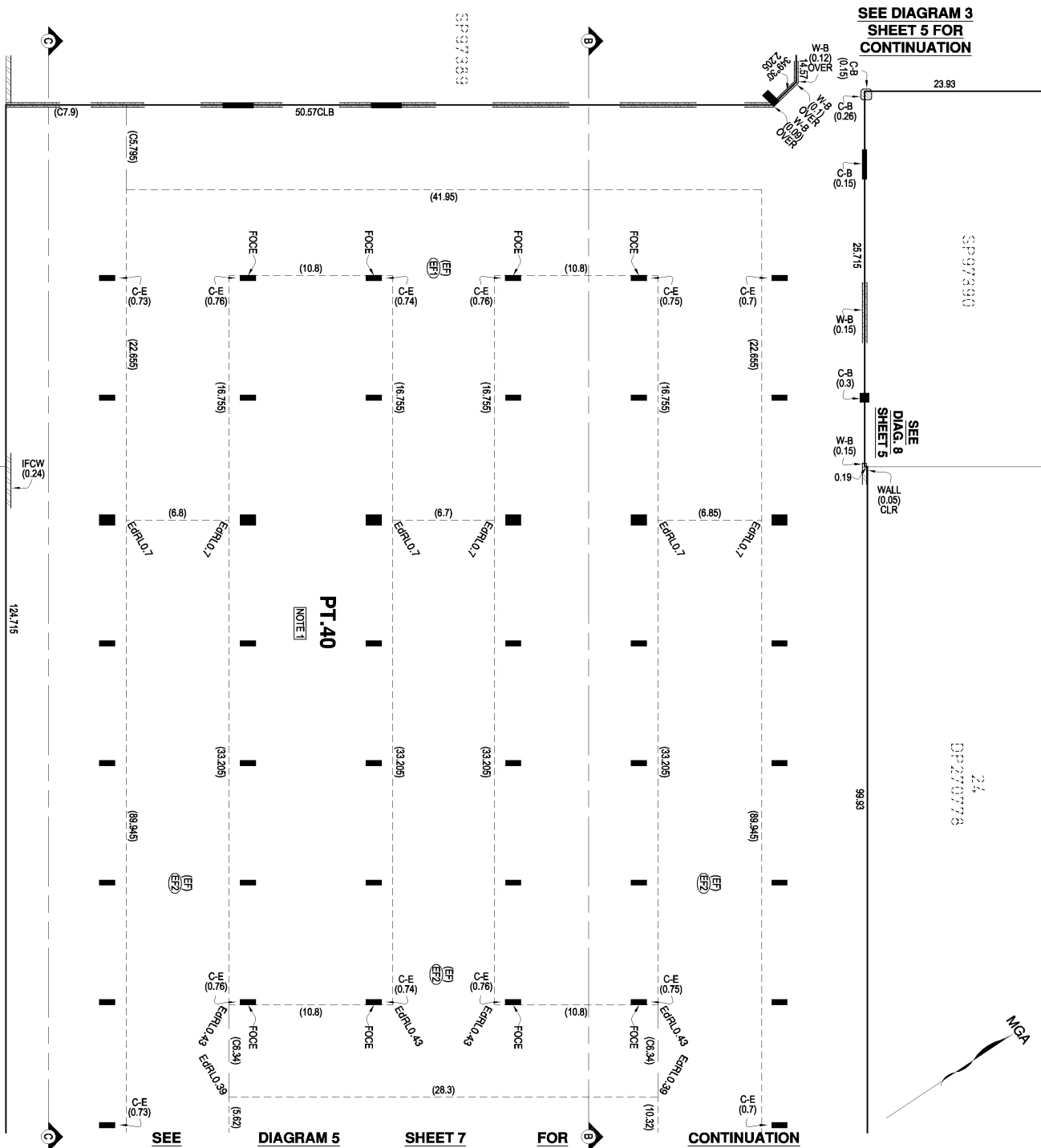
SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 40 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 8-17 (LEVEL 1)

SCHEDULE OF EASEMENT LIMITS

INDICATES EASEMENT LIMITED IN DEPTH TO THE HORIZONTAL PLANE
AT RL0.7 AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT
LIMIT OF THE RESPECTIVE AFFECTED PART LOT

INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE R/L'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT



THIS IS SHEET 241 OF DP270778 WHICH REPLACES SHEETS
139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

BASEMENT & BELOW (CONT.)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRIALIAN HEIGHT DATUM
2. SEE SHEET 2 FOR LOT AREAS AND PARCEL CONNECTIONS OF BASEMENT & BELOW
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFERED BY "C" WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

denotes EASEMENT LINE

 denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

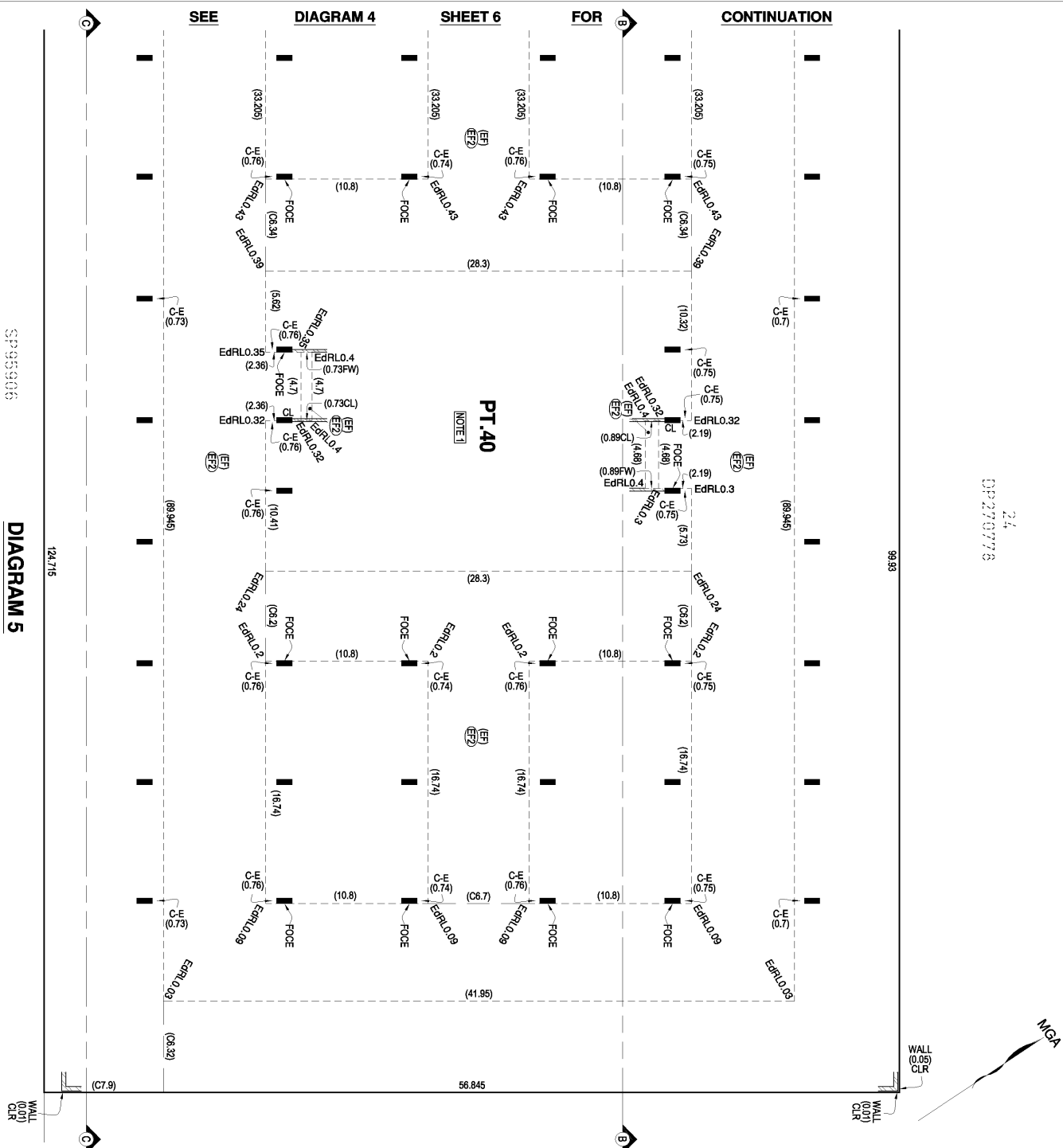
EASEMENTS CREATED BY THIS PLAN:
(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

NOTE 1
PART LOT 40 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 8-17 (LEVEL 1)

NOTE 1
PART LOT 40 IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO
LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 8-17 (LEVEL 1)

(EF2) INDICATES EASEMENT LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE R/Ls SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

THIS IS SHEET 242 OF DP270778 WHICH REPLACES SHEETS
139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.



DP 270778
ADDITIONAL SHEET 242

DETAIL PLAN
(SHEET 8 OF 55 SHEETS)

PT.1
DP270778
**KNOWN AS
WATERWAYS
STREET**

LEVEL 1

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 9-17 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2) AND SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

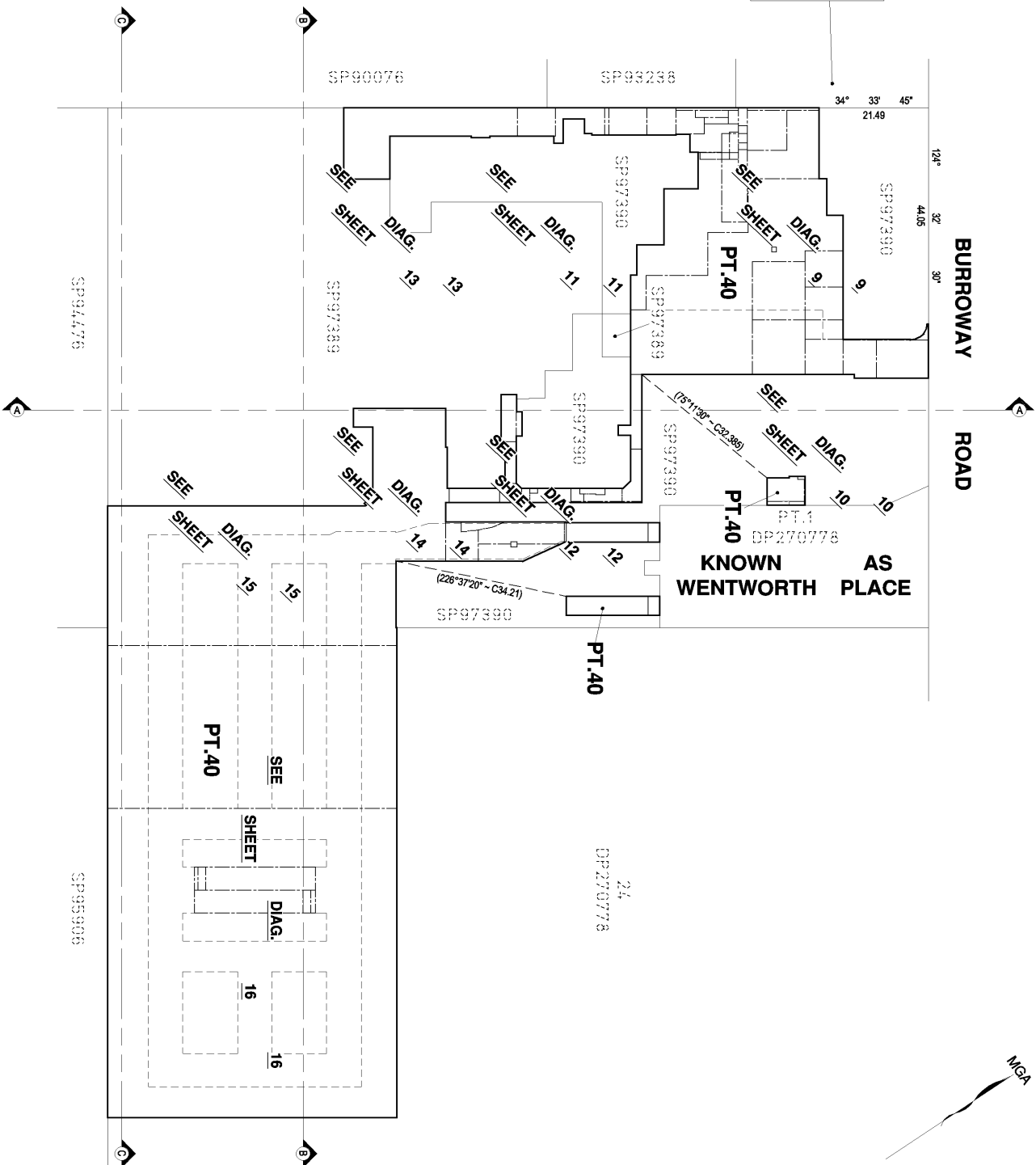
C denotes CONNECTION

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

A denotes SECTION SEE SHEETS 49-55

SEE SHEETS 9-17 FOR LEVEL 1 DETAILS

THE AREA OF LOT 40 AT LEVEL 1 IS 1.056ha (IN 3 PARTS)



THIS IS SHEET 243 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO Date of Survey 07/06/2018 Surveyor's Plat: 6549-2	PLAN OF SUBDIVISION OF LOT 37 IN DP270778	L.G.A.: CITY OF PARRAMATTA Locality: WENTWORTH POINT Subdivision No: SC149/2018 Lengths are in metres. Reduction Ratio 1:500	Registered 29.10.2018	DP 270778 ADDITIONAL SHEET 243
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DETAIL PLAN
(SHEET 9 OF 55 SHEETS)

LEVEL 1 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 8 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 1

- BdRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
BhRL denotes HEIGHT RL OF LOT BOUNDARY
hRL denotes HEIGHT RL OF STRATUM LIMIT
C-B denotes COLUMN TO BOUNDARY
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
S-B denotes SLAB TO BOUNDARY
W-B denotes WALL TO BOUNDARY

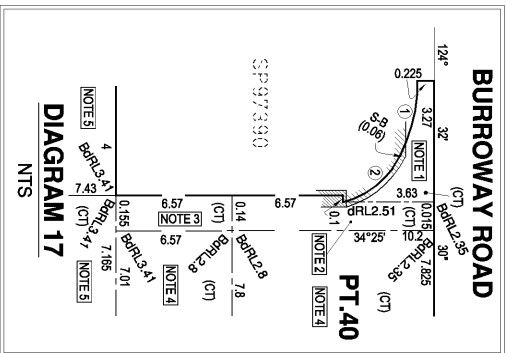
--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SEE SHEET 17 FOR SCHEDULE OF BOUNDARY LIMITS

EXISTING EASEMENTS:

- (CT) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH
(LIMITED IN STRATUM) (DP270778 DOC.10)



KNOWN AS WATERWAYS STREET

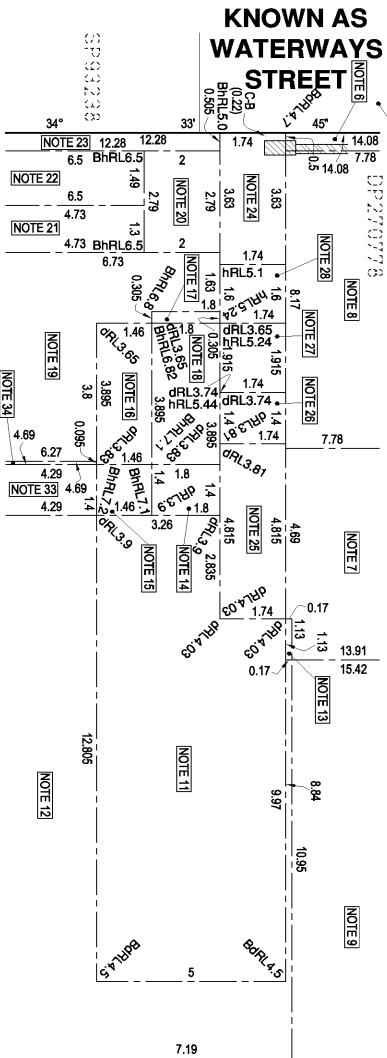


DIAGRAM 18
1:100

KNOWN AS WATERWAYS STREET

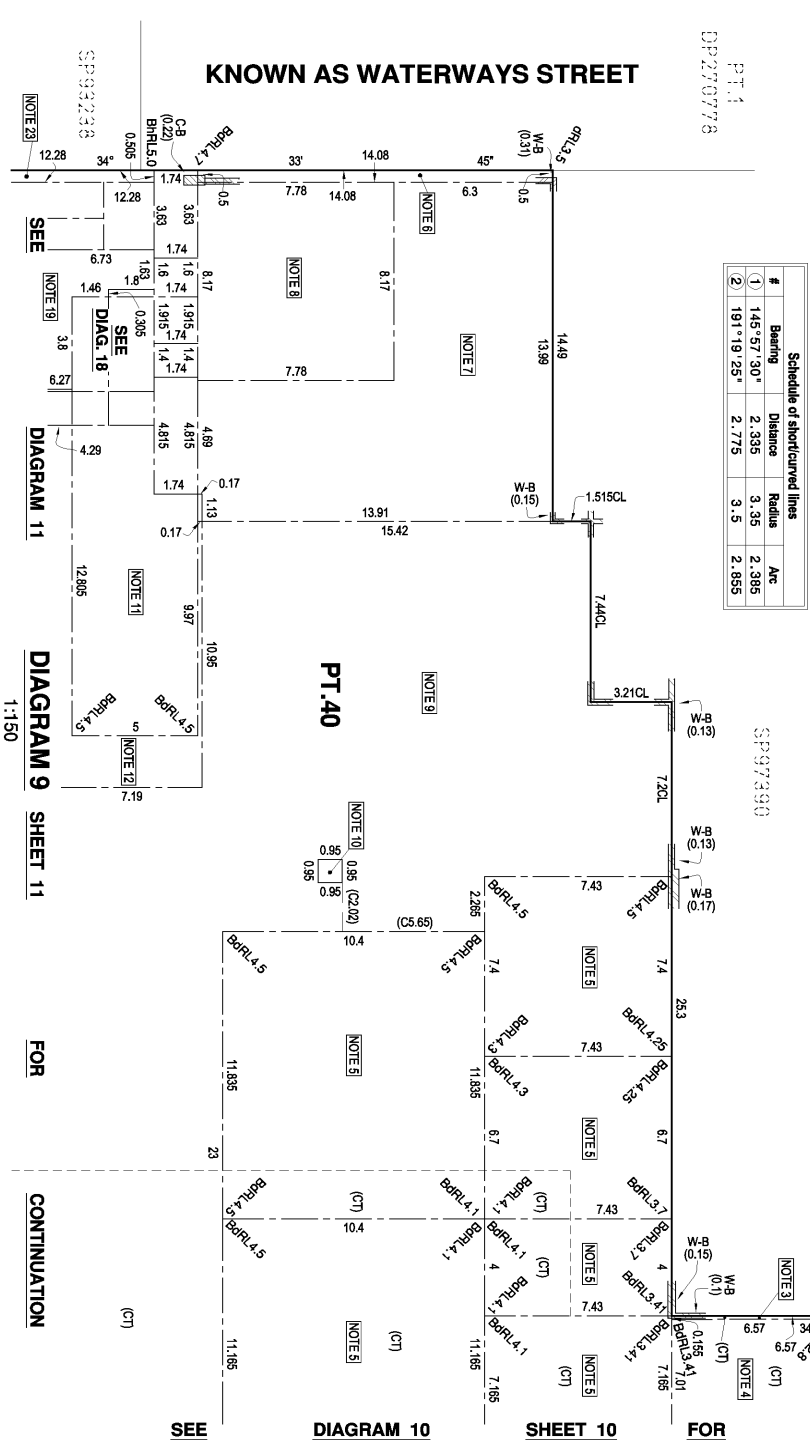
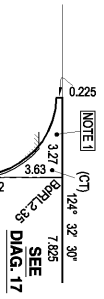


DIAGRAM 11
1:150

BURROWAY ROAD



CONTINUATION

FOR

SHEET 10

DIAGRAM 10

SEE

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Plat: 6549-2

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio: 1:150 & AS SHOWN

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 244

DETAIL PLAN
(SHEET 11 OF 55 SHEETS)
LEVEL 1 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 8 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 1

BdRL denotes DEPTH RL OF LOT BOUNDARY
BhRL denotes HEIGHT RL OF LOT BOUNDARY
C-B denotes COLUMN TO BOUNDARY
CL denotes CENTRE OF CONCRETE WALL
W-B denotes WALL TO BOUNDARY

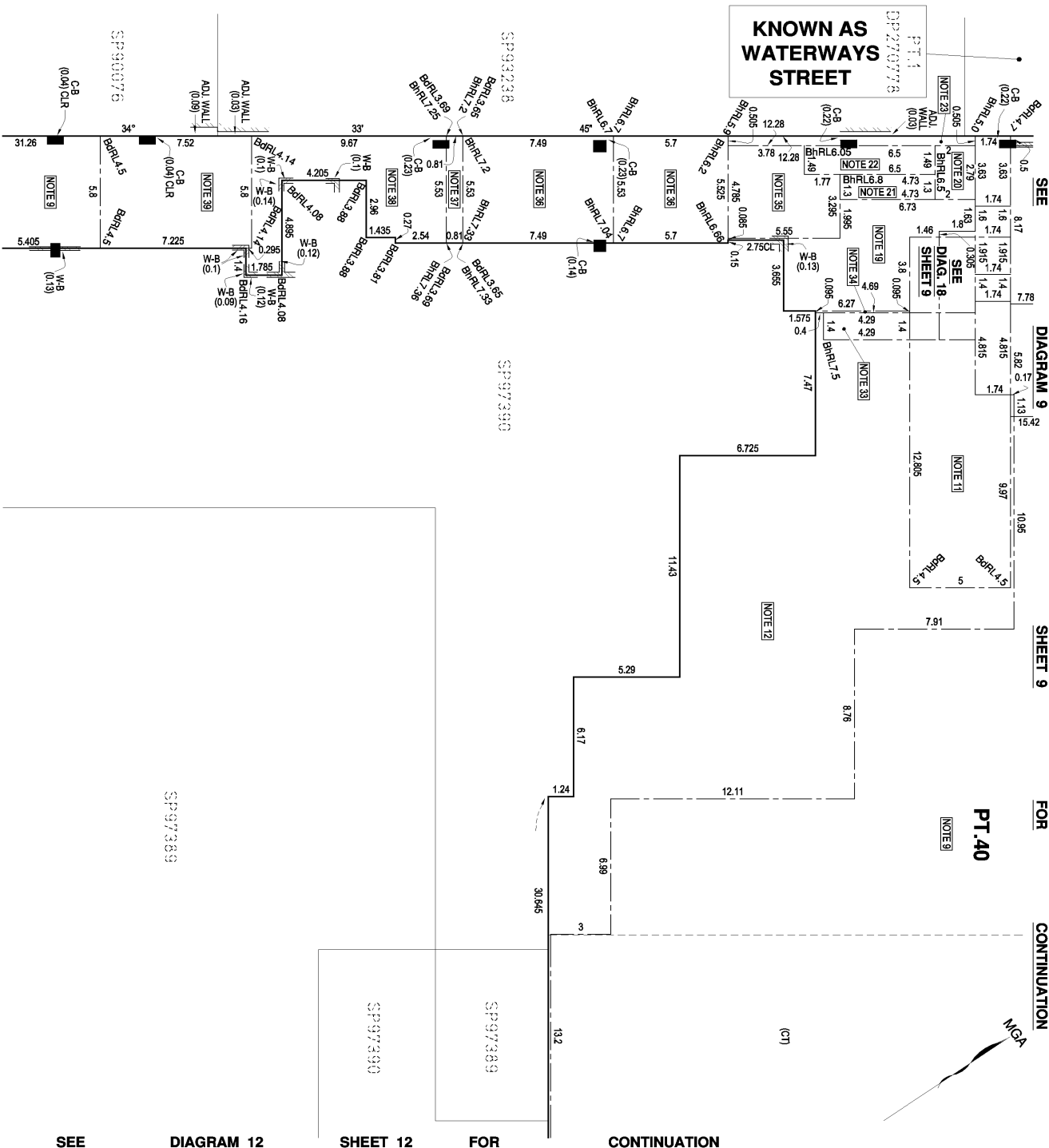
--- denotes STRATUM LINE
--- denotes EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:
(CT) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 9 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)
- NOTE 11 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.5
- NOTE 12 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.5
- NOTE 19 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.8
- NOTE 20 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.5
- NOTE 21 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.5 AND RL6.8
- NOTE 22 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.05 AND RL6.5
- NOTE 23 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL5.0 AND RL5.9
- NOTE 33 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.2 AND RL7.5
- NOTE 34 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.8
- NOTE 35 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.05
- NOTE 36 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 37 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.65 AND RL3.89 AND LIMITED IN HEIGHT TO THE RL'S SHOWN ON THE PLAN
- NOTE 38 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.5
- NOTE 39 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.65 AND RL4.4 AND RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)



SEE

DIAGRAM 13

DIAGRAM 11

SHEET 13

FOR

CONTINUATION

SEE

DIAGRAM 12

SHEET 12

FOR

CONTINUATION

THIS IS SHEET 246 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFINO
Date of Survey: 07/06/2018
Surveyor's Ref: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio 1:150



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 246

DETAIL PLAN

(SHEET 12 OF 55 SHEETS)

LEVEL 1 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-37 (LEVEL 2 AND LEVELS 3 & 3 MEZZANINE) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 8 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BdRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
BdRL denotes HEIGHT RL OF LOT BOUNDARY
C-B denotes COLUMN TO BOUNDARY
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
WB denotes WALL TO BOUNDARY

Schedule of Reduced Levels (AHD)	
A	5.47
B	5.71
C	5.75
D	5.75

denotes STRATUM LIMIT
denotes EASEMENT LINE
denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SEE SHEET 17 FOR SCHEDULE OF BOUNDARY LIMITS

EASEMENTS CREATED BY THIS PLAN:

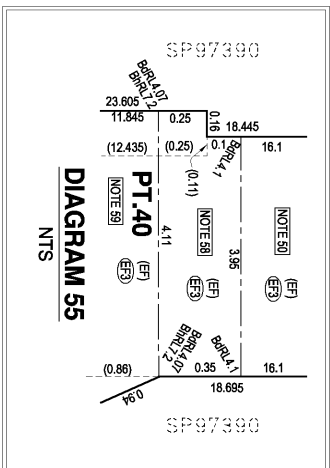
(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

EXISTING EASEMENTS:

(CT) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)
(CY) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)

SCHEDULE OF EASEMENT LIMITS

INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT



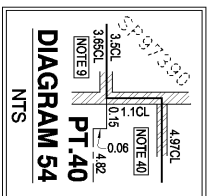
SEE

DIAGRAM 10

SHEET 10

FOR

CONTINUATION



SEE

PT. 40

CONTINUATION

FOR

SEE

SHEET 11

SEE

DIAGRAM 11

SEE

SEE

SEE

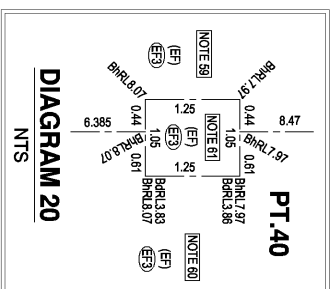
DIAGRAM 14

DIAGRAM 12

DIAGRAM 14

FOR

CONTINUATION



KNOWN AS
WENTWORTH PLACE

PT. 40
DP270778

PT. 40
DP270778
ABOVE
PT. 40
BELOW

24
DP270778

MGA

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC149/2018
Lengths are in metres. Reduction Ratio: 1:150
& AS SHOWN



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 247

THIS IS SHEET 247 OF DP270778 WHICH REPLACES SHEETS
139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Scale of 1:150

DETAIL PLAN
(SHEET 13 OF 55 SHEETS)

LEVEL 1 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 8 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 1

BdRL denotes DEPTH RL OF LOT BOUNDARY
C-B denotes COLUMN TO BOUNDARY
CL denotes CENTRE OF CONCRETE WALL
IFMW denotes INSIDE FACE OF METAL WALL
W-B denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT

--- denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

NOTE 9 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)

NOTE 39 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.4 AND RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)

NOTE 53 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.9

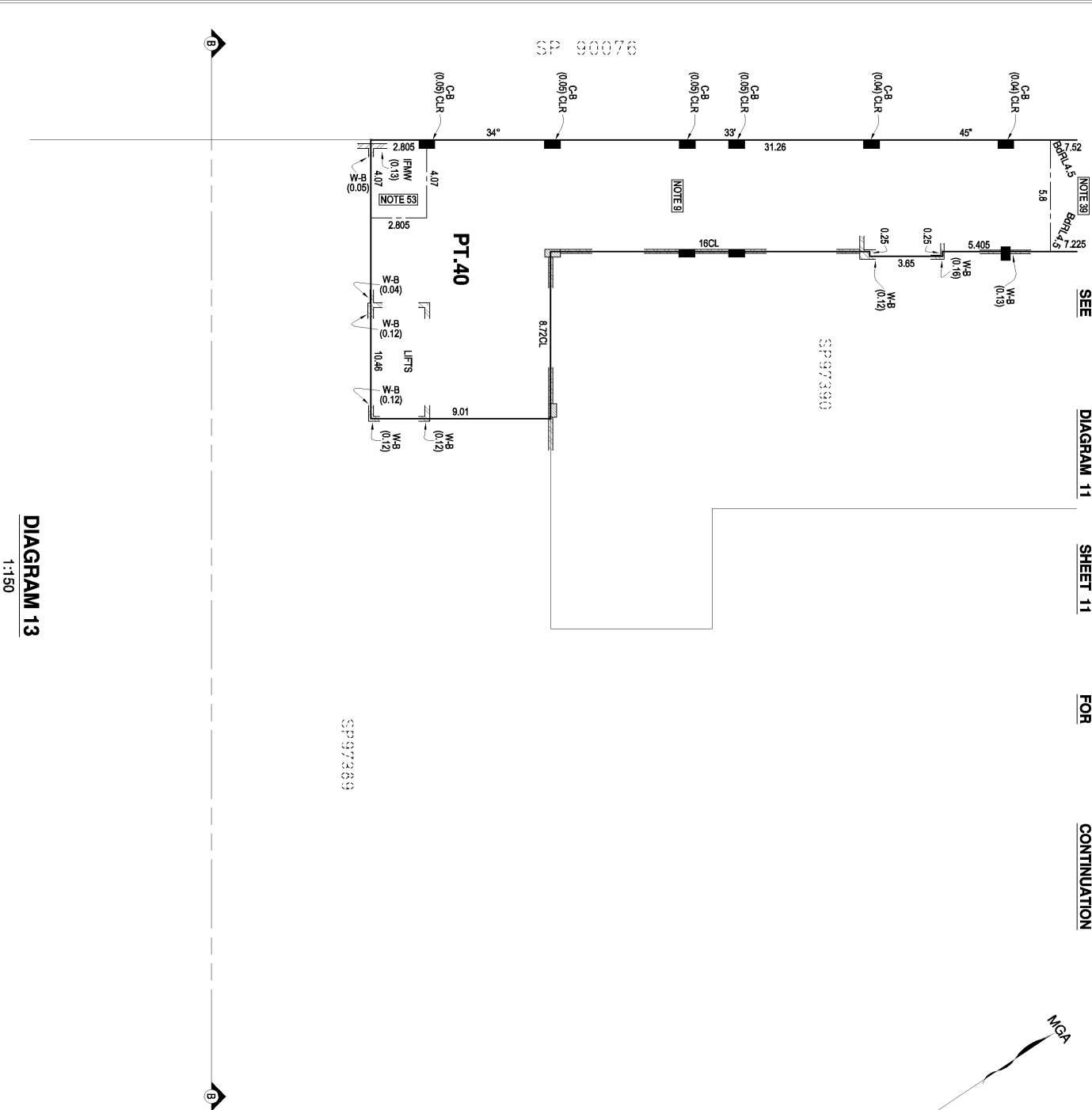


DIAGRAM 13
1:150

THIS IS SHEET 248 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Ref: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio 1:150



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 248

DETAIL PLAN

(SHEET 14 OF 55 SHEETS)

LEVEL 1 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2 AND LEVELS 3 & 3 MEZZANINE) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 8 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BdRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
BhRL denotes HEIGHT RL OF STRATUM LIMIT
C-E denotes COLUMN TO EASEMENT
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
FOCE denotes FACE OF COLUMN TO EASEMENT
FW denotes FACE OF WALL
WB denotes WALL TO BOUNDARY
WE denotes WALL TO EASEMENT

denotes SECTION SEE SHEETS 49-55

denotes STRATUM LIMIT

denotes EASEMENT LINE

Schedule of short lines		
#	Bearing	Distance
(1)	28° 00'	2.9
(2)	23° 50'	0.48

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

- NOTE 9 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)
- NOTE 46 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.1 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.8
- NOTE 47 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)
- NOTE 48 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.5 AND RL4.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 54 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT SHOWN ON SHEETS 18-27 (LEVEL 2)
- NOTE 59 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.66 AND RL4.07 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.27 AND RL8.6
- NOTE 60 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.66 AND RL4.07 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.27 AND RL8.6
- NOTE 62 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.5 AND RL3.66 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 63 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.58 AND RL3.79 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN

SCHEDULE OF EASEMENT LIMITS

(EF3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

THIS IS SHEET 249 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

SEE

DIAGRAM 12

SHEET 12

FOR

SEE DIAG. 20

CONTINUATION

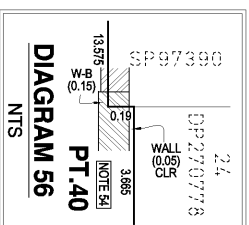
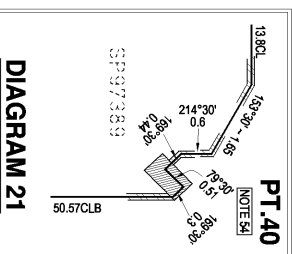
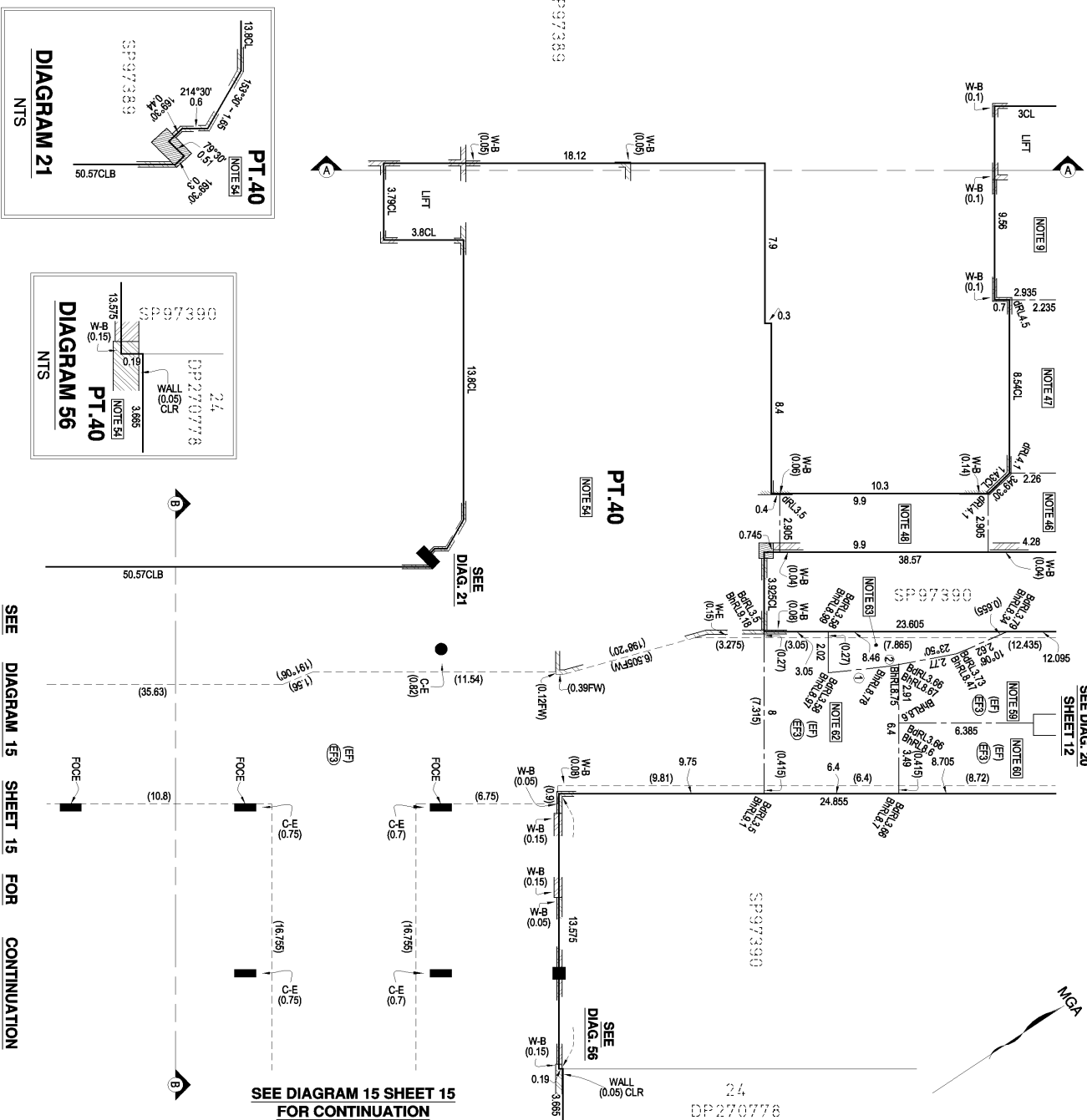


DIAGRAM 14
1:150

SEE

DIAGRAM 15

SHEET 15

FOR CONTINUATION

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC14/9/2018
Lengths are in metres. Reduction Ratio: 1:150 & AS SHOWN



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 249

LEVEL 1 (CONT.)

NOTES

- dRL denotes DEPTH RL OF STRUTTING LIMIT
C-E denotes COLUMN TO EASEMENT
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
FOCE denotes FACE OF COLUMN ON EASEMENT
FW denotes FACE OF WALL
W-B denotes WALL TO BOUNDARY
W-E denotes WALL TO EASEMENT

 denotes SECTION SEE SHEETS 49-55

EASEMENTS CREATED BY THIS PLAN:
(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

NOTE 54

NOTE 54 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)

NOTE 55

NOTE 55 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.25 AND RL3.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)

NOTE 56

NOTE 56 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN R12.75 AND R13.25 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)

INDIVIDUALS OR ENTITIES LIMITED IN HEIGHT TO THE LOT STRATUM OF
 LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN
 HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE

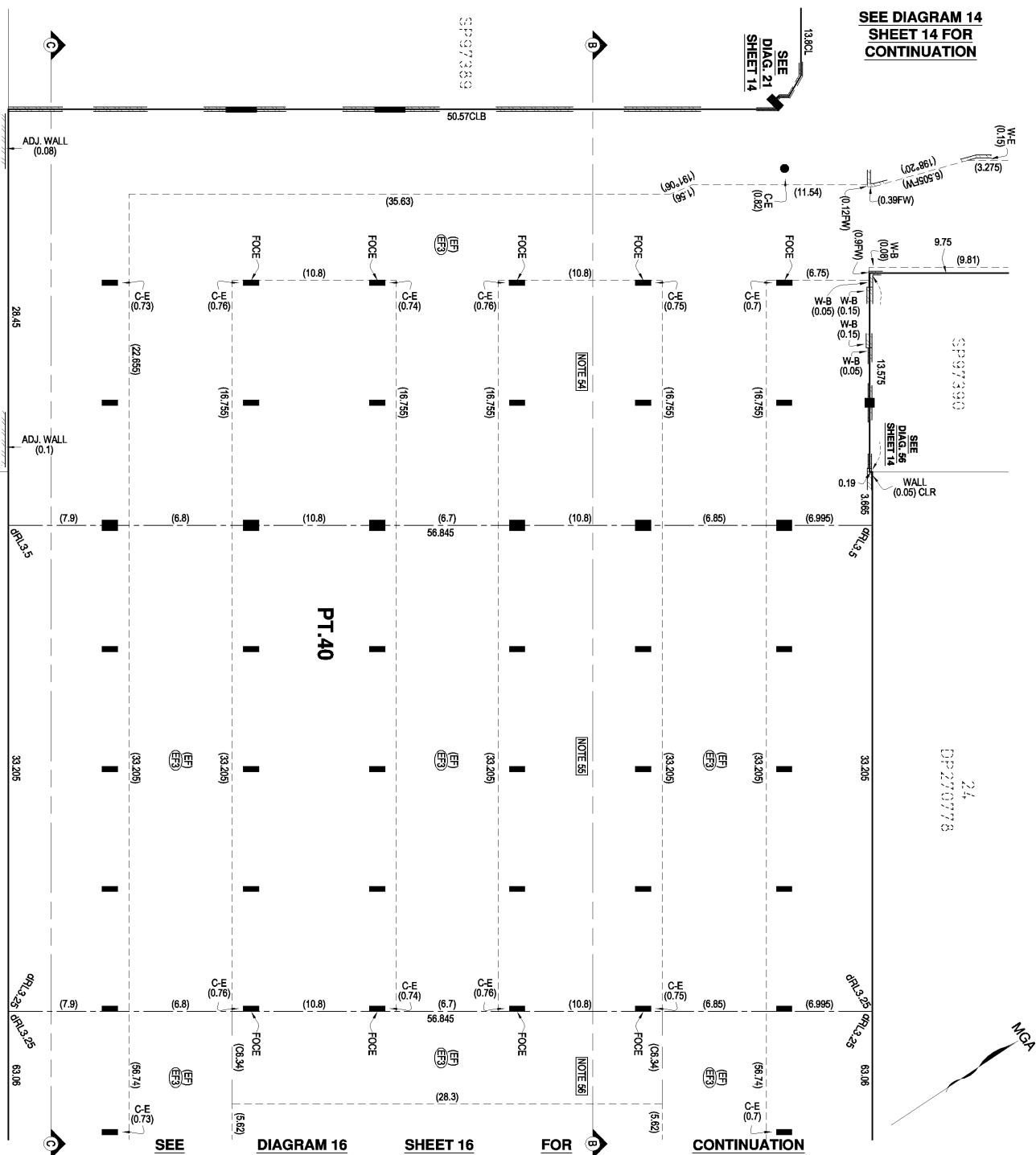


DIAGRAM 15
1:200

○
○
○
○
○
○
○

THIS IS SHEET 250 OF DP270778 WHICH REPLACES SHEETS 139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Ref: 6543-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

LGA: CITY OF PARRAMATTA

Registered

DP 270778
ADDITIONAL SHEET 250

DETAIL PLAN

(SHEET 16 OF 55 SHEETS)

LEVEL 1 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 8 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 1
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREPARED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

dPL denotes DEPTH PL OF STRATUM LIMIT
C-E denotes COLUMN TO EASEMENT
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
FOCE denotes FACE OF CONCRETE WALL
FW denotes FACE OF WALL

— denotes STRATUM LIMIT
--- denotes EASEMENT LINE

▲ denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF BOUNDARY LIMITS

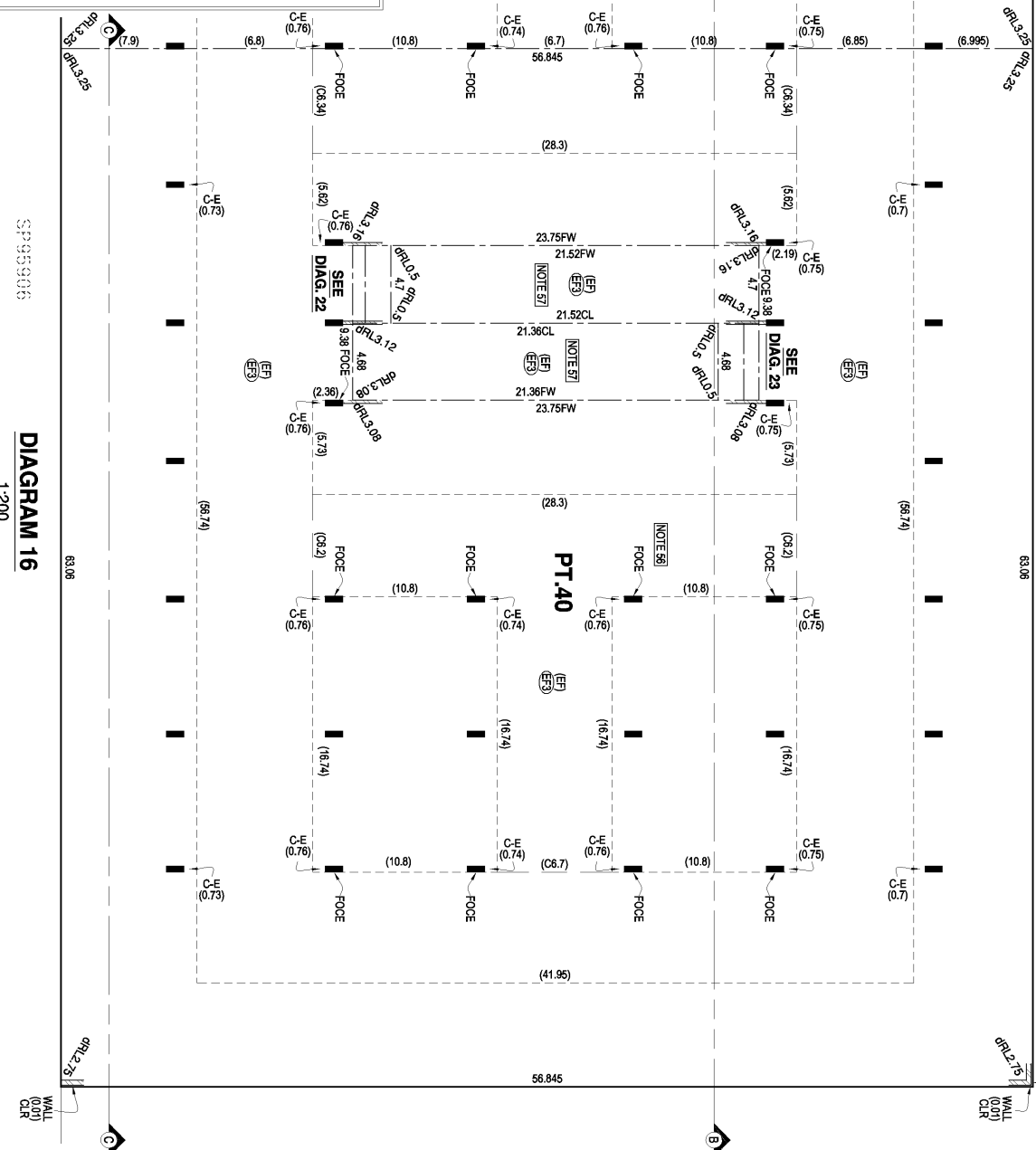
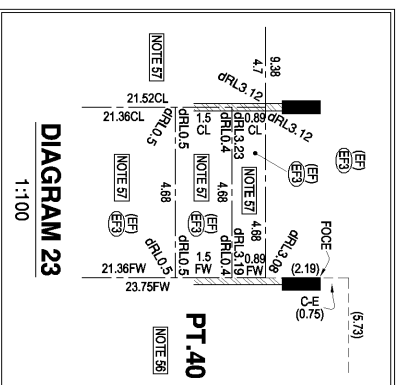
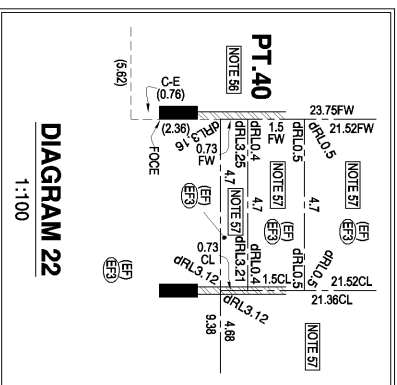
NOTE 55 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.25 AND RL3.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)

NOTE 56 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL2.75 AND RL3.25 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)

NOTE 57 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL3 SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)

SCHEDULE OF EASEMENT LIMITS

(EF3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT



24
DP 270778

MGA

WALL (0.05) CLR
WALL (0.07) CLR

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

SP95906

DIAGRAM 16
1:200

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio: 1:200 & AS SHOWN



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 251

DETAIL PLAN

(SHEET 17 OF 55 SHEETS)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 9

NOTE 1	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL2.35 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.95	NOTE 16	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.65 AND RL3.83 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.8
NOTE 2	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL2.35 AND RL2.8 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.95	NOTE 17	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.8 AND RL6.82
NOTE 3	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL2.8 AND RL3.41 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.95	NOTE 18	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.65 AND RL3.83 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.82 AND RL7.1
NOTE 4	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.45	NOTE 19	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.8
NOTE 5	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)	NOTE 20	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.5
NOTE 6	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.5 AND RL4.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)	NOTE 21	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.5 AND RL6.8
NOTE 7	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.7 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)	NOTE 22	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.05 AND RL6.5
NOTE 8	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)	NOTE 23	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL5.0 AND RL5.9
NOTE 9	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)	NOTE 24	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)
NOTE 10	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.9 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)	NOTE 25	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.81 AND RL4.03 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.70
NOTE 11	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.5	NOTE 26	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.74 AND RL3.87 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL5.40
NOTE 12	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.5	NOTE 27	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.65 AND RL3.74 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL5.24 AND RL5.44
NOTE 13	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.7 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.5	NOTE 28	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.65 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL5.10 AND RL5.24
NOTE 14	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.83 AND RL3.9 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.1	NOTE 33	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.2 AND RL7.5
NOTE 15	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.83 AND RL3.9 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.1 AND RL7.2	NOTE 34	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.8

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 12

NOTE 5	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)
NOTE 9	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)
NOTE 12	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.5
NOTE 40	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.8
NOTE 41	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.1
NOTE 42	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.2
NOTE 43	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.17 AND 4.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.8
NOTE 44	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.17 AND 4.23 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.29 AND RL7.8
NOTE 45	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.1 AND 4.17 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.8
NOTE 46	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.1 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.8
NOTE 47	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.1 AND RL4.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 18-27 (LEVEL 2)
NOTE 48	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.5 AND RL4.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
NOTE 49	PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.75 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.4
NOTE 50	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL5.75 AND RL4.1 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.4
NOTE 51	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL'S (A-D) (SEE SCHEDULE OF REDUCED LEVELS ON SHEET 12) AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.4
NOTE 52	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL5.75 AND RL4.2 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.4
NOTE 58	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.07 AND RL4.1 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.2 AND RL7.4
NOTE 59	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.66 AND RL4.07 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
NOTE 60	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.66 AND RL4.07 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.27 AND RL6.6
NOTE 61	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.83 AND RL3.86 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.75
NOTE 63	PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.58 AND RL3.79 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN

THIS IS SHEET 252 OF DP270778 WHICH REPLACES SHEETS 139- 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor MICHAEL TRIFIRO Date of Survey 07/06/2018 Surveyor's Ref: 6549-2	PLAN OF SUBDIVISION OF LOT 37 IN DP270778	L.G.A. CITY OF PARRAMATTA Locality WENTWORTH POINT Subdivision No. SC14/9/2018 Lengths are in metres. Reduction Ratio N/A	Registered 29.10.2018	DP 270778 ADDITIONAL SHEET 252
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DETAIL PLAN
(SHEET 18 OF 55 SHEETS)

LEVEL 2

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 19-27 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

C denotes CONNECTION

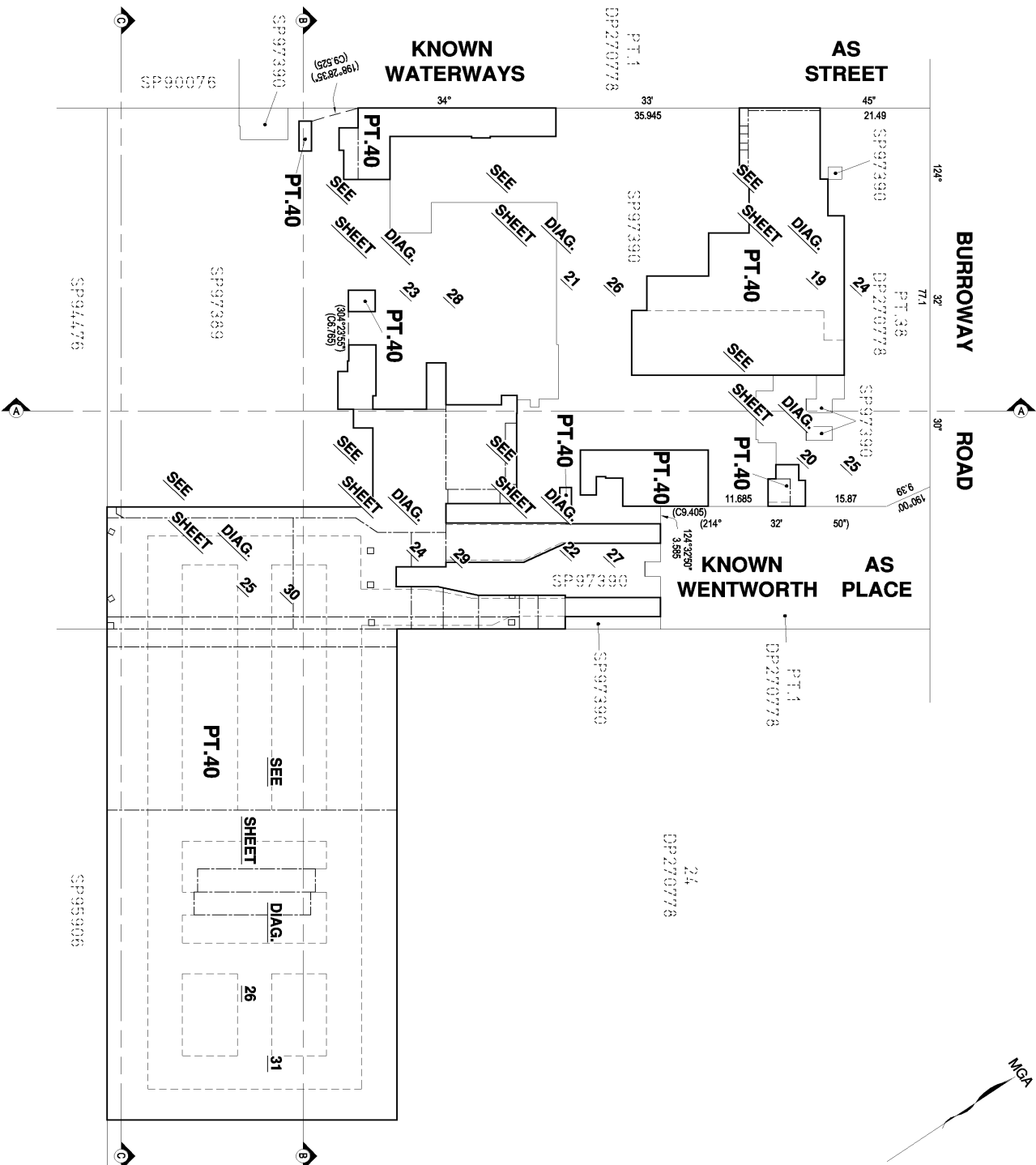
--- denotes STRATUM LIMIT

--- denotes EASEMENT LINE

A denotes SECTION SEE SHEETS 49-55

SEE SHEETS 19-27 FOR LEVEL 2 DETAILS

THE AREA OF LOT 40 AT LEVEL 2 IS 1.0597ha (IN 8 PARTS)



THIS IS SHEET 253 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/149/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 253

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Scale of Plan

LEVEL 2 (CONT.)

NOTES

- | | | |
|-----|---------|-------------------------|
| C-B | denotes | COLUMN TO BOUNDARY |
| CL | denotes | CENTRE OF CONCRETE WALL |
| FOS | denotes | FACE OF CONCRETE SLAB |
| FW | denotes | FACE OF WALL |
| W-B | denotes | WALL TO BOUNDARY |

— — — denotes STRATUM LIMIT
- - - - denotes EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

(CT) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH
(LIMITED IN STRATUM) (DP270778 DOC.10)

NOTE 1

THE STRATUM OF PART LOT 49 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVELS 3 & 3 MEZZANINE. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 8-17) AND FOR THE HEIGHT LIMITATION REFER TO LEVELS 3 & 3 MEZZANINE (SHEETS 28-37)

NOTE 2

THE STRATUM OF PART LOT 40 IN THIS AREA EXTENDS FROM THE UPPER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVELS 3 & 3 MEZZANINE. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 8-17) AND FOR THE HEIGHT LIMITATION REFER TO LEVELS 3 & 3 MEZZANINE (SHEETS 28-37)



ROAD

PT. 38
DP 270778

PT.40

(c)

MGA

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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LEVEL 2 (CONT.)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 18 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 2

— — — — — denotes STRATUM LIMIT
- - - - - denotes EASEMENT LINE

 denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

(CT) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH
(LIMITED IN STRATUM) (DP270778 DOC.10)
(CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE
WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 THE STRATUM OF PART LOT 40 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVELS 3 & 3 MEZZANINE. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 8-17) AND FOR THE HEIGHT LIMITATION REFER TO LEVELS 3 & 3 MEZZANINE (SHEETS 28-37)

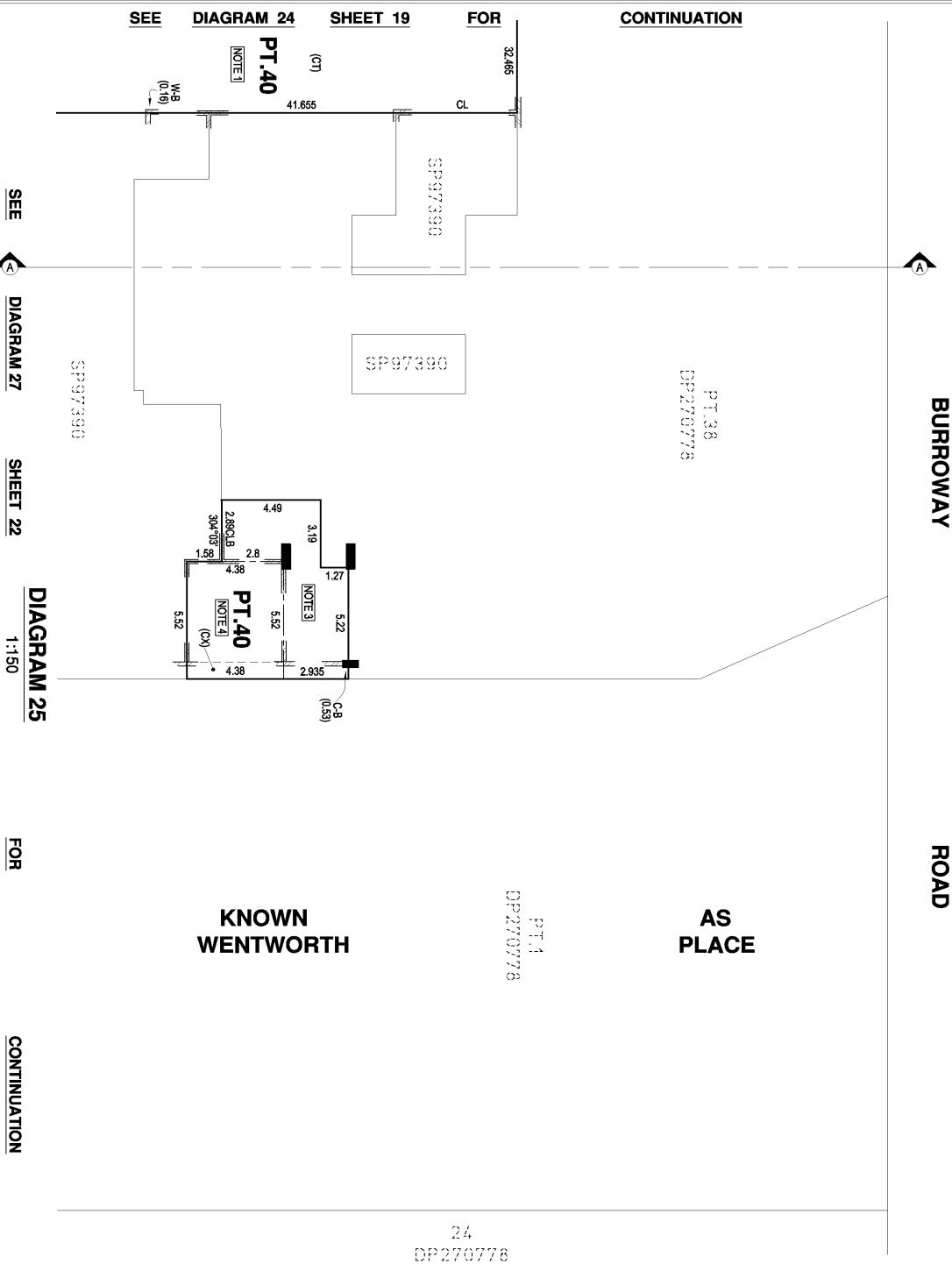
NOTE 3

SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)

NOTE 4

PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R/L.65 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)

THIS IS SHEET 255 OF DP270778 WHICH REPLACES SHEETS 139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.



DETAIL PLAN
(SHEET 21 OF 55 SHEETS)

LEVEL 2 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
 2. SEE SHEET 18 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 2
- FOS denotes FACE OF CONCRETE SLAB
FW denotes FACE OF WALL
WB denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO T24-32-507 UNLESS OTHERWISE SHOWN

EXISTING EASEMENTS:

(C7) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1

THE STRATUM OF PART LOT 40 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVELS 3 & 3 MEZZANINE FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 8-17) AND FOR THE HEIGHT LIMITATION REFER TO LEVELS 3 & 3 MEZZANINE (SHEETS 28-37)

NOTE 2

THE STRATUM OF PART LOT 40 IN THIS AREA EXTENDS FROM THE UPPER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVELS 3 & 3 MEZZANINE FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 8-17) AND FOR THE HEIGHT LIMITATION REFER TO LEVELS 3 & 3 MEZZANINE (SHEETS 28-37)

NOTE 3

PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 7.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)

AS STREET

KNOWN WATERWAYS



SEE

DIAGRAM 28

SHEET 23

DIAGRAM 26

1:150

FOR

CONTINUATION

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio 1:150



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 256

SEE

DIAGRAM 27

SHEET 22

FOR

CONTINUATION

DETAIL PLAN

(SHEET 22 OF 55 SHEETS)

LEVEL 2 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 18 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 2
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BdRL denotes DEPTH RL OF LOT BOUNDARY
dRL denotes DEPTH RL OF STRATUM LIMIT
BhRL denotes HEIGHT RL OF LOT BOUNDARY
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
FOS denotes FACE OF CONCRETE SLAB
FW denotes FACE OF WALL
S-B denotes CONCRETE SLAB TO BOUNDARY
WB denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

↖ denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SEE SHEET 27 FOR SCHEDULE OF BOUNDARY LIMITS

EASEMENTS CREATED BY THIS PLAN:

(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

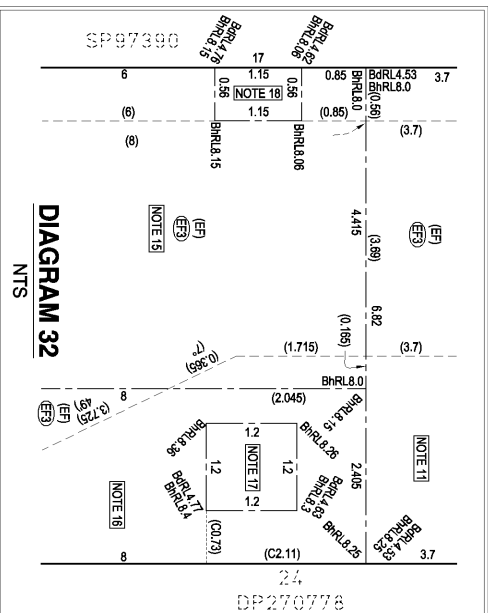
EXISTING EASEMENTS:

(CT) - EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)

SCHEDULE OF EASEMENT LIMITS

(EF3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

REFER TO LEVEL 1 (SHEETS 8-17) FOR EASEMENT (EF3) LIMITS



SEE

PT.40

NOTE 1

S-B

(0.05)

41.655

(CT)

CONTINUATION

13.270S

DIAGRAM 25

SHEET 20

FOR

CONTINUATION

AS PLACE

KNOWN WENTWORTH

PT.1

DP270778

PT.1
DP270778
ABOVE
PT.40
BELOW

24
DP270778

SHEET 21

FOR

DIAGRAM 26

SEE

SEE

SEE

DIAGRAM 29

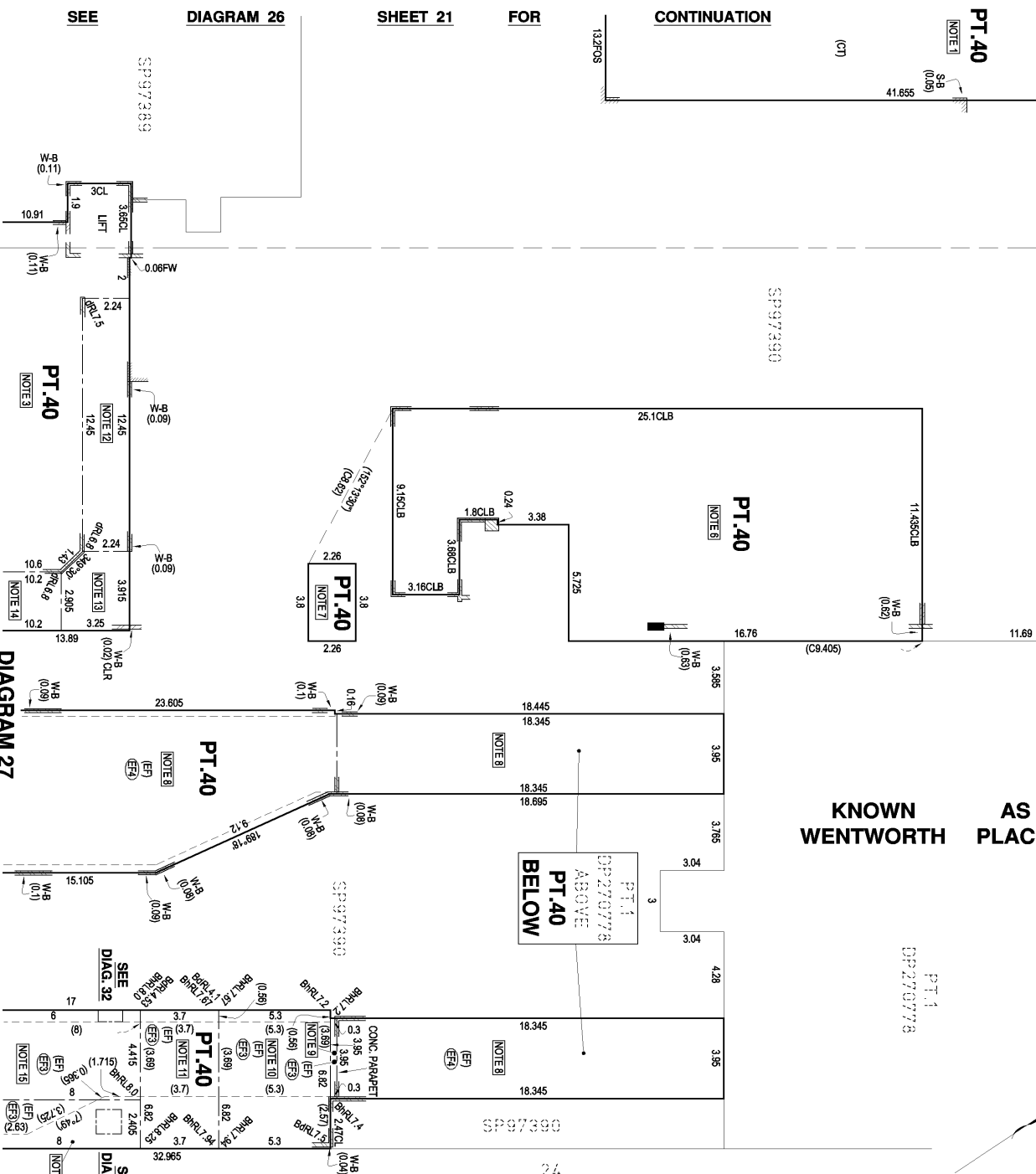
SHEET 24

DIAGRAM 27

1:150

FOR

CONTINUATION



Surveyor: MICHAEL TRIFINO
Date of Survey: 07/06/2018
Surveyor's Plat: 6543-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio: 1:150 & AS SHOWN

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 257

THIS IS SHEET 257 OF DP270778 WHICH REPLACES SHEETS
139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Scale of 1:150

140

130

120

110

100

90

80

70

60

50

40

30

20

10

0

10

20

30

40

50

60

70

80

90

100

110

120

130

140

LEVEL 2 (CONT.)

NOTES

- C-B denotes COLUMN TO BOUNDARY
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
WB denotes WALL TO BOUNDARY

— — — denotes STRATUM LIMIT

 denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

NOTE 3

SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)

NOTE 5

SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)

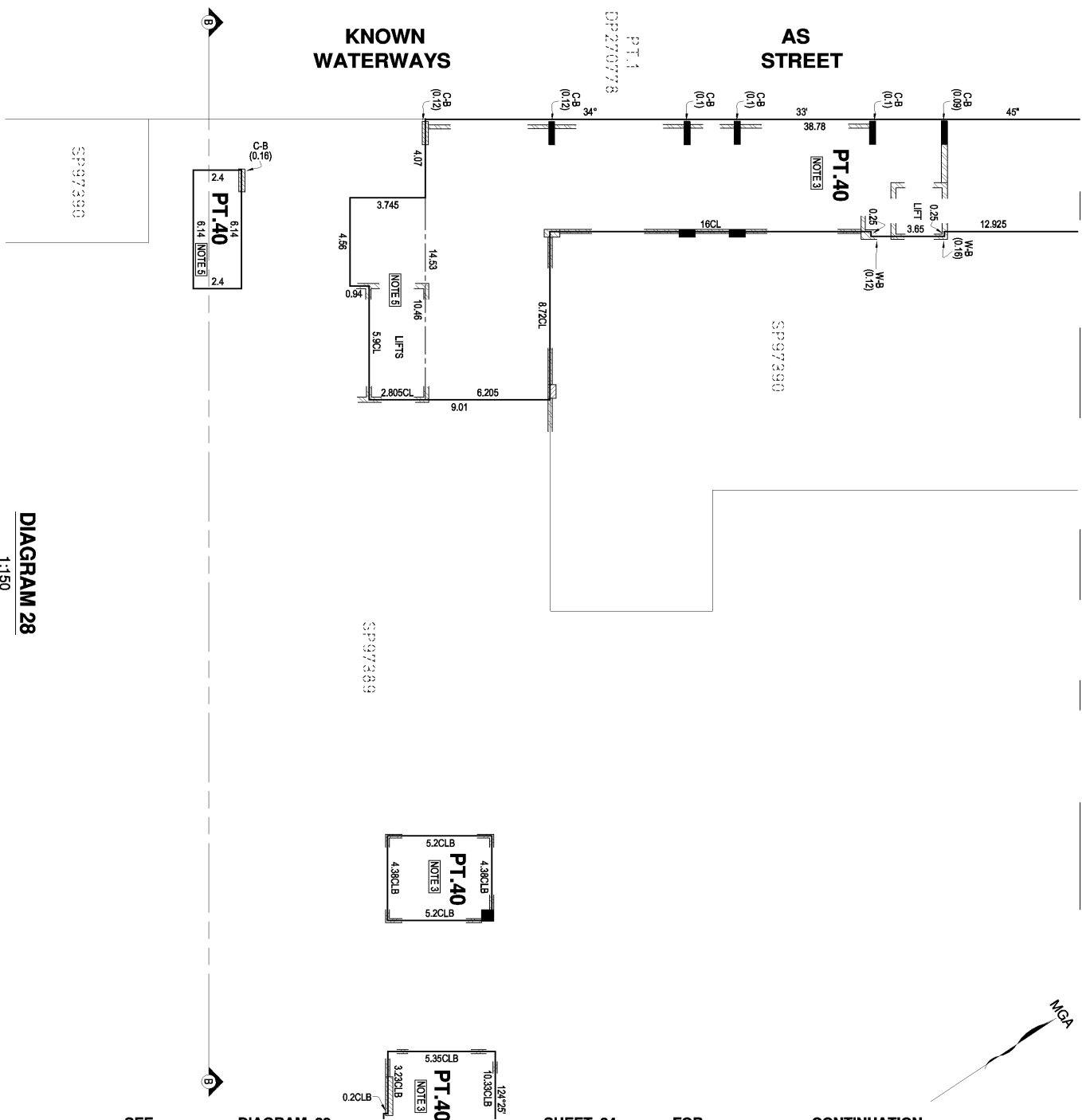


DIAGRAM 28

1:150

SEE

DIAGRAM 29

SHEET 24

FOR

CONTINUATION

THIS IS SHEET 258 OF DP270778 WHICH REPLACES SHEETS 139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

DETAIL PLAN

(SHEET 24 OF 55 SHEETS)

LEVEL 2 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 18 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 2
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PRECEDED BY WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

BRL denotes DEPTH PL OF LOT BOUNDARY
BRL denotes DEPTH PL OF STRATUM LIMIT
BRL denotes HEIGHT PL OF LOT BOUNDARY
C-E denotes CONNECTED TO EASEMENT
CLB denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
FOS denotes FACE OF COLUMN ON EASEMENT
FOS denotes FACE OF CONCRETE SLAB
FW denotes FACE OF WALL
KB denotes FACE OF CONCRETE KERB
WB denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

^ denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

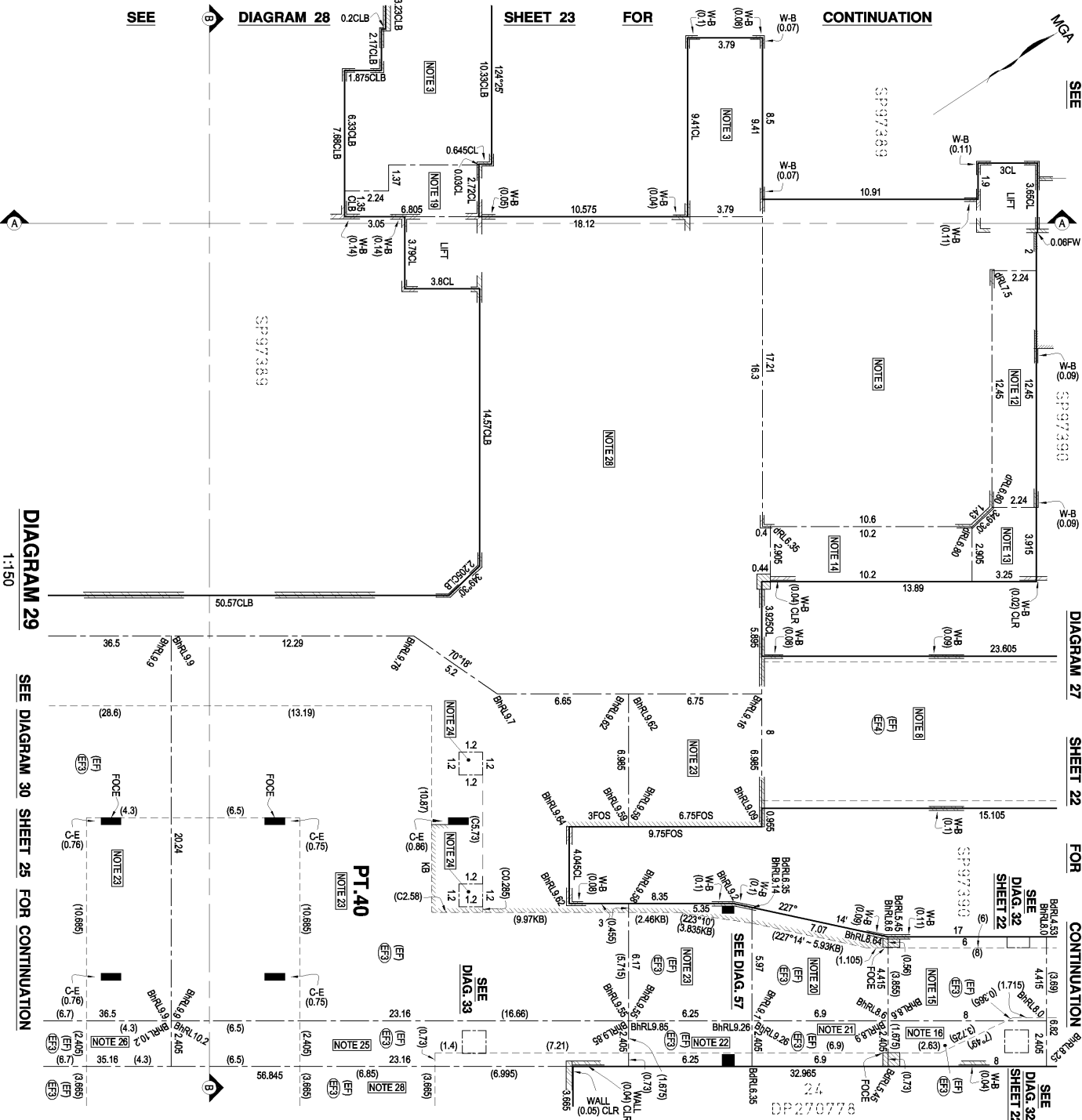
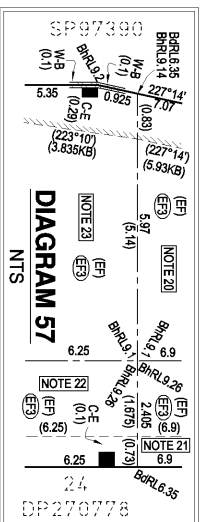
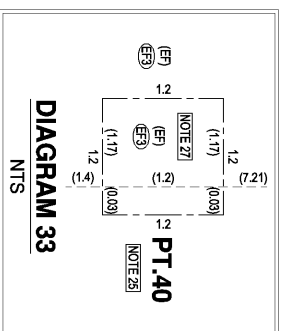
SEE SHEET 27 FOR SCHEDULE OF BOUNDARY LIMITS

EASEMENTS CREATED BY THIS PLAN:

(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

SCHEDULE OF EASEMENT LIMITS

(EF3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT
REFER TO LEVEL 1 (SHEETS 8-17) FOR EASEMENT (EF3) LIMITS



SEE

DIAGRAM 28

SHEET 23

FOR

CONTINUATION

DIAGRAM 29
1:150

SEE DIAGRAM 30 SHEET 25 FOR CONTINUATION

Surveyor: MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC149/2018
Lengths are in metres. Reduction Ratio 1:150 & AS SHOWN

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 259

DETAIL PLAN

(SHEET 25 OF 55 SHEETS)

LEVEL 2 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 18 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 2
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

dRL denotes DEPTH RL OF STRATUM LIMIT
BhRL denotes HEIGHT RL OF LOT BOUNDARY
C-E denotes COLUMN TO EASEMENT
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
FOC denotes FACE OF COLLUM ON EASEMENT
FOS denotes FACE OF CONCRETE SLAB
KB denotes WALL OF CONCRETE KERB
WB denotes WALL TO BOUNDARY

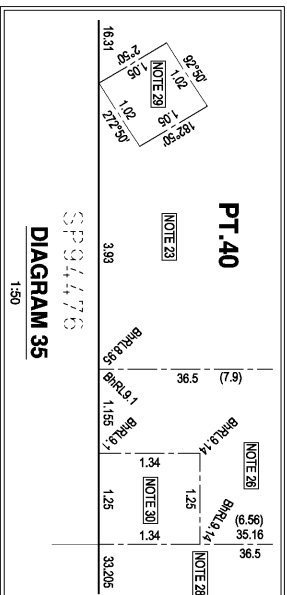
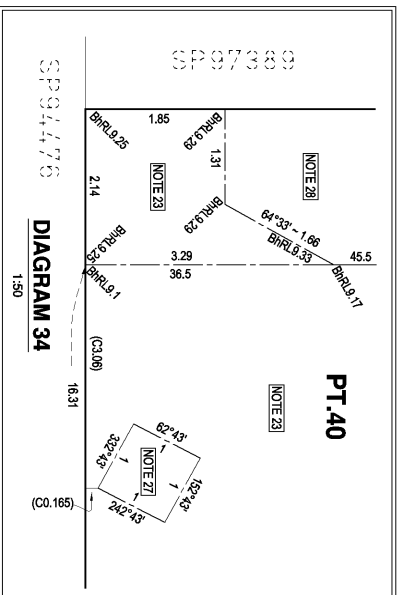
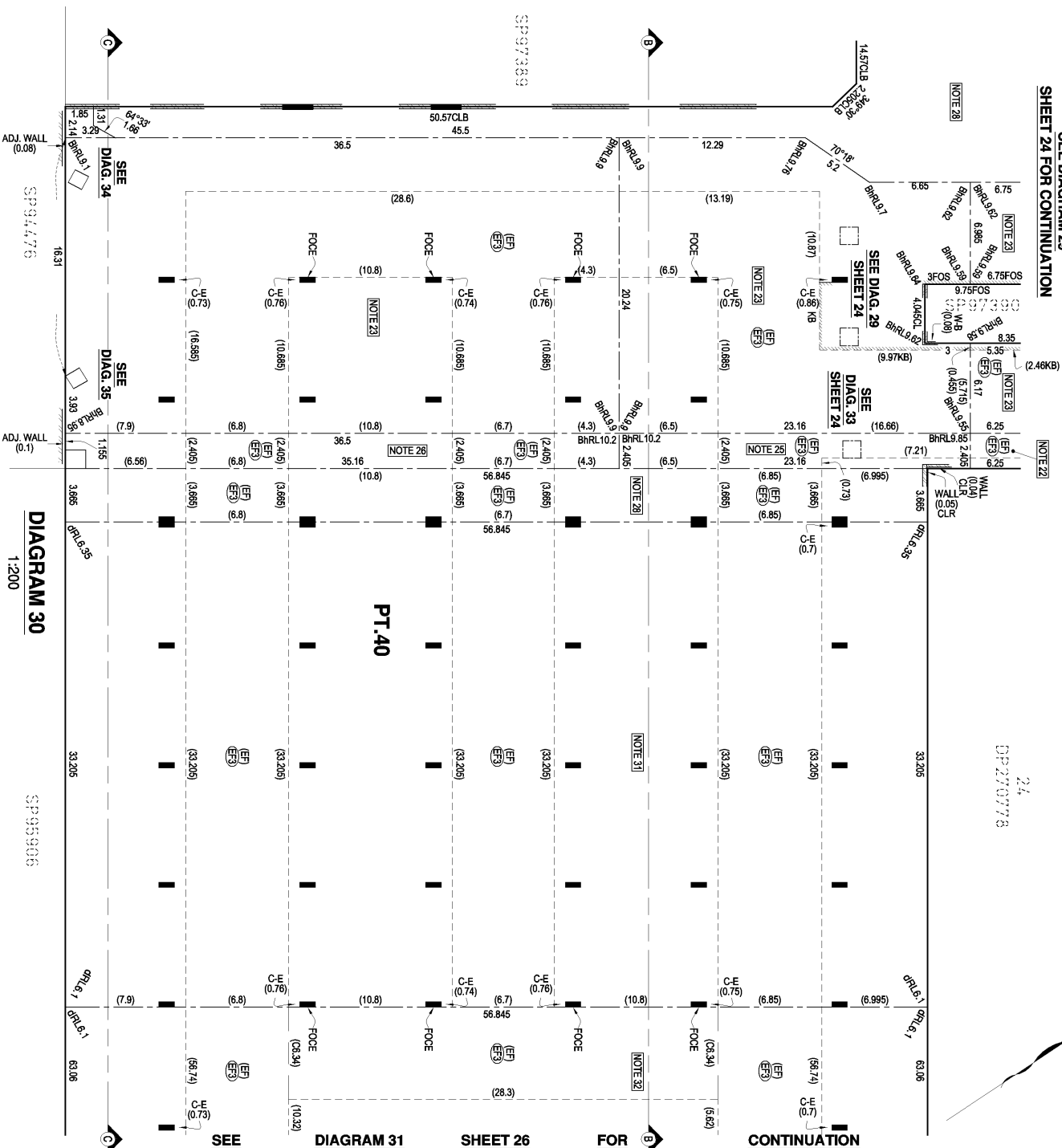
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN
SEE SHEET 22 FOR SCHEDULE OF BOUNDARY LIMITS

EASEMENTS CREATED BY THIS PLAN:
(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

denotes STRATUM LIMIT
denotes EASEMENT LINE
denotes SECTION SEE SHEETS 49-55

SCHEDULE OF EASEMENT LIMITS

(EF3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT

SEE DIAGRAM 29
SHEET 24 FOR CONTINUATION

Surveyor: MICHAEL TRIFINO
Date of Survey: 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

DIAGRAM 30
1:200

SP959005

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio: 1:200 & AS SHOWN



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 260

MGA

LEVEL 2 (CONT.)

NOTES

- | | | |
|------|---------|-----------------------------|
| dRL | denotes | DEPTH RL OF STRUTTING LIMIT |
| C-E | denotes | COLUMN TO EASEMENT |
| C | denotes | CONNECTION |
| CL | denotes | CENTRE OF CONCRETE WALL |
| FOCE | denotes | FACE OF COLUMN ON EASEMENT |
| FW | denotes | FACE OF WALL |

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:
(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

NOTE 31

NOTE 31
PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN
RL6.1 AND RL6.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF
THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE).

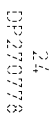
NOTE 32

NOTE 32
PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL5.6 AND RL6.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE).

NOTE 33

NOTE 33
PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)

(E3) INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND LIMITED IN HEIGHT TO THE UPPER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT



10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

DETAIL PLAN
(SHEET 27 OF 55 SHEETS)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 22

- NOTE 1 THE STRATUM OF PART LOT 40 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 1 THROUGH TO THE LOWER LIMIT OF LEVELS 3 & 3 MEZZANINE. FOR THE DEPTH LIMITATION REFER TO LEVEL 1 (SHEETS 8-17) AND FOR THE HEIGHT LIMITATION REFER TO LEVELS 3 & 3 MEZZANINE (SHEETS 28-37)
- NOTE 3 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.3 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 6 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.20 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 7 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 8 PART LOT 40 IS LIMITED IN STRATUM TO THE UPPER AND LOWER LIMITS AS NOTED ON LEVEL 1 (SHEETS 8-17)
- NOTE 9 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.20 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL7.2 AND RL7.4
- NOTE 10 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL4.10 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 11 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.1 AND RL4.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 12 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.8 AND RL7.3 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 13 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.8 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 14 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.35 AND RL6.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 15 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.35 AND RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.0 AND RL6.8
- NOTE 16 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.35 AND RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 17 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.65 AND RL4.77 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.75
- NOTE 18 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.62 AND RL4.78 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.75

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 24

- NOTE 3 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 8 PART LOT 40 IS LIMITED IN STRATUM TO THE UPPER AND LOWER LIMITS AS NOTED ON LEVEL 1 (SHEETS 8-17)
- NOTE 12 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.8 AND RL7.5 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 13 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.8 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 14 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.35 AND RL6.80 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 15 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.35 AND RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.0 AND RL6.8
- NOTE 16 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL4.35 AND RL6.45 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 19 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL7.5 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL10.45
- NOTE 20 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.45 AND RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 21 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.45 AND RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.9 AND RL9.2
- NOTE 22 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL9.25 AND RL9.85
- NOTE 23 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 24 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.45
- NOTE 25 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL9.85 AND RL10.2
- NOTE 26 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL6.1 AND RL10.2
- NOTE 27 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL6.85
- NOTE 28 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 25

- NOTE 22 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL9.25 AND RL9.85
- NOTE 23 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN
- NOTE 25 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL9.85 AND RL10.2
- NOTE 26 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL9.1 AND RL10.2
- NOTE 27 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.85
- NOTE 28 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 29 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL9.75
- NOTE 30 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL6.35 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL7.85
- NOTE 31 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.1 AND RL6.35 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)
- NOTE 32 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL6.8 AND RL6.1 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE)

THIS IS SHEET 262 OF DP270778 WHICH REPLACES SHEETS
139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Scale of 7mm

Surveyor MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Ref: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality WENTWORTH POINT
Subdivision No. SC149/2018
Lengths are in metres. Reduction Ratio N/ARegistered
29.10.2018DP 270778
ADDITIONAL SHEET 262

DETAIL PLAN
(SHEET 28 OF 55 SHEETS)

LEVELS 3 & 3 MEZZANINE

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLACES SHOWN ON SHEETS 28-37 AND LIMITED IN HEIGHT THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4) UNLESS OTHERWISE SHOWN

PART LOT 41 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLACES SHOWN ON SHEETS 38-37 AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

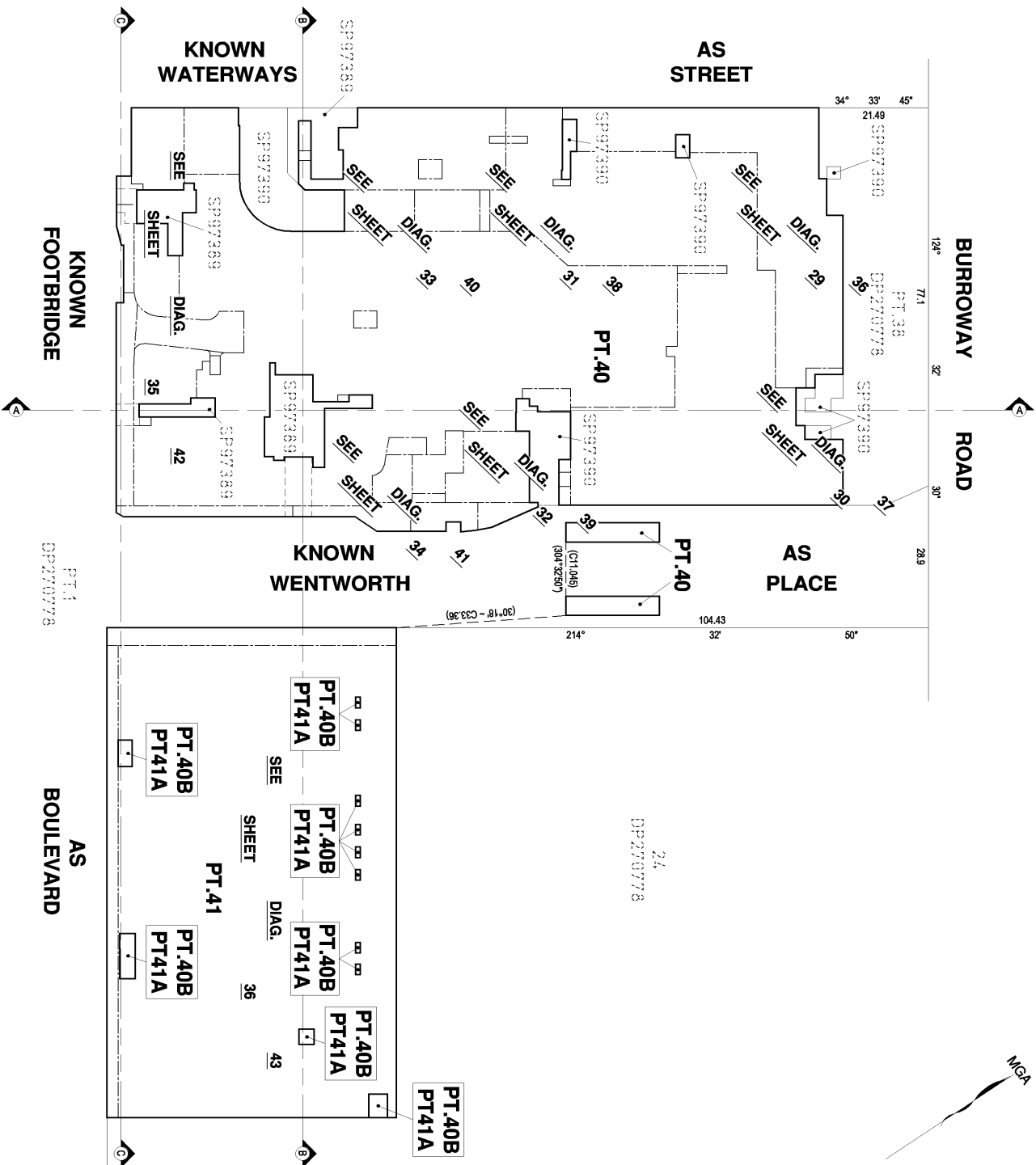
- C denotes CONNECTION
- PT.40B denotes PT.40 BELOW
- PT.41A denotes PT.41 ABOVE

- denotes STRATUM LIMIT
- denotes EASEMENT LINE

denotes SECTION SEE SHEETS 48-55

SEE SHEETS 28-37 FOR LEVELS 3 & 3 MEZZANINE DETAILS

THE AREA OF LOT 40 AT LEVELS 3 & 3 MEZZANINE IS 1.0807ha (IN 15 PARTS)
THE AREA OF LOT 41 AT LEVELS 3 & 3 MEZZANINE IS 5585m² (IN 1 PART)



THIS IS SHEET 283 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO Date of Survey 07/06/2018 Surveyor's Plat: 6549-2	PLAN OF SUBDIVISION OF LOT 37 IN DP270778	L.G.A.: CITY OF PARARAMATTA Locality: WENTWORTH POINT Subdivision No: SC149/2018 Lengths are in metres. Reduction Ratio 1:500	Registered 29.10.2018	DP 270778 ADDITIONAL SHEET 283
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DETAIL PLAN
(SHEET 29 OF 55 SHEETS)

LEVELS 3 & 3 MEZZANINE (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH AND HEIGHT TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 28 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVELS 3 & 3 MEZZANINE

BH.L. denotes HEIGHT RL OF LOT BOUNDARY
CL. denotes CENTRE OF CONCRETE WALL
W-B denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 10.3 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 18.1
- NOTE 2 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 10.45 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 18.1
- NOTE 3 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 10.45 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL 18.1 AND RL 18.35

THIS IS SHEET 264 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140

BURROWAY

ROAD



AS STREET

PT.1
DP270778

PT.33
DP270778

KNOWN WATERWAYS

PT.40

SEE

DIAGRAM 38

SHEET 31

DIAGRAM 36

1:150

FOR

CONTINUATION

SEE

DIAGRAM 37

SHEET 30

FOR

CONTINUATION

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Ref: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio 1:150



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 264

DETAIL PLAN
(SHEET 30 OF 55 SHEETS)

LEVELS 3 & 3 MEZZANINE (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH AND HEIGHT TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 28 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVELS 3 & 3 MEZZANINE
- CA-B denotes CONCRETE AWNING TO BOUNDARY
- CL denotes CENTRE OF CONCRETE WALL
- S-B denotes CONCRETE SLAB TO BOUNDARY
- W-B denotes WALL TO BOUNDARY

--- denotes STRATUM LIMIT

▲ denotes SECTION SEE SHEETS 49-55

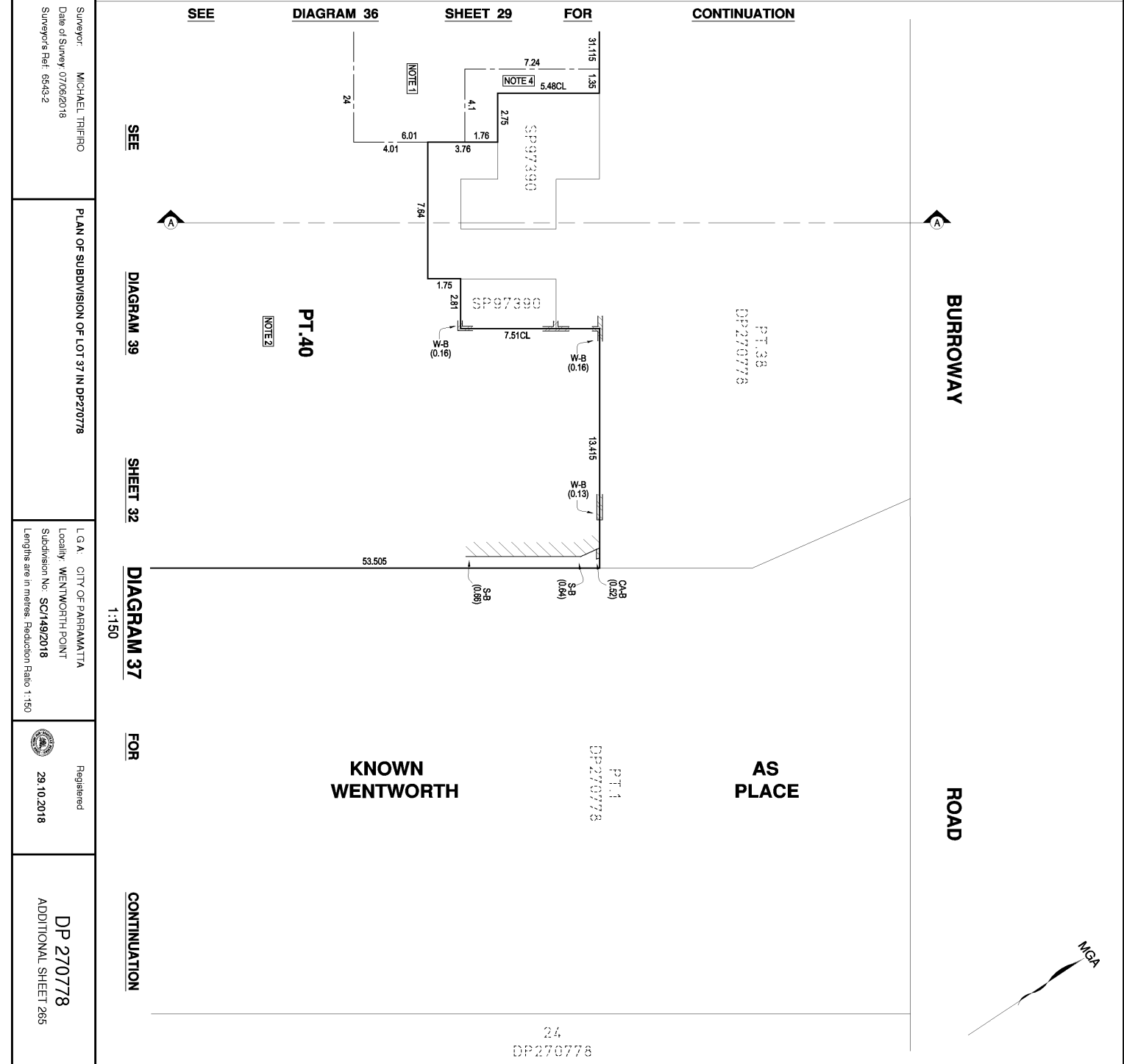
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.3 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL18.1
- NOTE 2 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL18.1
- NOTE 4 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.3 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL11.9

THIS IS SHEET 266 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140



LEVELS 3 & 3 MEZZANINE (CONT.)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 28 FOR LOT AREAS AND PARCEL CONNECTIONS OF
LEVELS 3 & 3 MEZZANINE

BdRL denotes DEPTH RL OF LOT BOUNDARY
BhRL denotes HEIGHT RL OF LOT BOUNDARY
CL denotes CENTRE OF CONCRETE WALL
CLB denotes CENTRE OF CONCRETE BLOCK WALL
WB denotes WALL TO BOUNDARY

denotes STRATUM LIMIT

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

NOTE 1
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT

RL10.3 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL18.1

NOTE 2
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE
RL10.45 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT
RL18.1

NOTE 3
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT

RL18.1 AND RL18.35

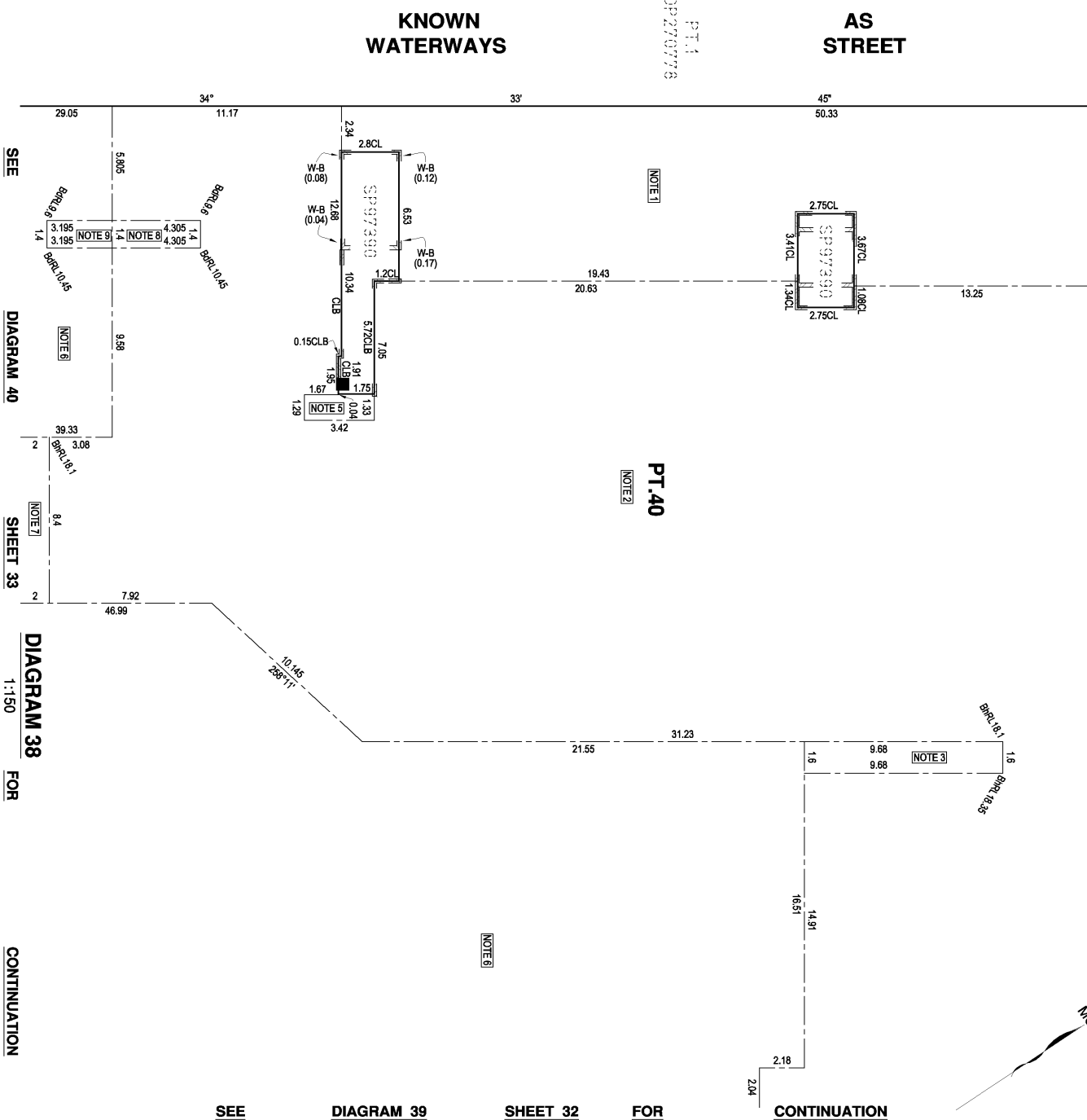
NOTE 5 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL:10.45 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL:15.35

NOTE 6
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT PL 10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)

NOTE 7
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL17.85 AND RL18.1

NOTE 8
PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.9.6 AND RL.10.45 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL.8.1

NOTE 9
PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.6 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)



THIS IS SHEET 266 OF DP270778 WHICH REPLACES SHEETS
139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET

DETAIL PLAN
(SHEET 32 OF 55 SHEETS)

LEVELS 3 & 3 MEZZANINE (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 28 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVELS 3 & 3 MEZZANINE

BdRL denotes DEPTH RL OF LOT BOUNDARY

--- denotes STRATUM LIMIT

--- denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

EASEMENTS CREATED BY THIS PLAN:

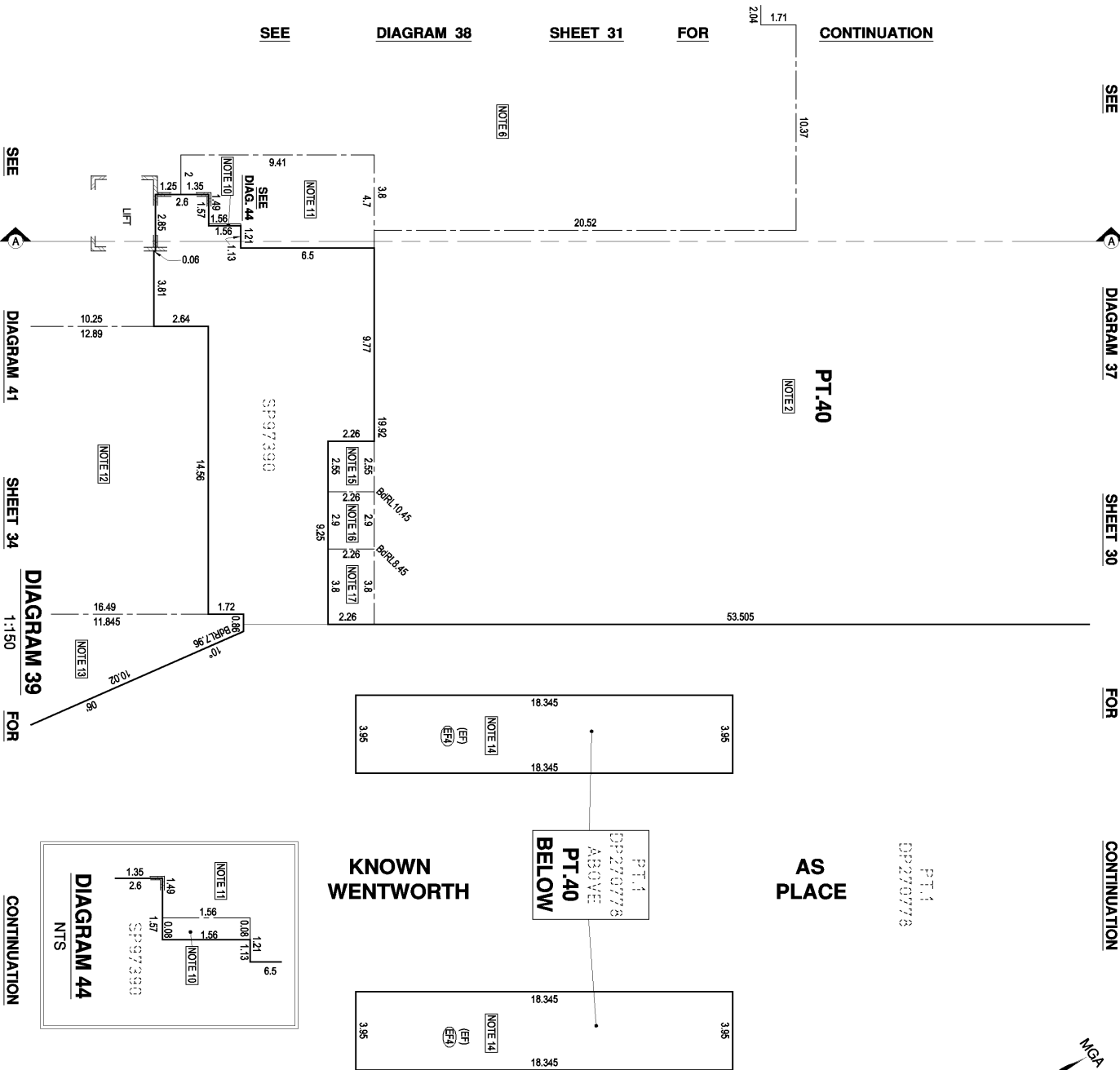
(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

REFER TO LEVEL 1 (SHEETS 8-17) FOR EASEMENT (EF) LIMITS

SCHEDULE OF BOUNDARY LIMITS

- NOTE 2** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL18.1
- NOTE 6** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 10** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.3 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL15.35
- NOTE 11** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.3 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 12** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 13** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RLs SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.40
- NOTE 14** PART LOT 40 IS LIMITED IN STRATUM TO THE UPPER AND LOWER LIMITS AS NOTED ON SHEETS 8-17 (LEVEL 1)
- NOTE 15** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 16** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL8.45 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 17** THE STRATUM OF PART LOT 40 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 4. FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 18-27) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 38-40)

THIS IS SHEET 267 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.



Surveyor: MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No. SC/149/2018
Lengths are in metres. Reduction Ratio 1:150 & AS SHOWN

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 267

LEVELS 3 & 3 MEZZANINE (CONT.)

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 28 FOR LOT AREAS AND PARCEL CONNECTIONS OF
LEVELS 3 & 3 MEZZANINE

BdL	denotes	DEPTH RL OF LOT BOUNDARY
BhL	denotes	HEIGHT RL OF LOT BOUNDARY
C-B	denotes	COLUMN TO BOUNDARY
C	denotes	CONNECTION
CL	denotes	CENTRE OF CONCRETE WALL
W-B	denotes	WALL TO BOUNDARY

denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR
TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

NOTE 2 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL18.1

NOTE 6
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT

SHOWN ON SHEETS 38-40 (LEVEL 4)

NOTE 7
PART 101.40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL17.85 AND RL18.1

NOTE 9
PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN
RL9.6 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF
THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)

NOTE 17 THE STRATUM OF PART LOT 40 IN THIS AREA EXTENDS FROM THE LOWER LIMIT OF LEVEL 2 THROUGH TO THE LOWER LIMIT OF LEVEL 4. FOR THE DEPTH LIMITATION REFER TO LEVEL 2 (SHEETS 18-27) AND FOR THE HEIGHT LIMITATION REFER TO LEVEL 4 (SHEETS 38-40)

NOTE 18 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.10.45 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL.12.54 AND RL.15.29

NOTE 19
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE INCLINED PLANE BETWEEN RL15.29 AND RL17.85

NOTE 20
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL16.15

NOTE 21
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R19.30 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)

NOTE 22 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R/L 8.4 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)

NOTE 23
PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN
RL10.8 AND RL12.2 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF
THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)



DP 270778
ADDITIONAL SHEET 268

LEVELS 3 & 3 MEZZANINE (CONT.)

PART LOT 41 IS A STRATUM LOT LIMITED IN DEPTH TO THE INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 28 FOR LOT AREAS AND PARCEL CONNECTIONS OF
LEVELS 3 & 3 MEZZANINE

--- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

Schedule of short lines		
#	Bearing	Distance
1	28° 00'	2.9
2	23° 50'	0.48

denotes SECTION SEE SHEETS 49-55

EXISTING EASEMENTS:
(CY) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP270778 DOC.10)

NOTE 6 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)

SHOWN ON SHEETS 38-40 (LEVEL 4)

NOTE 12 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL.10.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)

NOTE 13 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 13.40

NOTE 24 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL:10.45 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL:16.15

NOTE 25 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL:10.30 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)

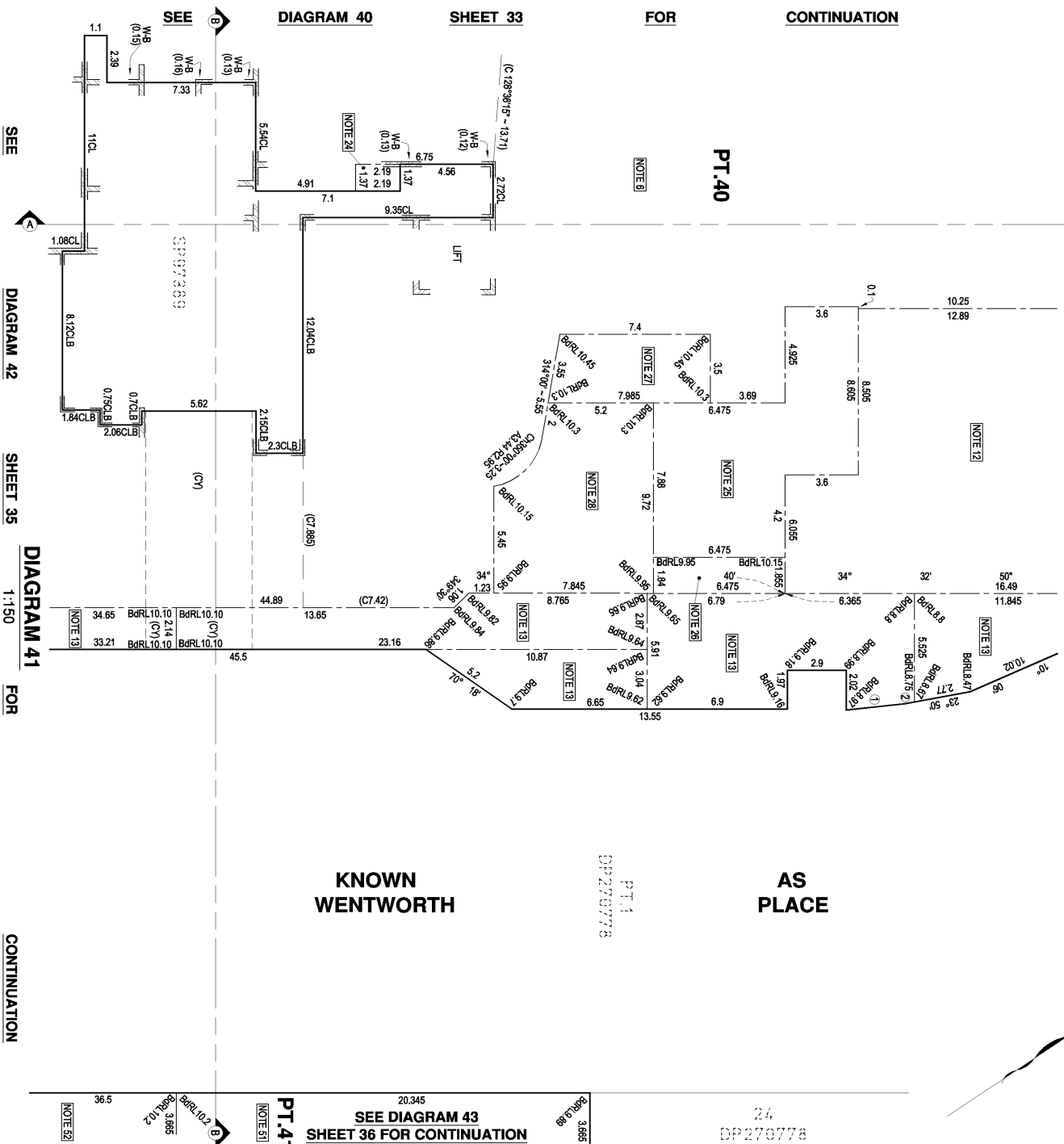
NOTE 26 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL.9.35 AND RL.10.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)

NOTE 27 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL10.30 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (EVEL 4)

NOTE 28 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL10.30 AND RL9.95 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (EVEL 4)

NOTE 51 PART LOT 41 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.89 AND RL10.20 AND UNLIMITED IN HEIGHT

NOTE 52 PART LOT 41 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL9.10 AND RL10.20 AND UNLIMITED IN HEIGHT



DETAIL PLAN

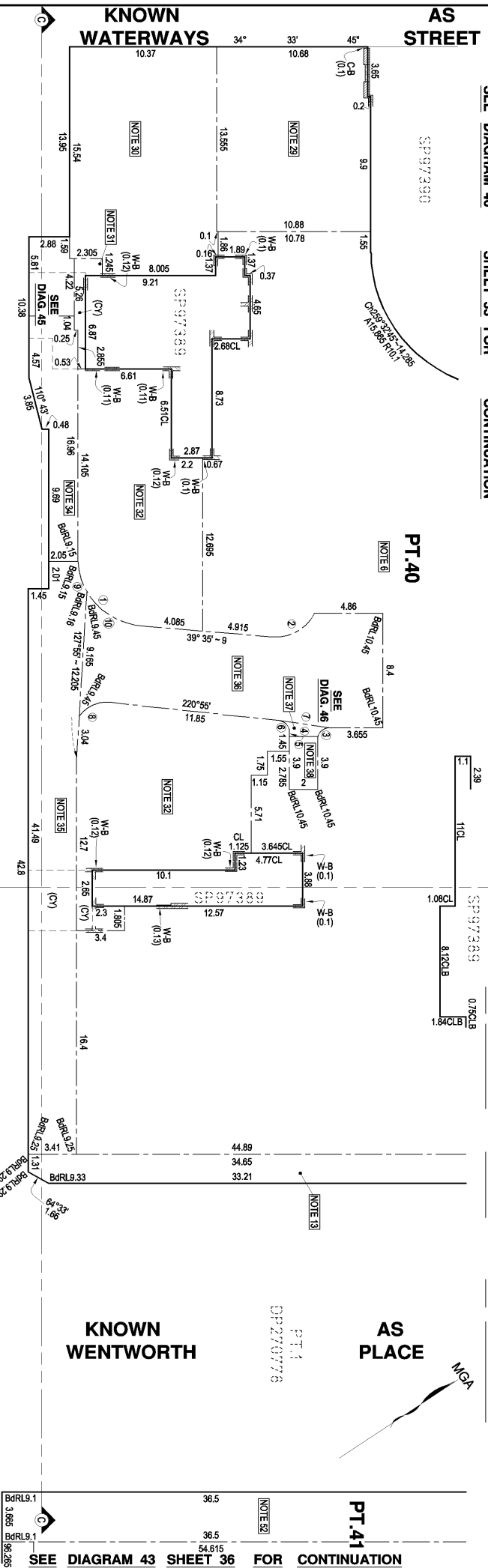
(SHEET 35 OF 55 SHEETS)

SEE DIAGRAM 40 SHEET 33 FOR CONTINUATION

SEE DIAGRAM 41

SHEET 34

FOR CONTINUATION



LEVELS 3 & 3 MEZZAINE (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4) UNLESS OTHERWISE SHOWN

PART LOT 41 IS A STRATUM LOT LIMITED IN DEPTH TO THE INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 28 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVELS 3 & 3 MEZZAINE
3. BRL denotes DEPTH OF LOT BOUNDARY
4. C-8 denotes CENTRE OF CONCRETE WALL
5. C-12 denotes CENTRE OF CONCRETE BLOCK WALL
6. W-8 denotes WALL TO BOUNDARY
7. S denotes STRATUM LIMIT
8. E denotes EASEMENT LINE

denotes SECTION SEE SHEETS 49-55

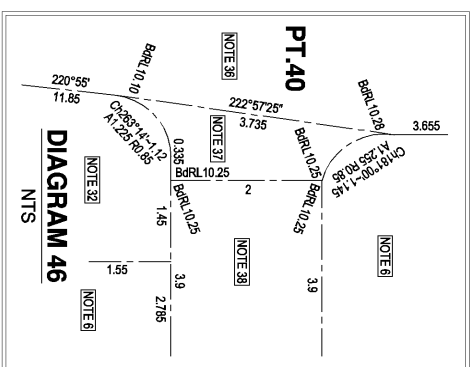
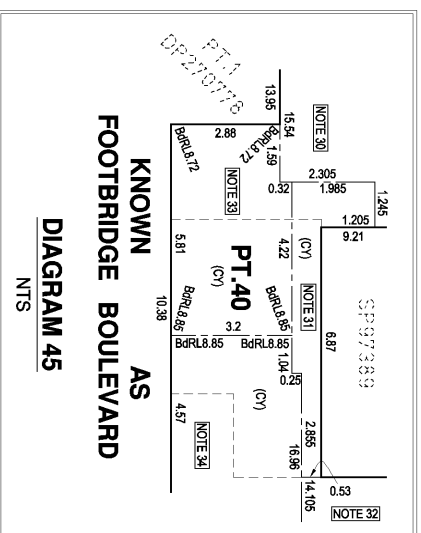
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SEE SHEET 37 FOR SCHEDULE OF BOUNDARY LIMITS

EXISTING EASEMENTS

(C7) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DP27078 DOC.10)

#	Bearing	Distance	Radius	Arc
1	79°33'20"	6.705	4.95	7.37
2	4°30'	3.44	3	3.665
3	181°00'	1.145	0.85	1.255
4	214°32'50"	2		
5	304°32'50"	0.335		1.225
6	283°14'	1.12	0.85	1.225
7	222°57'25"	3.735	2.545	2.3
8	190°59'	2.545	2.9	2.625
9	108°44'45"	2.305	4.95	5.045
10	66°05'45"	4.825		



THIS IS SHEET 270 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio: 1:200 & AS SHOWN



Registered

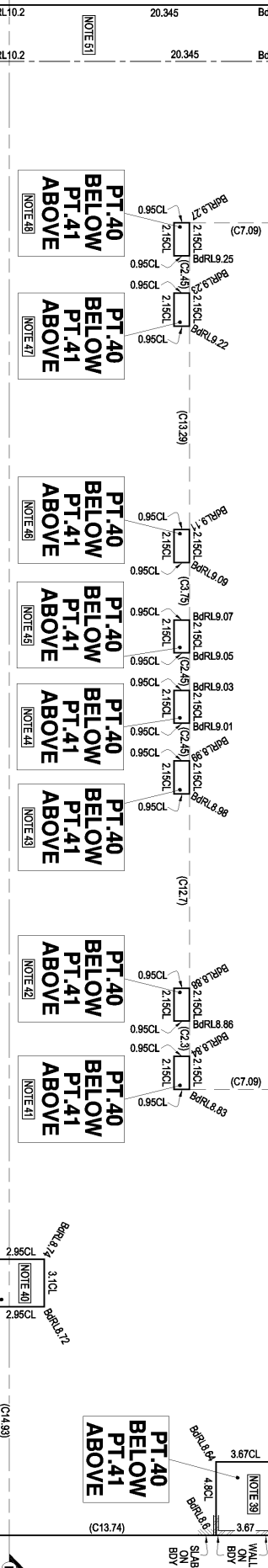
29.10.2018

DP 270778
ADDITIONAL SHEET 270

SEE DIAGRAM 41
SHEET 34 FOR
CONTINUATION

DETAIL PLAN
(SHEET 36 OF 55 SHEETS)

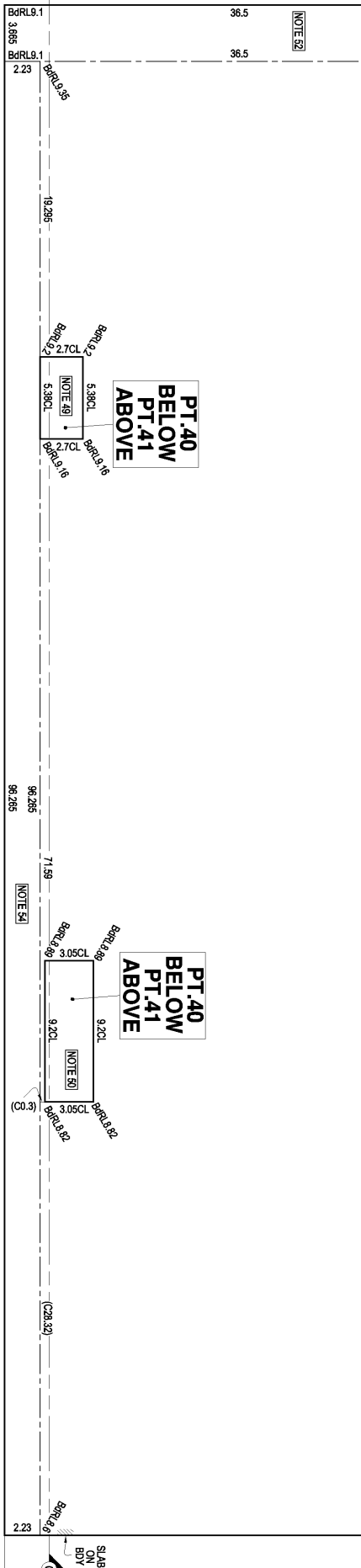
DP 270778



SEE DIAGRAM 42 SHEET 35 FOR CONTINUATION

KNOWN WENTWORTH AS PLACE

PT.1
DP 270778



LEVELS 3 & 3 MEZZAINE (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN
PART LOT 41 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 28 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVELS 3 & 3 MEZZAINE
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE



BdRL denotes DEPTH PL. OF LOT BOUNDARY
C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL
denotes STRATUM LIMIT
denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SEE SHEET 37 FOR SCHEDULE OF BOUNDARY LIMITS

KNOWN

AS

DIAGRAM 43
1:200

FOOTBRIDGE

BOULEVARD

THIS IS SHEET 271 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC149/2018
Lengths are in metres Reduction Ratio 1:200



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 271

DETAIL PLAN
(SHEET 37 OF 55 SHEETS)

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 35

- NOTE 6** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 13** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL13.40
- NOTE 29** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.4 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 30** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL5.4 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 31** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.38 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 32** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.8 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 33** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.72 AND RL8.85 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 34** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.85 AND RL9.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 35** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.15 AND RL9.25 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 36** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.45 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 37** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 38** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL10.25 AND RL10.45 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 38-40 (LEVEL 4)
- NOTE 32** PART LOT 41 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.10 AND RL10.20 AND UNLIMITED IN HEIGHT

SCHEDULE OF BOUNDARY LIMITS RELATING TO SHEET 36

- NOTE 39** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.6 AND RL8.64 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL11.75. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL11.75 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 40** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.72 AND RL3.74 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.34. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL3.34 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 41** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.83 AND RL3.84 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.44. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL3.44 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 42** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.86 AND RL3.88 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.48. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL3.48 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 43** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.98 AND RL3.99 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.62. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL3.62 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 44** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.01 AND RL3.03 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.67. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL3.67 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 45** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.05 AND RL3.07 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.7. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL3.7 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 46** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.09 AND RL3.11 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.74. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL3.74 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 47** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.22 AND RL3.23 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.86. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL3.86 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 48** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.25 AND RL3.27 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL3.3. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL3.3 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 49** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.16 AND RL3.2 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL12.35. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL12.35 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 50** PART LOT 40 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.82 AND RL3.89 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL11.95. PART LOT 41 EXISTS ABOVE THE HORIZONTAL PLANE AT RL11.95 WITH THE DEPTH LIMITATION CORRESPONDING TO THE UPPER LIMIT OF PART LOT 40 AND UNLIMITED IN HEIGHT
- NOTE 51** PART LOT 41 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.89 AND RL10.20 AND UNLIMITED IN HEIGHT
- NOTE 52** PART LOT 41 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN RL3.10 AND RL10.20 AND UNLIMITED IN HEIGHT
- NOTE 53** PART LOT 41 IS LIMITED IN DEPTH TO THE INCLINED PLANE BETWEEN THE RL'S SHOWN ON THE PLAN AND UNLIMITED IN HEIGHT
- NOTE 54** PART LOT 41 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL3.6 AND UNLIMITED IN HEIGHT

THIS IS SHEET 272 OF DP270778 WHICH REPLACES SHEETS 139- 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Ref: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality WENTWORTH POINT
Subdivision No. SC149/2018
Lengths are in metres. Reduction Ratio N/A

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 272

DETAIL PLAN
(SHEET 38 OF 55 SHEETS)

LEVEL 4

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL PLANES SHOWN ON SHEETS 39-40 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 41-43 (LEVEL 4 MEZZANINE) UNLESS OTHERWISE SHOWN

PART LOT 41 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 26-37 (LEVELS 3 & 3 MEZZANINE) AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

— denotes STRATUM LIMIT

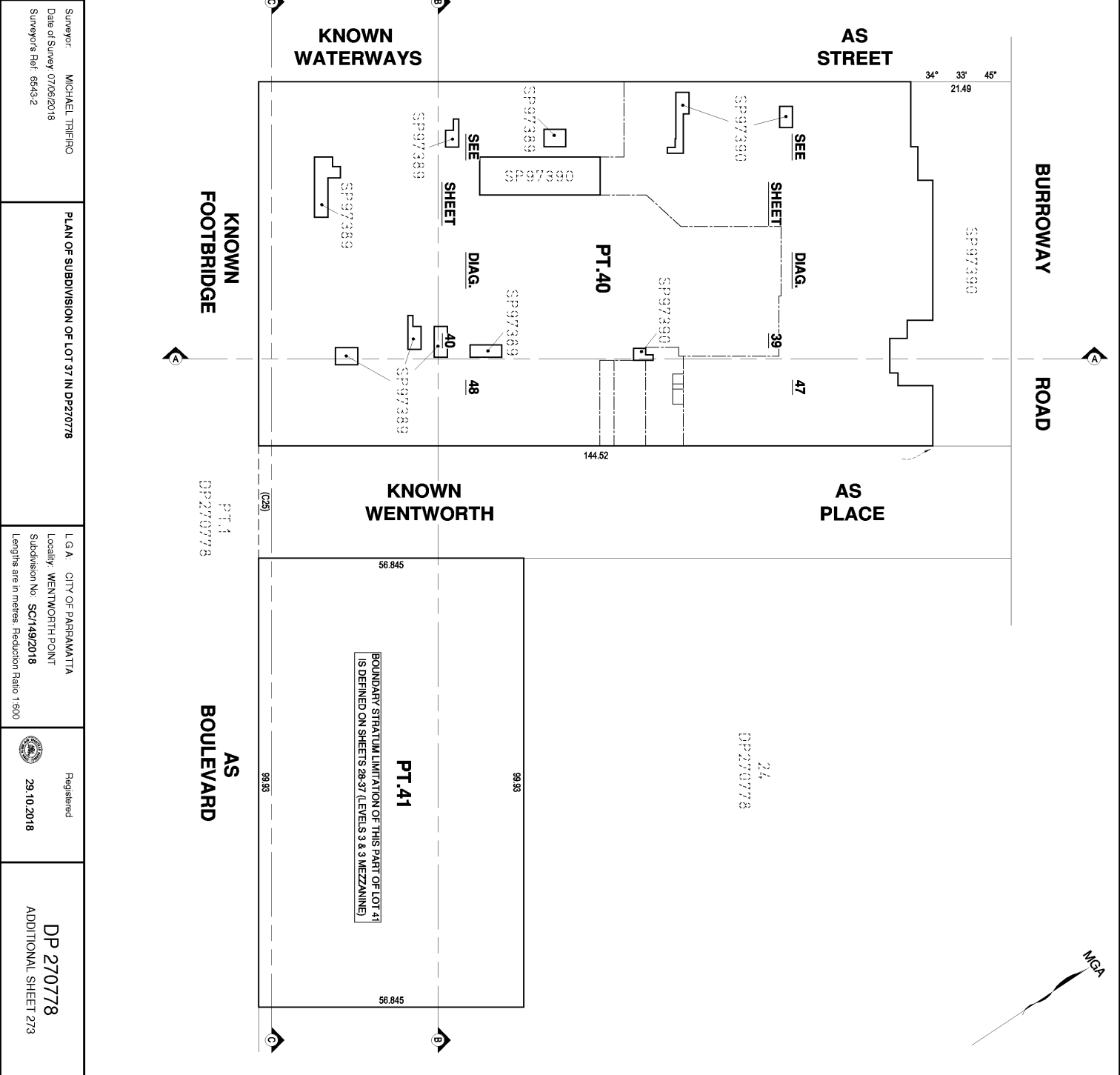
▲ denotes SECTION SEE SHEETS 49-55

(SEE SHEETS 39-40 FOR LEVEL 4 DETAILS)

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 40 AT LEVEL 4 IS 1.1081ha (IN 1 PART)
THE AREA OF LOT 41 AT LEVEL 4 IS 5680m² (IN 1 PART)

THIS IS SHEET 273 OF DP270778 WHICH REPLACES SHEETS
139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.



Surveyor: MICHAEL TRIFFIRO	PLAN OF SUBDIVISION OF LOT 37 IN DP270778
Date of Survey 07/06/2018	
Surveyor's Plat: 6549-2	

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC/149/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 273

DETAIL PLAN
(SHEET 39 OF 55 SHEETS)

LEVEL 4 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 41-43 (LEVEL 4 MEZZANINE) UNLESS OTHERWISE SHOWN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 38 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 4
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

- C denotes CONNECTION
CLB denotes CENTRE OF CONCRETE WALL
WB denotes WALL TO BOUNDARY

denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 49-55

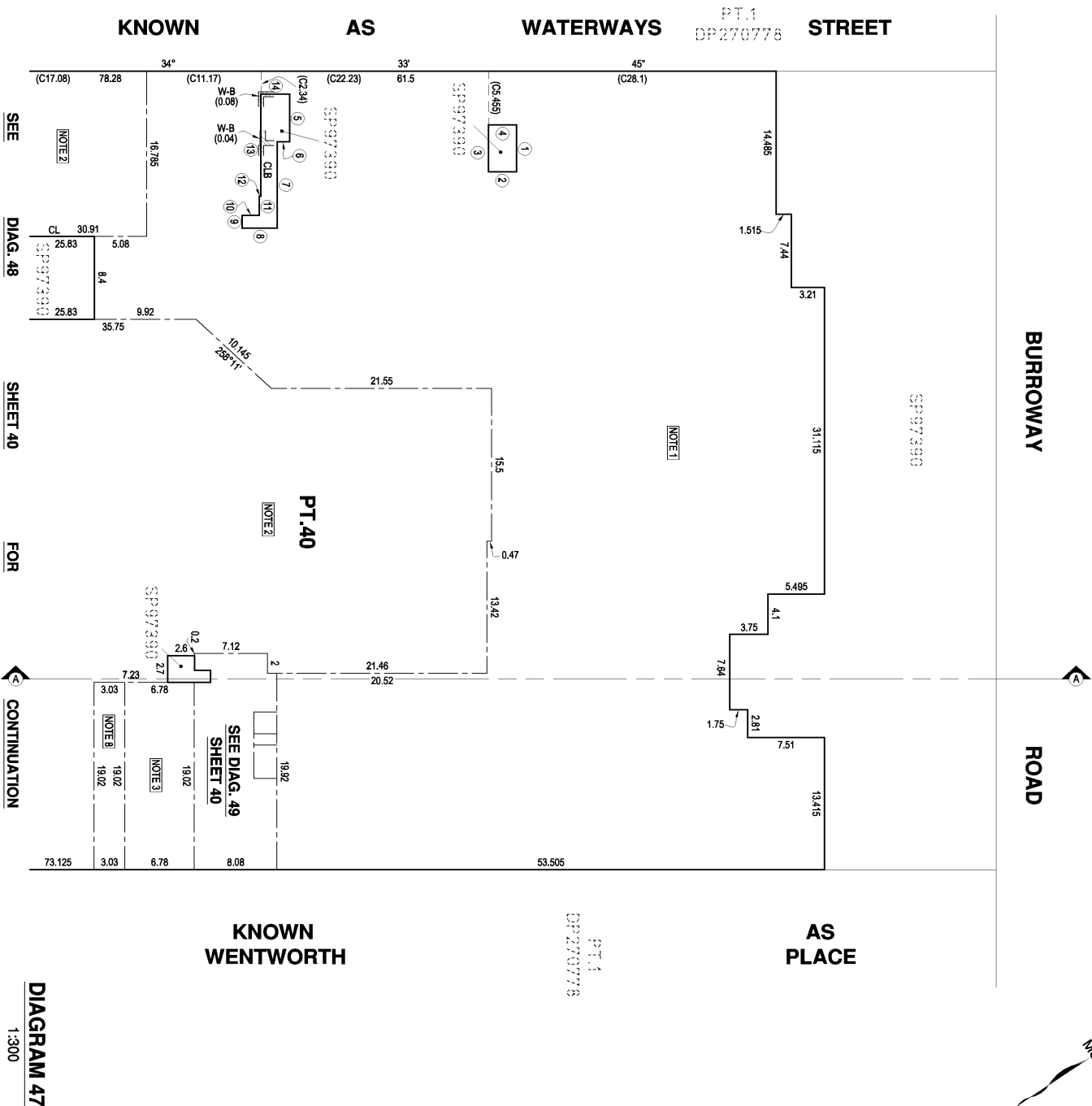
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1** PART LOT 40 IS LIMITED IN STRATUM TO THE UPPER AND LOWER LIMITS AS NOTED ON LEVELS 3 & 3 MEZZANINE (SHEETS 28-37)
- NOTE 2** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 16.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 41-43 (LEVEL 4 MEZZANINE)
- NOTE 3** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 15.0 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 18.1
- NOTE 8** PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 16.15 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 18.1

Schedule of short lines		
#	Bearing	Distance
(1)	124°32'50"	4.75CL
(2)	214°32'50"	2.75CL
(3)	304°32'50"	4.75CL
(4)	34°32'50"	2.75CL
(5)	124°32'50"	4.83
(6)	214°32'50"	1.2
(7)	124°32'50"	8.75CLB
(8)	214°32'50"	3.42
(9)	304°32'50"	1.29
(10)	34°32'50"	1.67
(11)	304°32'50"	1.95CLB
(12)	34°32'50"	0.15CLB
(13)	304°32'50"	10.34
(14)	34°32'50"	2.8

THIS IS SHEET 274 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.



SEE

DIAG. 48

SHEET 40

FOR

CONTINUATION

DIAGRAM 47
1:300

Surveyor: MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC149/2018
Lengths are in metres. Reduction Ratio 1:300



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 274

DETAIL PLAN
(SHEET 40 OF 55 SHEETS)

LEVEL 4 (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL PLANE SHOWN ON THIS PLAN AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 41-43 (LEVEL 4 MEZZANINE) UNLESS OTHERWISE SHOWN.

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 38 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 4
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

dFL denotes DEPTH RL OF STRATUM LIMIT

C denotes CONNECTION

CL denotes CENTRE OF CONCRETE WALL

--- denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 49-55

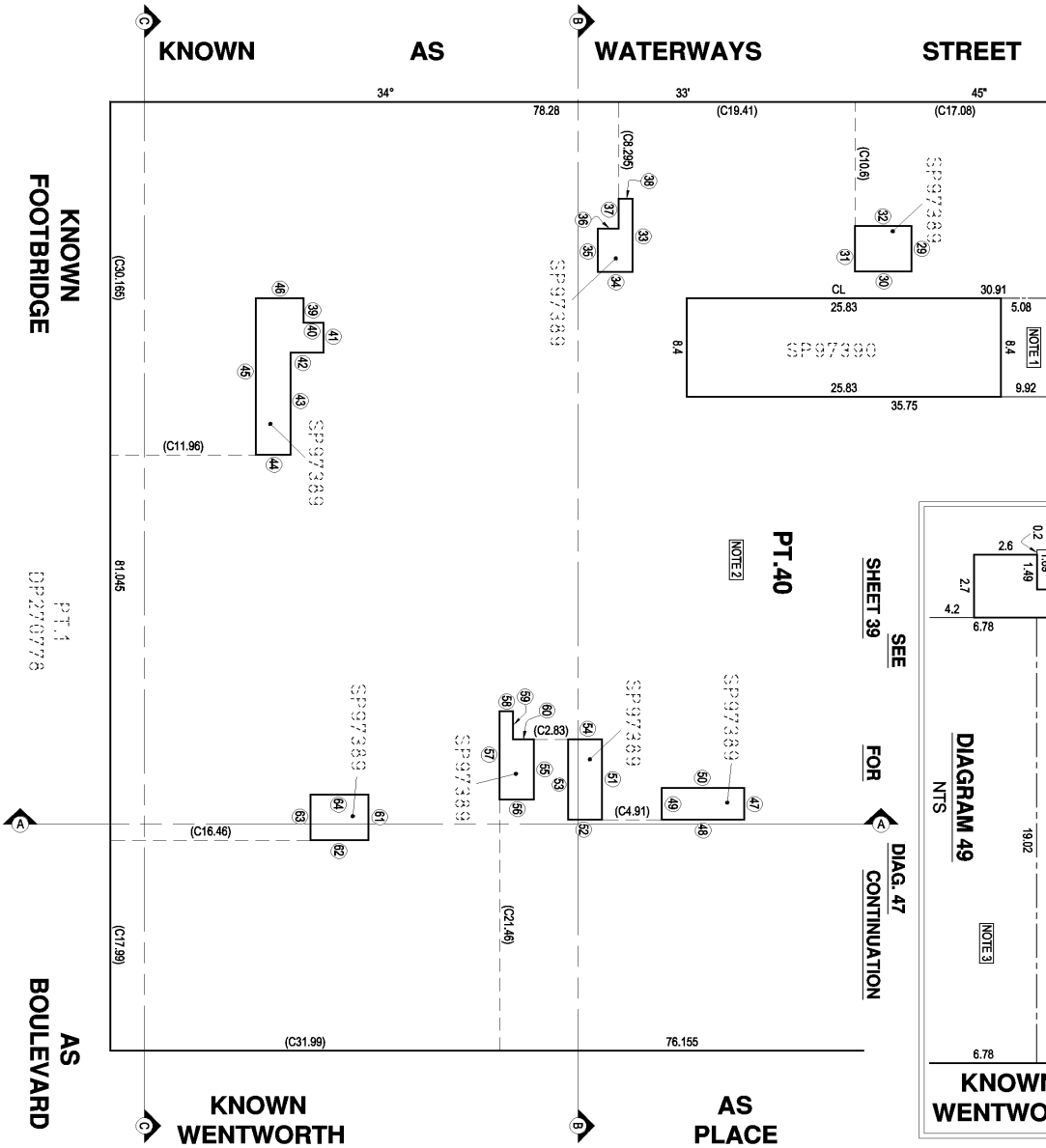
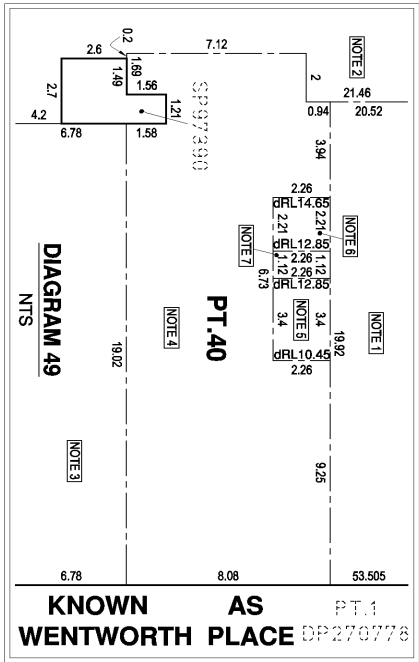
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 40 IS LIMITED IN STRATUM TO THE UPPER AND LOWER LIMITS AS NOTED ON LEVELS 3 & 3 MEZZANINE (SHEETS 28-37)
- NOTE 2 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 6.15 AND LIMITED IN HEIGHT TO THE LOWER LIMITS OF THE LOTS SHOWN ON SHEETS 41-43 (LEVEL 4 MEZZANINE)
- NOTE 3 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 13.0 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 18.1
- NOTE 4 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 18.1
- NOTE 5 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLUDED PLANE BETWEEN RL 10.45 AND RL 12.85 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 18.1
- NOTE 6 PART LOT 40 IS LIMITED IN DEPTH TO THE INCLUDED PLANE BETWEEN RL 12.85 AND RL 14.65 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 18.1
- NOTE 7 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 12.85 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 18.1

Schedule of short lines					
#	Bearing	Distance	#	Bearing	Distance
29	124°32'50"	3.90L	47	124°32'50"	2.72L
30	214°32'50"	4.65CL	48	214°32'50"	6.75L
31	304°32'50"	3.90L	49	304°32'50"	2.72L
32	34°32'50"	4.65CL	50	34°32'50"	6.75L
33	124°32'50"	6.24CL	51	124°32'50"	6.89CL
34	214°32'50"	2.855CL	52	214°32'50"	2.8CL
35	304°32'50"	3.68CL	53	304°32'50"	6.89CL
36	34°32'50"	1.715CL	54	34°32'50"	2.8CL
37	304°32'50"	2.56CL	55	124°32'50"	5.14CL
38	34°32'50"	1.14CL	56	214°32'50"	2.8CL
39	124°32'50"	2.1CL	57	304°32'50"	7.53CL
40	34°32'50"	1.64CL	58	34°32'50"	1.1
41	124°32'50"	2.55CL	59	124°32'50"	2.39
42	214°32'50"	2.68CL	60	34°32'50"	1.7CL
43	124°32'50"	8.73CL	61	124°32'50"	3.88CL
44	214°32'50"	2.87CL	62	214°32'50"	4.77CL
45	304°32'50"	13.38CL	63	304°32'50"	3.88CL
46	34°32'50"	3.91CL	64	34°32'50"	4.77CL

THIS IS SHEET 276 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.



Surveyor: MICHAEL TRIFINO
Date of Survey: 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio: 1:300 & AS SHOWN

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 276

DETAIL PLAN
(SHEET 41 OF 55 SHEETS)

LEVEL 4 MEZZANINE

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH AND HEIGHT TO THE HORIZONTAL PLANES SHOWN ON SHEETS 42-43
PART LOT 41 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE) AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

C denotes CONNECTION

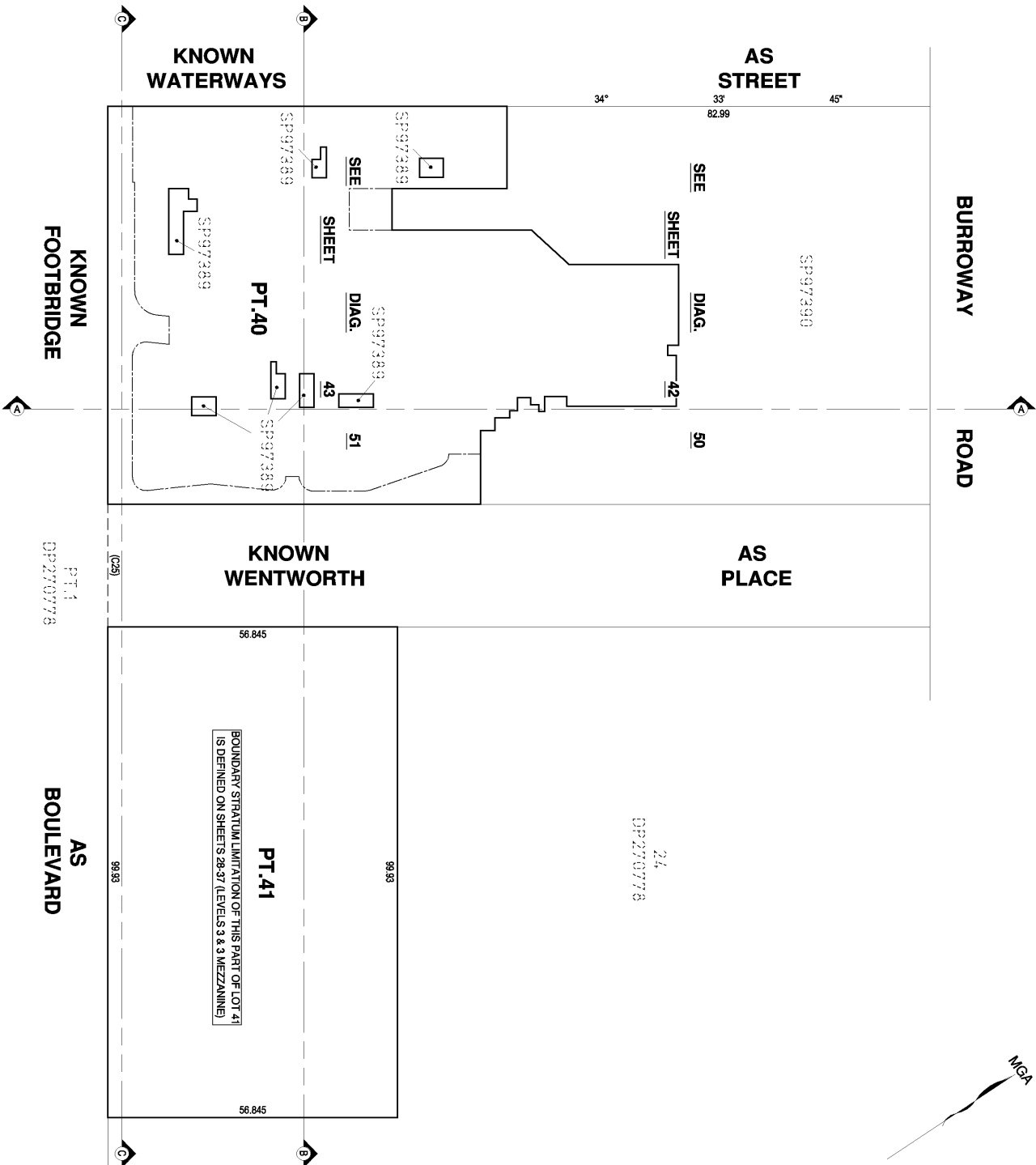
--- denotes STRATUM LIMIT

A denotes SECTION SEE SHEETS 49-55

SEE SHEETS 42-43 FOR LEVEL 4 MEZZANINE DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 40 AT LEVEL 4 MEZZANINE IS 8935m² (IN 1 PART)
THE AREA OF LOT 41 AT LEVEL 4 MEZZANINE IS 5680m² (IN 1 PART)



THIS IS SHEET 276 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFFIRO
Date of Survey 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 276

DETAIL PLAN
(SHEET 42 OF 55 SHEETS)

LEVEL 4 MEZZANINE (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH AND HEIGHT TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 41 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 4 MEZZANINE
- CL denotes CENTRE OF CONCRETE WALL

denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

NOTE 1

PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL18.1 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL21.2

NOTE 2

PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL18.1 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL21.5

Schedule of short lines		
#	Bearing	Distance
1	34° 32' 50"	2.83
2	304° 32' 50"	2.61
3	34° 32' 50"	2.87
4	304° 32' 50"	1.41
5	34° 32' 50"	1.53
6	304° 32' 50"	2.7
7	34° 32' 50"	2.60CL
8	124° 32' 50"	1.490CL
9	34° 32' 50"	1.56
10	124° 32' 50"	1.37
11	34° 32' 50"	1.2
12	304° 32' 50"	3.06
13	34° 32' 50"	4.36
14	124° 32' 50"	2



DIAGRAM 50
1:300

THIS IS SHEET 277 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC149/2018
Lengths are in metres. Reduction Ratio 1:300

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 277

DETAIL PLAN
(SHEET 43 OF 55 SHEETS)

LEVEL 4 MEZZANINE (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH AND HEIGHT TO THE HORIZONTAL AND PLANES SHOWN ON THIS PLAN

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 41 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 4 MEZZANINE
3. DIMENSIONS SHOWN (BRACKETED) INDICATE EASEMENT DIMENSIONS UNLESS PREFIXED BY 'C' WHICH THEN INDICATES A CONNECTION DIMENSION OR UNLESS SPECIFYING AN OFFSET DISTANCE TO A STRUCTURE

- C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL

denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

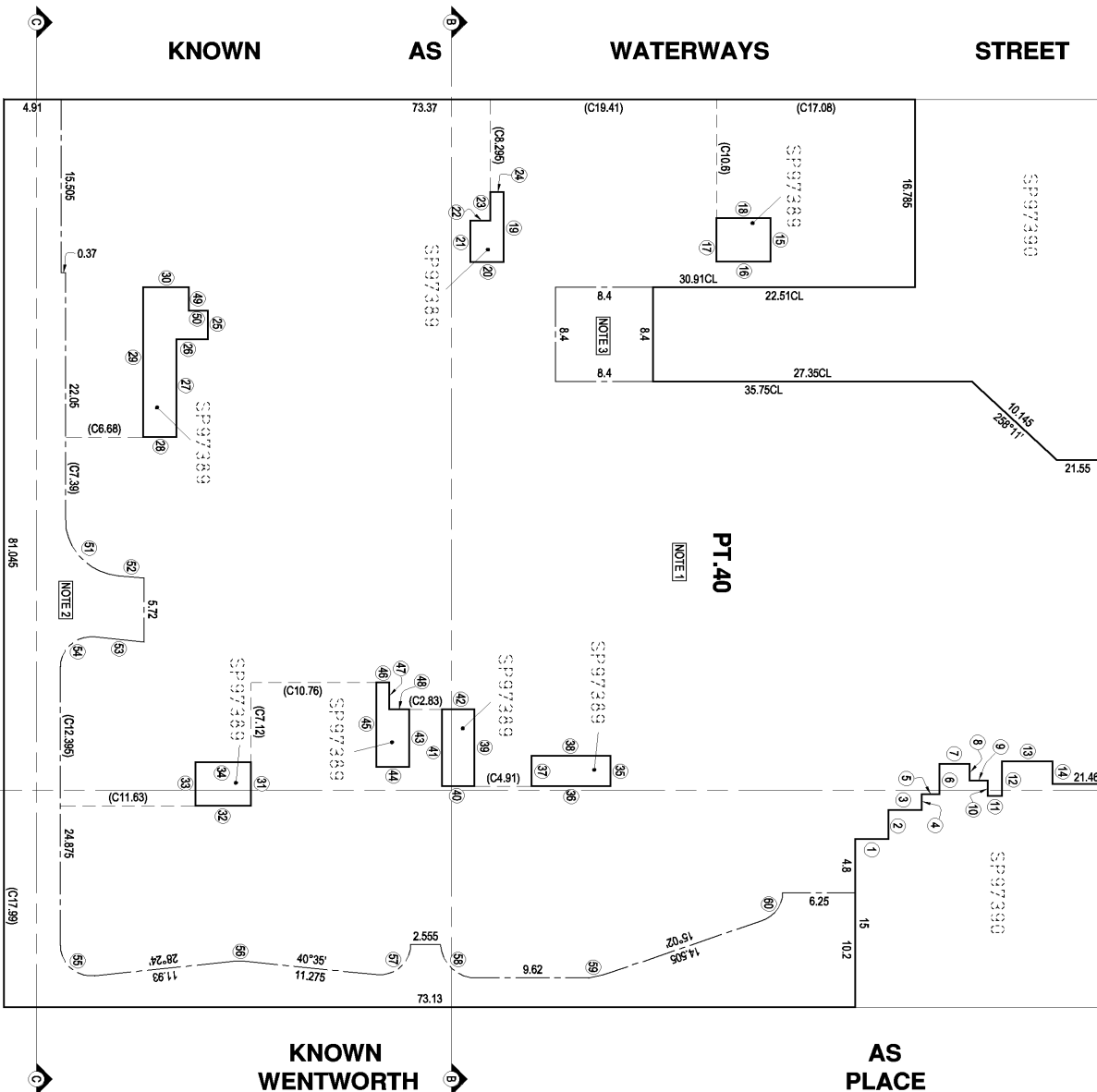
SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.1 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 21.2

NOTE 2 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.1 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 21.5

NOTE 3 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL 8.7 AND LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT RL 21.2

Schedule of short lines					
#	Bearing	Distance	#	Bearing	Distance
1	34°32'50"	2.83	31	124°32'50"	3.88CL
2	304°32'50"	2.61	32	214°32'50"	4.77CL
3	34°32'50"	2.87	33	304°32'50"	3.88CL
4	304°32'50"	1.41	34	34°32'50"	4.77CL
5	34°32'50"	1.63	35	124°32'50"	2.72CL
6	304°32'50"	2.7	36	214°32'50"	6.75CL
7	34°32'50"	2.6CL	37	304°32'50"	2.72CL
8	124°32'50"	1.49CL	38	34°32'50"	6.75CL
9	34°32'50"	1.56	39	124°32'50"	6.88CL
10	124°32'50"	1.37	40	214°32'50"	2.8CL
11	34°32'50"	1.2	41	304°32'50"	6.88CL
12	304°32'50"	3.06	42	34°32'50"	2.8CL
13	34°32'50"	4.36	43	124°32'50"	5.14CL
14	124°32'50"	2	44	214°32'50"	2.8CL
15	124°32'50"	3.9CL	45	304°32'50"	7.53CL
16	214°32'50"	4.65CL	46	34°32'50"	1.1
17	304°32'50"	3.9CL	47	124°32'50"	2.39
18	34°32'50"	4.65CL	48	34°32'50"	1.7CL
19	124°32'50"	6.24CL	49	124°32'50"	2.1CL
20	214°32'50"	2.855CL	50	34°32'50"	1.64CL
21	304°32'50"	3.88CL	51	82°02'50"	6.755
22	34°32'50"	1.715CL	52	39°33'	2.185
23	304°32'50"	2.56CL	53	220°56'	4.215
24	34°32'50"	1.14CL	54	172°44'25"	4.025
25	124°32'50"	2.55CL	55	76°28'25"	2.7
26	214°32'50"	2.68CL	56	34°32'50"	1.055
27	124°32'50"	8.73CL	57	352°46'10"	4
28	214°32'50"	2.87CL	58	78°10'05"	4.505
29	304°32'50"	13.38CL	59	21°55'	3.12
30	34°32'50"	3.91CL	60	340°30'	2.7
					3.255



KNOWN
FOOTBRIDGE

PT.4
DP 270778

AS
BOULEVARD

DIAGRAM 51
1:300

THIS IS SHEET 278 OF DP270778 WHICH REPLACES SHEETS
139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC149/2018
Lengths are in metres. Reduction Ratio 1:300



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 278

DETAIL PLAN
(SHEET 44 OF 55 SHEETS)

LEVELS 5 - 7

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT
PART LOT 41 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE) AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

C denotes CONNECTION
CL denotes CENTRE OF CONCRETE WALL

--- denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 49-55

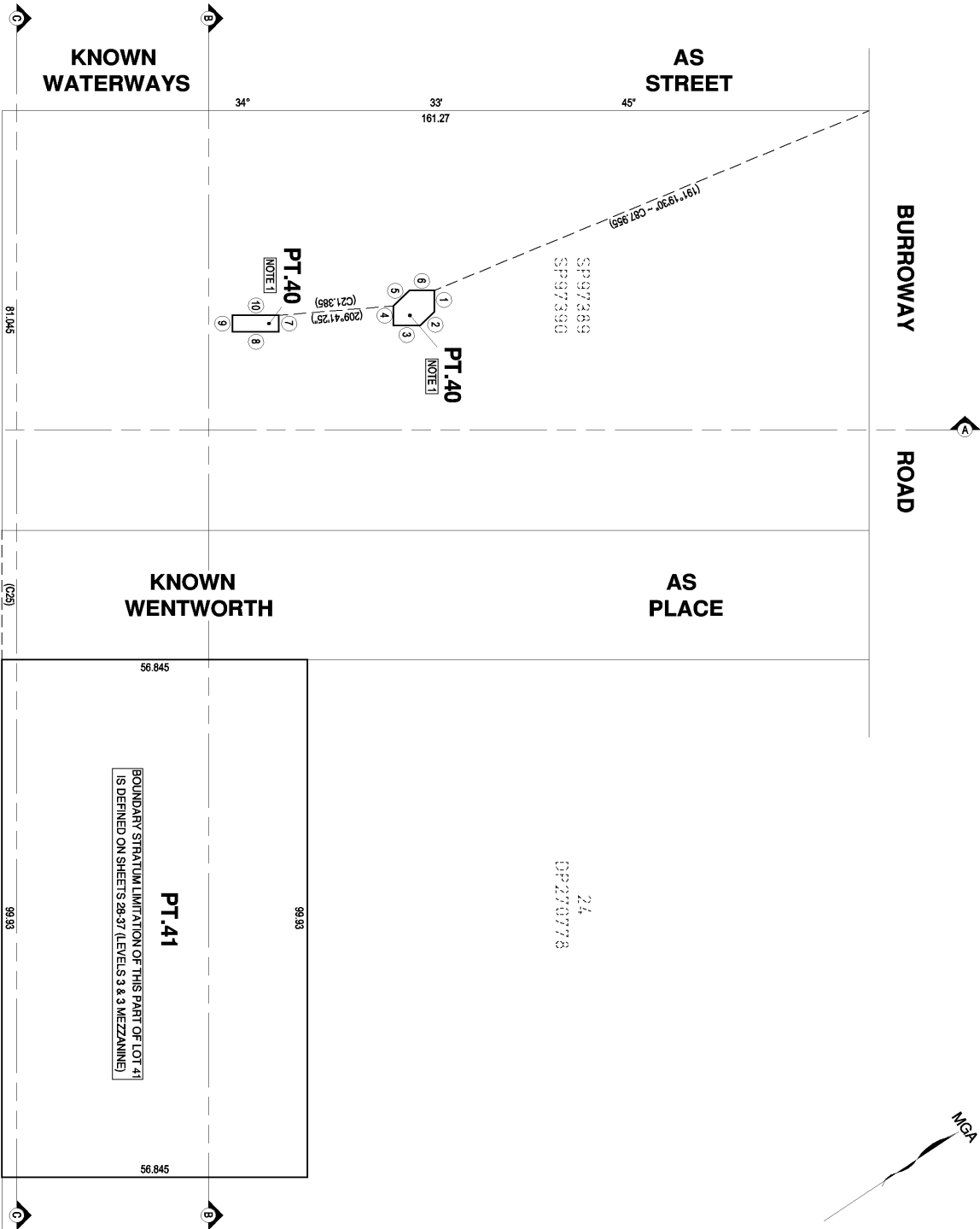
ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 40 AT LEVELS 5 - 7 IS 72m² (IN 2 PARTS)
THE AREA OF LOT 41 AT LEVELS 5 - 7 IS 5680m² (IN 1 PART)

SCHEDULE OF BOUNDARY LIMITS

NOTE 1 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL21.2 AND UNLIMITED IN HEIGHT

Schedule of short lines		
#	Bearing	Distance
1	124°32'50"	4.130L
2	169°32'50"	3.760L
3	214°32'50"	4.960L
4	304°32'50"	3.80L
5	349°32'50"	4.230L
6	34°32'50"	4.690L
7	124°32'50"	3.20L
8	214°32'50"	8.590L
9	304°32'50"	3.20L
10	34°32'50"	8.590L



THIS IS SHEET 279 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A. CITY OF PARRAMATTA
Locality WENTWORTH POINT
Subdivision No. SC/149/2018
Lengths are in metres. Reduction Ratio 1:500

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 279

DETAIL PLAN
(SHEET 45 OF 55 SHEETS)

LEVEL 8 & ABOVE

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL PLANES SHOWN ON SHEETS 46-48 AND UNLIMITED IN HEIGHT
PART LOT 41 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL AND INCLINED PLANES SHOWN ON SHEETS 28-37 (LEVELS 3 & 3 MEZZANINE) AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

C denotes CONNECTION

--- denotes STRATUM LIMIT

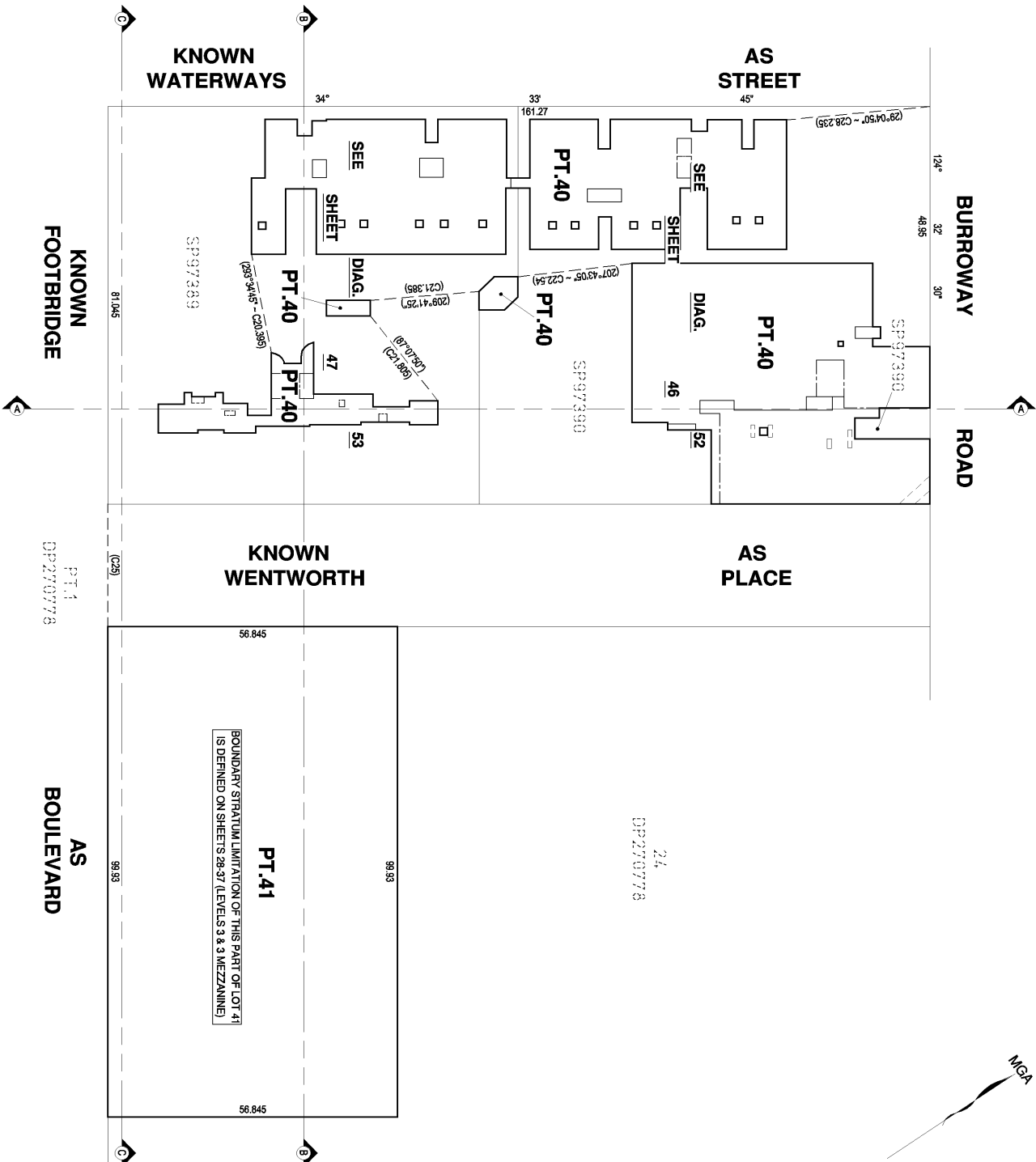
--- denotes EASEMENT LINE

A denotes SECTION SEE SHEETS 49-55

SEE SHEETS 46-48 FOR LEVEL 8 & ABOVE DETAILS

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

THE AREA OF LOT 40 AT LEVEL 8 & ABOVE IS 5228m² (IN 5 PARTS)
THE AREA OF LOT 41 AT LEVEL 8 & ABOVE IS 5680m² (IN 1 PART)



THIS IS SHEET 280 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No.: SC149/2018
Lengths are in metres. Reduction Ratio: 1:500

Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 280

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 45 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 8 & ABOVE

- ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

 denotes SECTION SEE SHEETS 49-55

EASEMENTS CREATED BY THIS PLAN:
(EG) - EASEMENT FOR SKYLIGHT 0.8 WIDE (LIMITED IN STRATUM)

EXISTING EASEMENTS:
(CX) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH
(LIMITED IN STRATUM) (DP270778 DOC:10)

NOTE 1
PART LOT 40 IS LIMITED IN STRATUM TO THE UPPER AND LOWER LIMITS AS NOTED ON SHEET 44 (LEVELS 5-7)

NOTE 1
PART LOT 40 IS LIMITED IN STRATUM TO THE UPPER AND LOWER LIMITS AS NOTED ON SHEET 44 (LEVELS 5-7)

NOTE 2
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT
RL33.55 AND UNLIMITED IN HEIGHT

NOTE 3 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL32.15 AND UNLIMITED IN HEIGHT

NOTE 4
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT
RL30.7 AND UNLIMITED IN HEIGHT

NOTE 5
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT
RL75.25 AND UNLIMITED IN HEIGHT

NOTE 6
**PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT
RL71.9 AND UNLIMITED IN HEIGHT**

NOTE 7
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT
RL75.25 AND UNLIMITED IN HEIGHT

NOTE 8 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL75.55 AND UNLIMITED IN HEIGHT

NOTE 9
PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT
RL77.5 AND UNLIMITED IN HEIGHT

(Eg1)
INDICATES EASEMENT LIMITED IN DEPTH TO THE LOWER STRATUM OR LOT LIMIT OF THE RESPECTIVE AFFECTED PART LOT AND UNLIMITED IN HEIGHT

Schedule of short lines					
#	Bearing	Distance	#	Bearing	Distance
1	124 32 50°	1.43CL	19	304 32 50°	1.43CL
2	214 32 50°	1.43CL	20	34 32 50°	1.43CL
3	204 32 50°	1.43CL	21	124 32 50°	1.43CL
4	34 32 50°	1.43CL	22	214 32 50°	1.43CL
5	124 32 50°	1.43CL	23	304 32 50°	1.43CL
6	214 32 50°	1.43CL	24	34 32 50°	1.43CL
7	304 32 50°	1.43CL	25	124 32 50°	1.02
8	34 32 50°	1.43CL	26	214 32 50°	1.02
9	124 32 50°	1.43CL	27	304 32 50°	1.02
10	214 32 50°	1.43CL	28	34 32 50°	1.02
11	304 32 50°	1.43CL	29	124 32 50°	1.47
12	34 32 50°	1.43CL	30	214 32 50°	1.47
13	124 32 50°	1.43CL	31	304 32 50°	1.47
14	214 32 50°	1.43CL	32	34 32 50°	1.47
15	304 32 50°	1.43CL	33	124 32 50°	1.43CL
16	34 32 50°	1.43CL	34	214 32 50°	1.43CL
17	124 32 50°	1.43CL	35	304 32 50°	1.43CL
18	214 32 50°	1.43CL	36	34 32 50°	1.43CL

THIS IS SHEET 281 OF DP270778 WHICH REPLACES SHEETS
139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ROAD

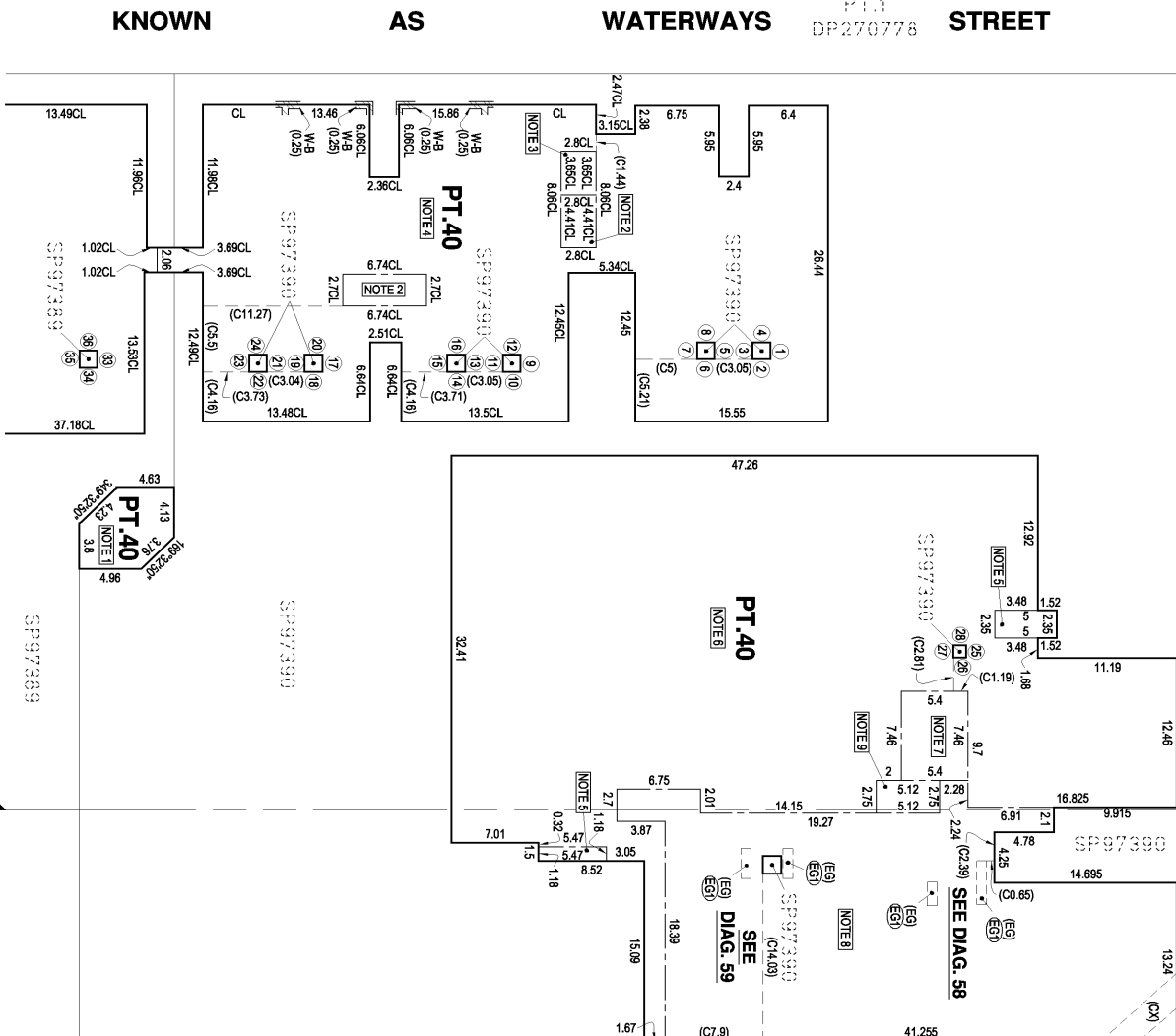


DIAGRAM 59

NTS

[illegible]

DIAGRAM 52

1:300

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

LGA: CITY OF PARRAMATTA

L G A : CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/149/2018
Lengths are in metres. Reduction Ratio 1:300



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 281

DETAIL PLAN
(SHEET 47 OF 55 SHEETS)

LEVEL 8 & ABOVE (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 46 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 8 & ABOVE

- C denotes CONNECTION
- CL denotes CENTRE OF CONCRETE WALL
- WB denotes WALL TO BOUNDARY

denotes STRATUM LIMIT

denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

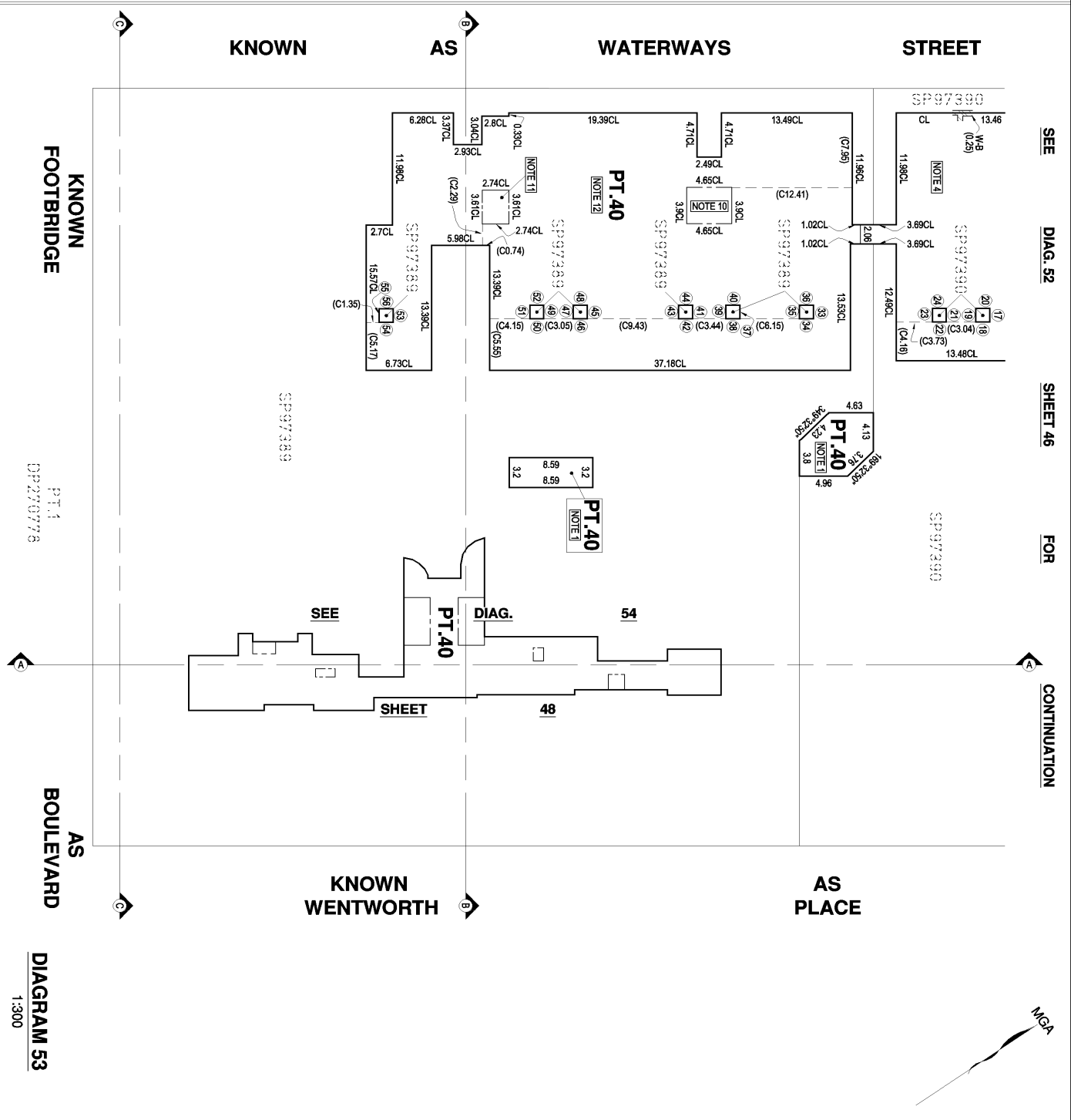
SCHEDULE OF BOUNDARY LIMITS

- NOTE 1 PART LOT 40 IS LIMITED IN STRATUM TO THE UPPER AND LOWER LIMITS AS NOTED ON SHEET 44 (LEVELS 5-7)
- NOTE 4 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL30.7 AND UNLIMITED IN HEIGHT
- NOTE 10 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL36.55 AND UNLIMITED IN HEIGHT
- NOTE 11 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL36.0 AND UNLIMITED IN HEIGHT
- NOTE 12 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL33.8 AND UNLIMITED IN HEIGHT

Schedule of short lines					
#	Bearing	Distance	#	Bearing	Distance
17	124°32'50"	1.43CL	41	124°32'50"	1.43CL
18	214°32'50"	1.43CL	42	214°32'50"	1.43CL
19	304°32'50"	1.43CL	43	304°32'50"	1.43CL
20	34°32'50"	1.43CL	44	34°32'50"	1.43CL
21	124°32'50"	1.43CL	45	124°32'50"	1.43CL
22	214°32'50"	1.43CL	46	214°32'50"	1.43CL
23	304°32'50"	1.43CL	47	304°32'50"	1.43CL
24	34°32'50"	1.43CL	48	34°32'50"	1.43CL
33	124°32'50"	1.43CL	49	124°32'50"	1.43CL
34	214°32'50"	1.43CL	50	214°32'50"	1.43CL
35	304°32'50"	1.43CL	51	304°32'50"	1.43CL
36	34°32'50"	1.43CL	52	34°32'50"	1.43CL
37	124°32'50"	1.43CL	53	124°32'50"	1.43CL
38	214°32'50"	1.43CL	54	214°32'50"	1.43CL
39	304°32'50"	1.43CL	55	304°32'50"	1.43CL
40	34°32'50"	1.43CL	56	34°32'50"	1.43CL

THIS IS SHEET 282 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

10 20 30 40 50 60 70 80 90 100 110 120 130 140



Surveyor: MICHAEL TRIFIRO

Date of Survey: 07/06/2018

Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARRAMATTA

Locality: WENTWORTH POINT

Subdivision No.: SC149/2018

Lengths are in metres. Reduction Ratio: 1:300

Registered

29.10.2018

DP 270778

ADDITIONAL SHEET 282

DETAIL PLAN
(SHEET 48 OF 55 SHEETS)

LEVEL 8 & ABOVE (CONT.)

PART LOT 40 IS A STRATUM LOT LIMITED IN DEPTH TO THE HORIZONTAL PLANES SHOWN ON THIS PLAN AND UNLIMITED IN HEIGHT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM
2. SEE SHEET 46 FOR LOT AREAS AND PARCEL CONNECTIONS OF LEVEL 8 & ABOVE

C denotes CONNECTION

--- denotes STRATUM LIMIT

A denotes SECTION SEE SHEETS 49-55

ALL BEARINGS ARE PARALLEL OR PERPENDICULAR TO 124°32'50" UNLESS OTHERWISE SHOWN

SCHEDULE OF BOUNDARY LIMITS

- NOTE 13 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL95.1 AND UNLIMITED IN HEIGHT
- NOTE 14 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL96.25 AND UNLIMITED IN HEIGHT
- NOTE 15 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL97.6 AND UNLIMITED IN HEIGHT
- NOTE 16 PART LOT 40 IS LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT RL97.75 AND UNLIMITED IN HEIGHT

Schedule of short lines		
#	Bearing	Distance
57	47°35'	0.92
58	64°25'	0.795
59	80°55'	0.795
60	97°20'	0.8
61	124°32'50"	0.305
62	304°32'50"	1.605
63	315°55'	0.985
64	336°10'	0.97
65	356°15'	0.98
66	18°25'	1.02

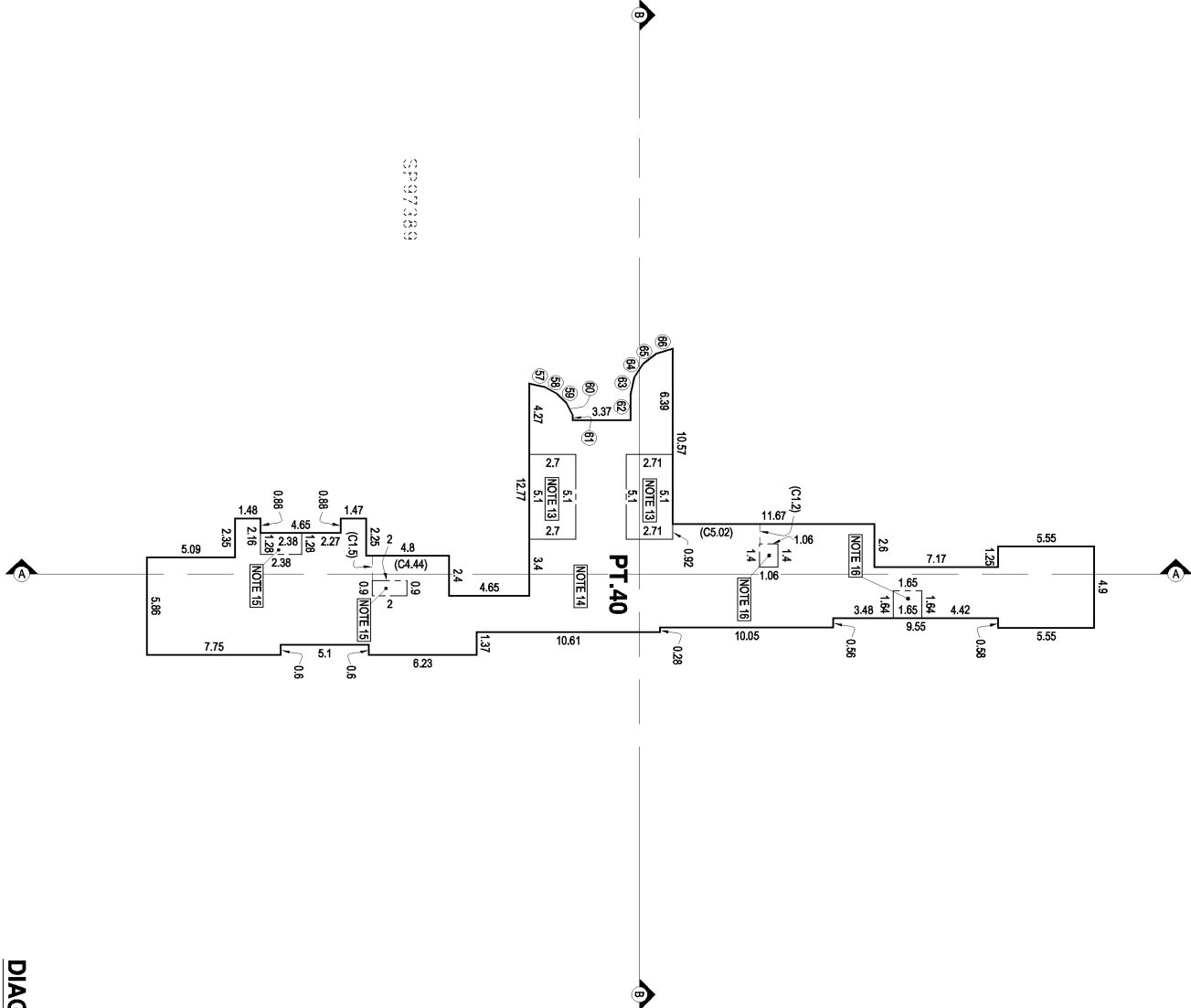


DIAGRAM 54
1:200

THIS IS SHEET 283 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Plat: 6549-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A. CITY OF PARAMATTA
Locality WENTWORTH POINT
Subdivision No. SC149/2018
Lengths are in metres Reduction Ratio 1:200



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 283



EXISTING EASEMENTS:
(CY) - EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH
(LIMITED IN STRATUM) (DP270778 DOC.10)

- | | | |
|------|---------|--------------------|
| BdRL | denotes | DEPTH RL OF LOT B |
| dRL | denotes | DEPTH RL OF STRAT |
| BhRL | denotes | HEIGHT RL OF LOT B |
| FL | denotes | FLOOR LEVEL |
| B | denotes | BASEMENT |
| L1 | denotes | LEVEL 1 |
| L2 | denotes | LEVEL 2 |
| L3 | denotes | LEVEL 3 |
| L3M | denotes | LEVEL 3 MEZZANINE |
| L4 | denotes | LEVEL 4 |
| L4M | denotes | LEVEL 4 MEZZANINE |
| L5 | denotes | LEVEL 5 |

— - — denotes STRATUM LIMIT

THIS IS SHEET 284 OF DP270778 WHICH REPLACES SHEETS 139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Ref: 6543-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARARAMATTA
Locality: WENTWORTH POINT
Subdivision No: **SC/149/2018**
Lengths are in metres. Reduction Ratio
AS SHOWN

Registered

29.10.2018

DP 270778
ADDITIONAL SHEET 284

PT.1
DP270778

PT.40

L29

BdRL 96.25

PT.40

()
 - 7
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 - 7
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 ()
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SEE

SHEET 49

SECTION A-A

SCALE 1:300 HOR 1:150 VER

FOR

CONTINUATION

L23

ROAD

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

BdRL denotes DEPTH RL OF LOT BOUNDARY

BdRL	denotes	DEPTH R
L20	denotes	LEVEL 20
L21	denotes	LEVEL 21
L22	denotes	LEVEL 22
L28	denotes	LEVEL 28
L29	denotes	LEVEL 29

denotes STRATUM LIMIT

THIS IS SHEET 285 OF DP270778 WHICH REPLACES SHEETS 139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Ref: 6543-2

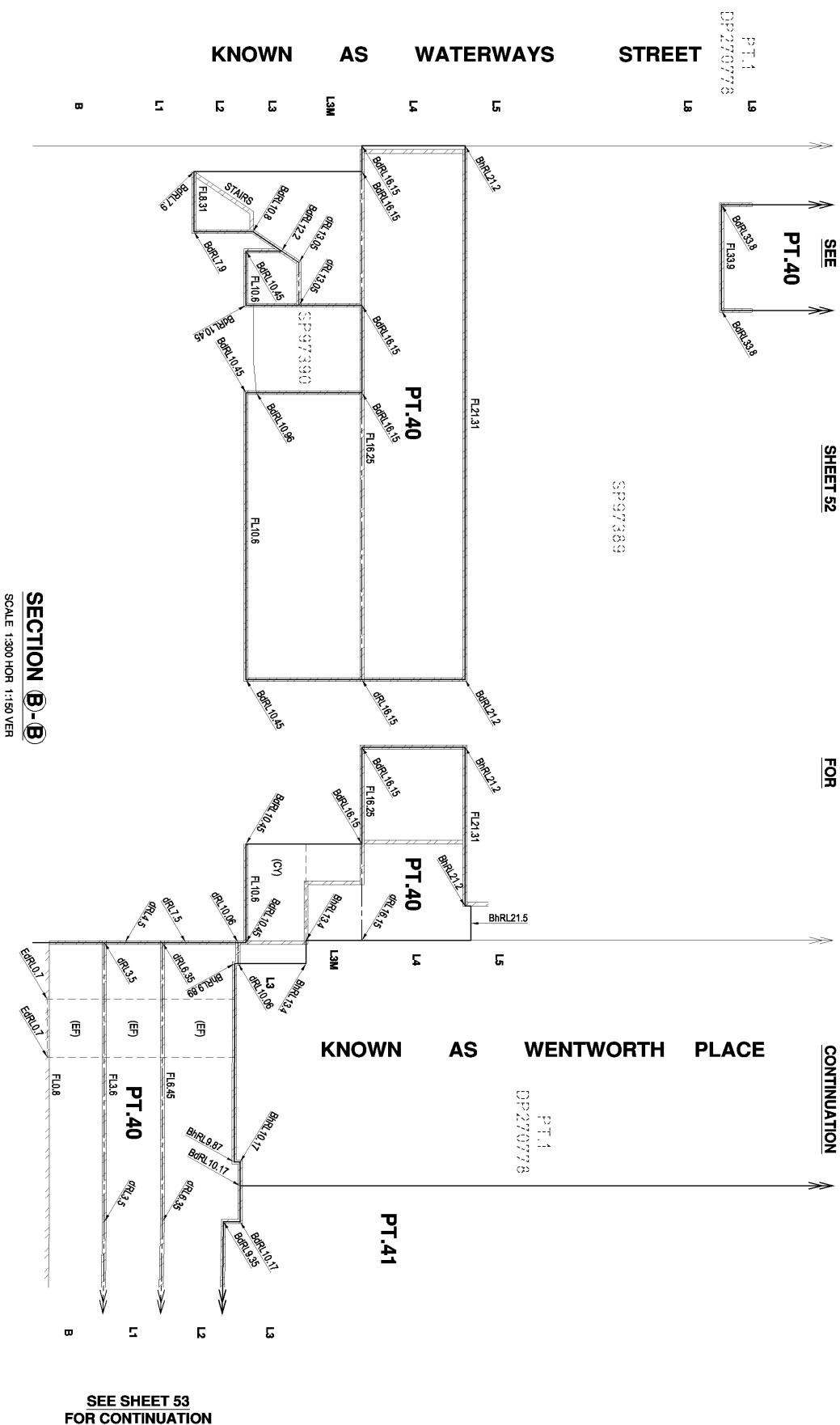
PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A. : CITY OF PARAMATTA
Locality : WENTWORTH POINT
Subdivision No: **SC/149/2018**
Lengths are in metres. Reduction Ratio
AS SHOWN

Registered

DP 270778

ADDITIONAL SHEET 285



THIS IS SHEET 286 OF DP270778 WHICH REPLACES SHEETS
139 - 235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET

Surveyor: MICHAEL TRIFIRO
Date of Survey: 07/06/2018
Surveyor's Ref: 6543-2

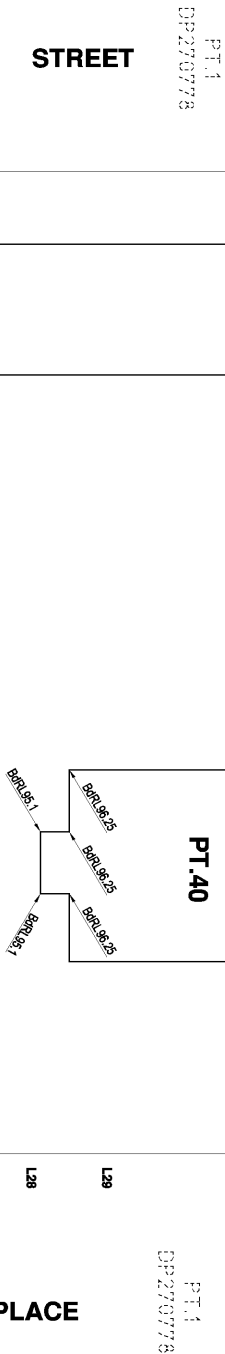
PLAN OF SUBDIVISION OF LOT 37 IN DP270778

LGA: CITY OF PARRAMATTA

Registered

DP 270778

DETAIL PLAN
(SHEET 52 OF 55 SHEETS)



PT.40

SP 97389

SEE

SHEET 51

SECTION B-(B)

FOR

CONTINUATION

SCALE 1:300 HOR 1:150 VERT

NOTES

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- BdRL denotes DEPTH RL OF LOT BOUNDARY
- L28 denotes LEVEL 28
- L29 denotes LEVEL 29
- denotes STRATUM LIMIT

THIS IS SHEET 287 OF DP270778 WHICH REPLACES SHEETS 139-235 AS REGARDS LOT 37 AND IS AN ADDITIONAL SHEET.

Surveyor: MICHAEL TRIFIRO
Date of Survey 07/06/2018
Surveyor's Plat: 6543-2

PLAN OF SUBDIVISION OF LOT 37 IN DP270778

L.G.A.: CITY OF PARRAMATTA
Locality: WENTWORTH POINT
Subdivision No: SC/149/2018
Lengths are in metres. Reduction Ratio AS SHOWN



Registered
29.10.2018

DP 270778
ADDITIONAL SHEET 287

PT.41



SCALE 1:300 HOR 1:150 VER

(EF) - RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- denotes STRATUM LIMIT
--- denotes EASEMENT LINE

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

DP 270778

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 〇



SCALE 1:300 HOR 1:150 VER

- — — — — denotes STRATUM LIMIT
- - - - - denotes EASEMENT LINE

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

DP 270778
ADDITIONAL SHEET 289

KNOWN AS
WENTWORTH PLACE

24
DP270778

SCALE 1:300 HOR 1:150 VER

1. ALL LEVELS ARE RELATED TO THE AUSTRALIAN HEIGHT DATUM

- denotes STRATUM LIMIT

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

DP 270778

ADDITIONAL SHEET 290

DP270778 (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	6	Y	8.1.2013	8	1-4
Document B	6	Y	14.8.2014	8	5-7
Document C	7	Y	25.8.2014	4	-
Document D	8	Y	9.4.2015	1	8-10
Document E	6	Y	23.9.2015	1	11-12
Document F	8	Y	14.4.2016	3	13-15
Document G	7	Y	14.4.2016	9	16-18
Document H	8	Y	19.4.2016	5	-
Document I	10	Y	31.10.2016	22	19-24
Document J	8	Y	3.11.2016	10	-
Document K	7	Y	4.11.2016	22	25-30
Document L	8	Y	21.11.2016	13	-
Document M	2	Y	16.1.2017	-	-
Document N	8	Y	24.5.2017	58	31-34
Document O	8	Y	30.5.2017	19	-
Document P	12	Y	26.4.2018	97	35-39
Document Q	8	Y	24.5.2018	28	-
Document R	7	Y	29.10.2018	55	40-41


PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 6 sheet(s)

Registered:  8.1.2013
 Title System: TORRENS
 Purpose: SUBDIVISION

Office Use Only

Office Use Only

DP270778

(DOC.A)

PLAN OF SUBDIVISION OF LOTS 121 & 122
 IN DP 1156412

LGA: AUBURN
 Locality: WENTWORTH POINT
 Parish: ST JOHN
 County: CUMBERLAND

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

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

~~Signature:~~

~~Date:~~

~~File Number:~~

~~Office:~~

Survey Certificate

I, Ian James Souter

of SDG Land Development Solutions

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 26-09-2012

*(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: 26.9.12

Surveyor ID: 784

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.

Subdivision Certificate

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

Signature: 

Accreditation number:

Consent Authority: AUBURN CITY COUNCIL

Date of endorsement: 29/11/12

Subdivision Certificate number: SC 39/2012

File number: DA 240/2012

*Strike through if inapplicable.

Statements of intention to dedicate public roads, public reserves and
 drainage reserves.

Plans used in the preparation of survey/compilation.

DP 776611 DP 1041530 DP 859608 DP 270113
 DP 1156412

If space is insufficient continue on PLAN FORM 6A

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


Surveyor's Reference: 5497

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 6 sheet(s)

Office Use Only
Registered:  8.1.2013

Office Use Only

PLAN OF SUBDIVISION OF LOTS 121 & 122
IN DP 1156412

DP270778

(DOC.A)

Subdivision Certificate number: SC351/2012
Date of endorsement: 25/11/12

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

Name of Development (Optional)

Address for Service of Notices

The Community Association
Wentworth Point Marinas
C/- Netstrata. PO Box 265
HURSTVILLE BC NSW 1481

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.

VALUER'S CERTIFICATE (Approved Form 9)

I, CHRISTOPHER JOHN SUTON
of CBRE (C) PTY LTD.
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 ^ 23/11/2012 being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.

UPDATE NOTE (Approved Form 8)

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

Signature:  Dated: 10/12/2012

* Strike through if inapplicable
^ Insert registration date of previous schedule

* Strike through if inapplicable
^ Insert date of valuation

SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	0	
2	30 000	
3	50 000	
4	200 000	
TOTAL	286 000	

HISTORICAL FILE

SEE ADMINISTRATION SHEET 2 (DOC. B)

If space is insufficient use annexure sheet – Plan Form 6A

Surveyor's Reference: 5497

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 6 sheet(s)

Registered:



8.1.2013

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DP270778

(DOC.A)

PLAN OF SUBDIVISION OF LOTS 121 & 122
IN DP 1156412

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

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

Subdivision Certificate number: SC 39 (2012)

Date of Endorsement: 29/11/12

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,

IT IS INTENDED TO RELEASE:

- 1) RIGHT OF CARRIAGEWAY 12 & 15 WIDE (VIDE DP 1156412)
- 2) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (VIDE DP 1156412)
- 3) EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES (VIDE DP 1156412)

IT IS INTENDED TO CREATE:

- 1) EASEMENT FOR SERVICES (WHOLE OF LOT)
- 2) EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- 3) RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH LIMITED IN STRATUM (X)
- 4) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.51 WIDE (Y)
- 5) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 & 3.5 WIDE (J)
- 6) RESTRICTION ON THE USE OF LAND

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	N/A	Hill	Road	Wentworth Point
2	47	Hill	Road	Wentworth Point
3	1	Burroway	Road	Wentworth Point
4	3	Burroway	Road	Wentworth Point

If space is insufficient use additional annexure sheet

Surveyor's Reference: 5497


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 6 sheet(s)

Registered:  8.1.2013 Office Use Only


DP270778 (DOC.A) Office Use Only

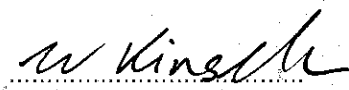
PLAN OF SUBDIVISION OF LOTS 121 & 122
IN DP 1156412

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


Subdivision Certificate number: SC 39/2012
Date of Endorsement: 29/11/12

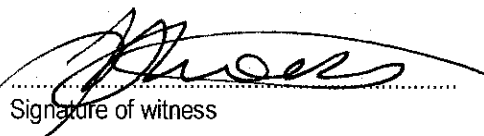
EXECUTED by
Fairmead Business Pty Ltd
ACN 069 006 426
in accordance with s127 of
the Corporations Act 2001


Director
JOHN KINSELLA


Director
WILLIAM KINSELLA

SIGNED SEALED AND DELIVERED by
LISA ANNE MAFFINA
as attorney for Ausgrid (ABN 67 505 337 385) under
registered power of attorney
Book 4641 No. 639
dated 19/11/2012 in the presence of:




Signature of witness
JAMES HAMILTON LONSDALE
Name of witness (block letters)
57 GEORGE ST, SYDNEY
Address 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

Surveyor's Reference: 5497

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 6 sheet(s)

Registered:



8.1.2013

Office Use Only

Office Use Only

DP270778

(DOC.A)

PLAN OF SUBDIVISION OF LOTS 121 & 122
IN DP 1156412

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

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

Subdivision Certificate number: SC 39/2012

Date of Endorsement: 29/11/12

SIGNED SEALED & DELIVERED on behalf of
Investec Bank (Australia) Limited (ACN 000 893 292)
by its attorney under power of attorney registered
Book 4502 No. 58 in the presence of:

Kristine Sawa
Gadens Lawyers
77 Castlereagh Street, Sydney

Paul Anthony Armstrong

Signed at Sydney the 11 day of December
2012 for Investec Bank (Australia) Limited
ACN 071 292 594 by its duly appointed
Attorney under Power of Attorney
Book 4634 No. 187 dated 25 June 2012.

Witness

Naomi Fryer

Attorney

Attorney

Harsharan Gill

Alan Chonowitz

EXECUTED by WENTWORTH
POINT DEVELOPMENTS PTY LTD
(ACN 069 006 426) in accordance with
section 127 of the Corporations Act:

John Kinsella
John Kinsella
Director

William Kinsella
Director

Surveyor's Reference: 5497


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 6 sheet(s)

Registered:  8.1.2013

Office Use Only

DP270778

Office Use Only

PLAN OF SUBDIVISION OF LOTS 121 & 122
IN DP 1156412

(DOC.A)

Subdivision Certificate number: SC 39/2012

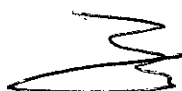
Date of Endorsement: 29/11/12

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 SEALED and DELIVERED on
behalf of Westpac Administration Pty
Limited ACN 008 617 203 under power of attorney
dated 30 August 2011
by its attorney
in the presence of:

Book 4642
N° 949

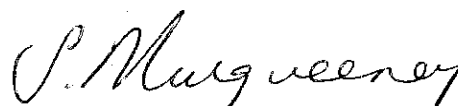


Witness

JOHN KENNY

Print Name

Address: Level 3,
275 Kent Street
Sydney 2000



Simone Mulqueeney

Surveyor's Reference: 5497



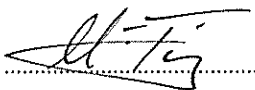
PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 6 sheet(s)


<p>Registered:  14.8.2014</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p> <p style="text-align: center;">DP270778 (DOC.B)</p>
<p>PLAN OF SUBDIVISION OF LOT 3 IN DP 270778</p>	<p>LGA: AUBURN</p> <p>Locality: WENTWORTH POINT</p> <p>Parish: ST JOHN</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 18-06-2014</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p>
<p>Subdivision Certificate</p> <p>I, <u>KARL OKORN</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>AUBURN CITY COUNCIL</u></p> <p>Date of endorsement: <u>21/7/2014</u></p> <p>Subdivision Certificate number: <u>15/2014</u></p> <p>File number: <u>DA 296/2013</u></p> <p>*Strike through if inapplicable.</p>	<p>Signature:  Dated: 30-06-2014</p> <p>Surveyor ID: 8624</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p style="text-align: center;">DP 270778</p> <p style="text-align: right;">If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: 5763_D</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 6 sheet(s)

Registered:  14.8.2014 Office Use Only		Office Use Only	
PLAN OF SUBDIVISION OF LOT 3 IN DP 270778		DP270778 (DOC.B)	
Subdivision Certificate number: 15/2014 Date of endorsement: 21/7/2014		Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A	
Name of Development (Optional)		Address for Service of Notices The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481	
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.		VALUER'S CERTIFICATE (Approved Form 9) I, <u>Christopher John Sutton</u> of <u>Valuer General Frank Valuations</u> 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 ^ being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.	
UPDATE NOTE (Approved Form 8) This document contains an *updated/revised Schedule of Unit Entitlements and replaces the existing schedule registered on 08-01-2013 * Strike through if inapplicable ^ Insert registration date of previous schedule		Signature: <u>[Signature]</u> Dated: <u>22/7/2014</u> * Strike through if inapplicable ^ Insert date of valuation	

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	200 000	
5	22 158	
6	0	
7	33 842	
TOTAL	286 000	

HISTORICAL FILE

SEE ADMINISTRATION SHEET 2 (DOC. C)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 5763_D


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 6 sheet(s)

Registered:  14.8.2014 Office Use Only

DP270778

Office Use Only

(DOC.B)

PLAN OF SUBDIVISION OF
LOT 3 IN DP 270778

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

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

Subdivision Certificate number: 15/2014

Date of Endorsement: 21/7/2014

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,

IT IS INTENDED TO CREATE:

- 1) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (WHOLE OF LOT)
- 2) EASEMENT FOR SERVICES (WHOLE OF LOT)
- 3) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- 4) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM) (N)
- 5) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (A)
- 6) RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (B)
- 7) EASEMENT FOR GARBAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (C)
- 8) EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (D)
- 9) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (E)
- 10) EASEMENT FOR WASTE STORAGE AND COLLECTION VARIABLE WIDTH (LIMITED IN STRATUM) (H)
- 11) RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (K)
- 12) EASEMENT FOR SUPPORT AND SHELTER VARIABLE WIDTH (L)
- 13) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (M)
- 14) RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE LIMITED IN STRATUM (P)
- 15) RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STRATUM) (Q)

IT IS INTENDED TO RELEASE:

- 1) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 3.3 WIDE (VIDE AE467839)
- 2) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (VIDE DP1156412)
- 3) EASEMENT FOR SUPPORT AND SHELTER (VIDE DP1156412)

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
5	47	Hill	Road	Wentworth Point
6	n/a	n/a	n/a	Wentworth Point
7	1	Burroway	Road	Wentworth Point

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 5763_D

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 6 sheet(s)

Registered:



14.8.2014

Office Use Only

Office Use Only

DP270778

(DOC.B)

PLAN OF SUBDIVISION OF
LOT 3 IN DP 270778

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

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

Subdivision Certificate number:15/2014.....

Date of Endorsement:21/7/2014.....

EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)

Signature of Director

William Kinsella

Name of Director (block letters)

Signature of Director/Secretary

John Fitzgerald
Secretary

Name of Director/Secretary (block letters)

EXECUTED by WENTWORTH POINT
DEVELOPMENTS PTY LTD (ACN 146 480
640) in accordance with section 127 of the
Corporations Act:

Signature of Director

William Kinsella

Name of Director (block letters)

Signature of Director/Secretary

Andrew Bird

Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 5763_D


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 6 sheet(s)

Registered:  14.8.2014
Office Use Only

DP270778

Office Use Only

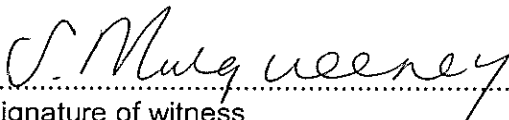
(DOC.B)

PLAN OF SUBDIVISION OF
LOT 3 IN DP 270778

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

Subdivision Certificate number:15/2014.....
Date of Endorsement:21/7/2014.....

SIGNED SEALED AND DELIVERED by)
Matt Taylor)
as attorney for WESTPAC ADMINISTRATION)
PTY. LIMITED (ACN 008 617 203) under)
registered power of attorney)
Book 4646 No. 591)
dated 26-2-13 in the presence of:)


Signature of witness

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

Simone Mulqueeney

.....
Name of witness (block letters)

LEVEL 3, 275 KENT STREET
SYDNEY NSW 2000

.....
Address of witness (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 5763_D


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 6 sheet(s)

Registered:  14.8.2014 Office Use Only

DP270778

Office Use Only

PLAN OF SUBDIVISION OF
LOT 3 IN DP 270778

(DOC.B)

Subdivision Certificate number:15/2014.....
Date of Endorsement:21/7/2014.....

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 SEALED AND DELIVERED by)

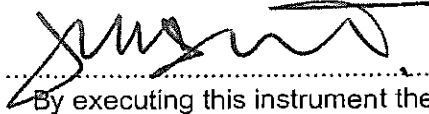
as attorney for Ausgrid (ABN 67 505 337 385))

under registered power of attorney)

Book 4641 No. 639)

dated in the presence of:)


Signature of witness


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

KATHRYN ANN RAYNER
Name of witness (block letters)

570 GEORGE ST SYDNEY
Address of witness (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 5763_D


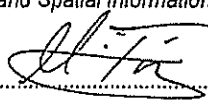
PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 7 sheet(s)

<p>Registered:  25.8.2014</p> <p>Title System: TORRENS</p> <p>Purpose: CONVERSION</p>	<p>Office Use Only</p> <p style="text-align: center; font-size: 24pt;">DP270778</p> <p style="text-align: right;">(DOC. C)</p>
<p>PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 6 IN DP 270778 TO COMMUNITY PROPERTY</p>	<p>LGA: AUBURN</p> <p>Locality: WENTWORTH POINT</p> <p>Parish: ST JOHN</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><i>*(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</i></p> <p><i>*(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.</i></p> <p><i>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</i></p> <p>Signature:  Dated: 31-07-2014</p> <p>Surveyor ID: 8624</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p><i>*Strike through if inapplicable.</i></p> <p><i>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</i></p>
<p style="text-align: center;">Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Accreditation number:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p><i>*Strike through if inapplicable.</i></p>	<p>Plans used in the preparation of survey/compilation.</p> <p style="text-align: center;">DP 270778</p> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: 5763_D_CONSOL</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 7 sheet(s)

Registered



25.8.2014

Office Use Only

Office Use Only

DP270778

(DOC. C)

PLAN OF LOT 1 IN DP 270778 FOLLOWING
 CONVERSION OF LOT 6 IN DP 270778 TO
 COMMUNITY PROPERTY

Subdivision Certificate number:

Date of endorsement:

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

Name of Development (Optional)

Address for Service of Notices

The Community Association
 Wentworth Point Marinas
 C/- Netstrata. PO Box 265
 HURSTVILLE BC NSW 1481

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.

VALUER'S CERTIFICATE (Approved Form 9)

I,,
 of,
 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 ^..... being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.

Signature: Dated:

* Strike through if inapplicable

^ Insert registration date of previous schedule

* Strike through if inapplicable

^ Insert date of valuation

UPDATE NOTE (Approved Form 8)

This document contains an *updated/~~revised~~ Schedule of Unit Entitlements and replaces the existing schedule registered on ~~08-01-2013~~ **14-03-2014**

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	200 000	
5	22 158	
6	CONVERTED TO LOT 1 COMMUNITY PROPERTY	SEE REPLACEMENT SHEETS 8A-8D
7	33 842	
TOTAL	286 000	

HISTORICAL FILE

SEE ADMINISTRATION SHEET 2 (DOC. D)

If space is insufficient use annexure sheet - PLAN N/ARM 6A

Surveyor's Reference: 5763_D_CONSOL

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 7 sheet(s)

Registered



25.8.2014

Office Use Only

DP270778

Office Use Only

(DOC. C)

PLAN OF LOT 1 IN DP 270778 FOLLOWING
CONVERSION OF LOT 6 IN DP 270778 TO
COMMUNITY PROPERTY

Subdivision Certificate number:

Date of Endorsement:

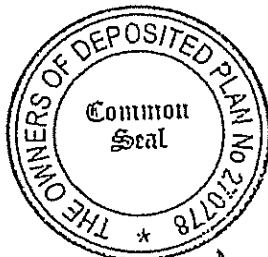
- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals- see 195D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

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	n/a	n/a	n/a	Wentworth Point

Approved Form 22
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF ASSOCIATION AGREEING TO SCHEDULE OF UNIT ENTITLEMENTS

The *Community/*Precinct/*Neighbourhood Association Deposited Plan No. 270778
certifies that on 24/7/14 it passed a unanimous resolution agreeing to the schedule of unit entitlements
shown in the document herewith



Brad Wood

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 5763_D_CONSOL

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 7 sheet(s)

Registered



25.8.2014

Office Use Only

DP270778

Office Use Only

PLAN OF LOT 1 IN DP 270778 FOLLOWING
CONVERSION OF LOT 6 IN DP 270778 TO
COMMUNITY PROPERTY

(DOC. C)

Subdivision Certificate number:

Date of Endorsement:

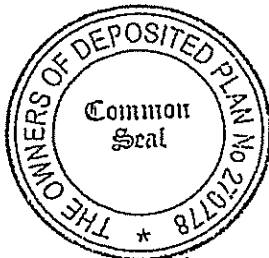
This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 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 21
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF ASSOCIATION CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/~~Precinct~~/~~Neighbourhood~~ Association Deposited Plan No. 270778
certifies that on 29/7/14 it passed a unanimous resolution consenting to the;
Conversion of Lot 6 in DP270778



Brad Wood

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 5763_D_CONSOL


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 7 sheet(s)

Registered  25.8.2014

Office Use Only

DP270778

Office Use Only

PLAN OF LOT 1 IN DP 270778 FOLLOWING
CONVERSION OF LOT 6 IN DP 270778 TO
COMMUNITY PROPERTY

(DOC. C)

Subdivision Certificate number:

Date of Endorsement:

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

- A schedule of lots and addresses - See 60(c) SSI Regulation 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 20
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF CONSENT AUTHORITY
IN RESPECT OF A CONVERSION OR SEVERANCE

The Consent Authority being Auburn City Council gives consent to;

*(a) The conversion of lot 6 in DP 270778 to association property as shown on the plan herewith.

*(b) The severance of lots ^ in DP from the Community or Presinct Scheme.

The consent authority is satisfied that the above action is not inconsistent with the conditions of any development consent and that any Development Contract has been amended accordingly.

Dated: 13/11/13

Application No. ... DA 296/2013

Authorised Officer: 

Signature: ... KARL OKORN

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 5763_D_CONSOL


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 7 sheet(s)

Registered:  25.8.2014 Office Use Only

DP270778

Office Use Only

PLAN OF LOT 1 IN DP 270778 FOLLOWING
CONVERSION OF LOT 6 IN DP 270778 TO
COMMUNITY PROPERTY

(DOC. C)

Subdivision Certificate number:

Date of Endorsement:

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 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.

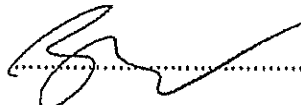
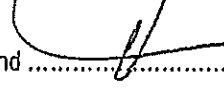
Approved Form 18
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

ATTESTATION

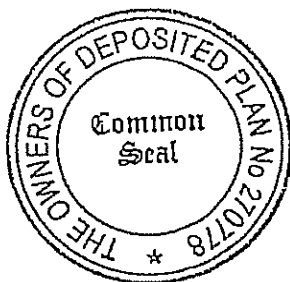
The common seal of the *Community/*Precinct/*Neighbourhood Association
Deposited Plan No. 270778 was affixed hereto on 28/7/14 in the presence of;

Brad Wood and Robert Allen

Signature(s)

 and 

Being the person(s) authorised by section 8 Community Land Management Act 1989 to attest to the affixing of the seal.



If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 5763_D_CONSOL


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 7 sheet(s)

Registered:  25.8.2014 Office Use Only

DP270778

Office Use Only

PLAN OF LOT 1 IN DP 270778 FOLLOWING
CONVERSION OF LOT 6 IN DP 270778 TO
COMMUNITY PROPERTY

(DOC. C)


Subdivision Certificate number:

Date of Endorsement:

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 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 FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)


.....
Signature of Director

William Kinsella
.....
Name of Director (block letters)


.....
Signature of Director/Secretary

John Fitzgerald
Secretary.....
Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 5763_D_CONSOL


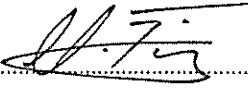
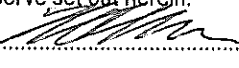
PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 8 sheet(s)


<p>Registered:  9.4.2015</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p> <p>DP270778</p> <p>(DOC.D)</p>
<p>PLAN OF SUBDIVISION OF LOT 4 IN DP 270778</p>	<p>LGA: AUBURN</p> <p>Locality: WENTWORTH POINT</p> <p>Parish: ST JOHN</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 13-03-2015</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature:  Dated: 19-03-2015</p> <p>Surveyor ID: 8624</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Subdivision Certificate</p> <p>I, <u>KARL OKORN</u></p> <p>*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>AUBURN CITY COUNCIL</u></p> <p>Date of endorsement: <u>30/3/15</u></p> <p>Subdivision Certificate number: <u>SC 5/2015</u></p> <p>File number: <u>DA246/14</u></p> <p>*Strike through if inapplicable.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP 270778 DP 270844</p> <p>If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: 6182_L4S</p>
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p> <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 8 sheet(s)

Registered:  9.4.2015 PLAN OF SUBDIVISION OF LOT 4 IN DP 270778		Office Use Only DP270778 (DOC.D)
Subdivision Certificate number: <u>SCS/2015</u> Date of endorsement: <u>30/3/2015</u>		Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A
Name of Development (Optional)		Address for Service of Notices The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481
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 <i>Community Land Development Act 1989</i> . Any changes will be recorded in a replacement schedule.		VALUER'S CERTIFICATE (Approved Form 9) I, <u>CHRISTOPHER SUTTON</u> of <u>KNIGHT FRANK VALUATIONS</u> being a Valuer registered under the <i>Valuers Registration Act 1975</i> , 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 ^ <u>31 MARCH 2015</u> being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.
UPDATE NOTE (Approved Form 8) This document contains an *updated/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on 25-08-2014 * Strike through if inapplicable ^ Insert registration date of previous schedule		Signature: <u>[Signature]</u> Dated: <u>31/3/2015</u> * Strike through if inapplicable ^ Insert date of valuation

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	33 842	
8	35 796	
9	58 651	
10	105 553	
TOTAL	286 000	

HISTORICAL FILE:

SEE ADMINISTRATION SHEET 2 (DOC.E)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L4S


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 8 sheet(s)

Registered:  9.4.2015 Office Use Only

DP270778

Office Use Only

(DOC.D)

PLAN OF SUBDIVISION OF
LOT 4 IN DP 270778

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

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

Subdivision Certificate number: SC 5/2015

Date of Endorsement: 30/3/15

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,

IT IS INTENDED TO CREATE:

- 1) RIGHT OF ACCESS 20 WIDE (T)
- 2) EASEMENT FOR DRAINAGE OF WATER 2 WIDE (U)

IT IS INTENDED TO RELEASE:

- 1) EASEMENT FOR SUPPORT AND SHELTER (VIDE DP270778)
- 2) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (VIDE DP270778)
- 3) EASEMENT FOR SUPPORT AND SHELTER (VIDE DP1156412)
- 4) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (VIDE DP1156412)

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
8	n/a	n/a	n/a	Wentworth Point
9	n/a	n/a	n/a	Wentworth Point
10	n/a	Burroway	Road	Wentworth Point

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L4S

40

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 8 sheet(s)

Registered:



9.4.2015

Office Use Only

Office Use Only

DP270778

(DOC.D)

PLAN OF SUBDIVISION OF
LOT 4 IN DP 270778

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

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

Subdivision Certificate number: SC 5/2015

Date of Endorsement: 30/3/2015

EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)

John Kinsella

Signature of Director

John Kinsella

Name of Director (block letters)

W Kinsella

Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L4S

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 8 sheet(s)

Registered:



9.4.2015

Office Use Only

Office Use Only

DP270778

(DOC.D)

PLAN OF SUBDIVISION OF
LOT 4 IN DP 270778

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

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

Subdivision Certificate number: SC 5/2015

Date of Endorsement: 30/3/2015

SIGNED SEALED AND DELIVERED by

MELANIE WOOD
as attorney for AUSTRALIA AND NEW
ZEALAND BANKING GROUP LIMITED ABN
11 005 357 522 under registered power of
attorney 410
Book No. 4376
dated in the presence of:

L Bowman
Signature of witness

LEIGH BOWMAN
Name of witness (block letters)

19/242 PITT STREET SYDNEY
Address of witness (block letters)

Melanie Wood
By executing this instrument the attorney
states that the attorney has received no
notice of revocation of the power of attorney

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L4S


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 8 sheet(s)

Registered:  9.4.2015 Office Use Only

DP270778

Office Use Only

PLAN OF SUBDIVISION OF
LOT 4 IN DP 270778

(DOC.D)

Subdivision Certificate number: SC 5/2015
Date of Endorsement: 30/3/2015

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 SEALED AND DELIVERED by

STUART PETER DIXON SMITH
as attorney for PROMINENT INVESTMENT
HOLDING II (AUSTRALIA) LIMITED under
registered power of attorney
Book No. 4684 No. 115
dated 19 in the presence of:
March 2015

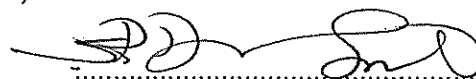
Signature of witness

JESSICA WALLIS

Name of witness (block letters)

1 FARRER PLACE, SYDNEY

Address 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

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L4S

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 8 sheet(s)

Registered:



9.4.2015

Office Use Only

DP270778

Office Use Only

(DOC.D)

PLAN OF SUBDIVISION OF

LOT 4 IN DP 270778

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

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

Subdivision Certificate number: *SC 5 / 2015*

Date of Endorsement: *20 / 3 / 2015*

EXECUTED by WENTWORTH POINT
DEVELOPMENTS PTY LTD (ACN 146 480
640) in accordance with section 127 of the
Corporations Act:

)
)
)
)

John Kinsella

Signature of Director

John Kinsella

.....
Name of Director (block letters)

W Kinsella

Signature of Director / Secretary

William Kinsella

.....
Name of Director / Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L4S

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 8 of 8 sheet(s)

Registered:  9.4.2015 Office Use Only

DP270778

Office Use Only

PLAN OF SUBDIVISION OF
LOT 4 IN DP 270778

(DOC.D)

Subdivision Certificate number: SC 5 / 2015

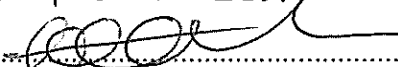
Date of Endorsement: 30/3/2015

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.

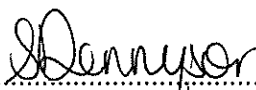
SIGNED SEALED AND DELIVERED by)

as attorney for WESTPAC ADMINISTRATION)
PTY. LIMITED (ACN 008 617 203) under)
registered power of attorney)
Book No. 4678 NO. 176)
dated in the presence of:)
16 September 2015)


Signature of witness

THANH LUU
Name of witness (block letters)

LEVEL 3, 275 KENT STREET
SYDNEY NSW 2000
Address of witness (block letters)



STEPHANIE DENNYSON

By executing this instrument the attorney
states that the attorney has received no
notice of revocation of the power of attorney
TIER THREE ATTORNEY

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L4S

PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 6 sheet(s)

Registered:  23.9.2015 Office Use Only

Title System: TORRENS

Purpose: SUBDIVISION

DP270778

(DOC.E)

**PLAN OF SUBDIVISION OF
LOT 10 IN DP 270778**

LGA: AUBURN

Locality: WENTWORTH POINT

Parish: ST JOHN

County: CUMBERLAND

Crown Lands NSW/Western Lands Office Approval

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

Signature:

Date:

File Number:

Office:

Survey Certificate

I, MICHAEL TRIFIRO
of SDG LAND DEVELOPMENT SOLUTIONS
P.O. Box 2572, NORTH PARRAMATTA 1750
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 29-05-2015

*(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: 21/07/2015

Surveyor ID: 8624

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.

Subdivision Certificate

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

Signature: 

Accreditation number:

Consent Authority: AUBURN CITY COUNCIL

Date of endorsement: 31 AUGUST 2015

Subdivision Certificate number: SC-22/2015

File number: DA-203/2015

*Strike through if inapplicable.

Statements of intention to dedicate public roads, public reserves and drainage reserves.

Plans used in the preparation of survey/compilation.

DP 270778 DP 270844

If space is insufficient continue on PLAN FORM 6A

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

Surveyor's Reference: 6182_L10S

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 6 sheet(s)

Registered:



23.9.2015

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF
LOT 10 IN DP 270778

DP270778

(DOC.E)

Subdivision Certificate number: SC-22/2015

Date of endorsement: 31 AUGUST 2015

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

Name of Development (Optional)

Address for Service of Notices

The Community Association
Wentworth Point Marinas
C/- Netstrata, PO Box 265
HURSTVILLE BC NSW 1481

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.

VALUER'S CERTIFICATE (Approved Form 9)

I, CHRISTOPHER SUTON
of Knight Frank Valuations
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 17 JULY 2015, being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.

Signature: [Signature] Dated: 24/7/15

* Strike through if inapplicable

^ Insert registration date of previous schedule

* Strike through if inapplicable

^ Insert date of valuation

UPDATE NOTE (Approved Form 8)

This document contains an ~~updated~~ ~~revised~~ Schedule of Unit Entitlements and replaces the existing schedule registered on 09-04-2015

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	33 842	
8	35 796	
9	58 651	
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	71 042	
12	34 511	
TOTAL	286 000	

HISTORICAL FILE:

SEE ADMINISTRATION SHEET 2 (DOC.F)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L10S

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 6 sheet(s)

Registered:



23.9.2015

Office Use Only

Office Use Only

DP270778

(DOC.E)

PLAN OF SUBDIVISION OF
LOT 10 IN DP 270778

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

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

Subdivision Certificate number: SC - 22/2015

Date of Endorsement: 31 AUGUST 2015

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,

IT IS INTENDED TO CREATE:

- 1) RIGHT OF ACCESS 20 WIDE (W)
- 2) EASEMENT FOR SUPPORT AND SHELTER VARIABLE WIDTH (Z)
- 3) EASEMENT TO PERMIT ENCROACHING STRUCTURE AND SERVICES TO REMAIN VARIABLE WIDTH (AA)

IT IS INTENDED TO RELEASE:

- 1) RIGHT OF ACCESS 20 WIDE (T) (VIDE DP270778) (DOC. 3)

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
11	14	Burroway	Road	Wentworth Point
12	n/a	Burroway	Road	Wentworth Point

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L10S

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 6 sheet(s)

Registered:



23.9.2015

Office Use Only

Office Use Only

DP270778

(DOC.E)

PLAN OF SUBDIVISION OF
LOT 10 IN DP 270778

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

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

Subdivision Certificate number: SC-22/2015

Date of Endorsement: 31 AUGUST 2015

EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)

Signature of Director

John Kinsella

Name of Director (block letters)

Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L10S


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 6 sheet(s)

Registered:  23.9.2015

Office Use Only

Office Use Only

DP270778

(DOC.E)

PLAN OF SUBDIVISION OF
LOT 10 IN DP 270778

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

Subdivision Certificate number: SC-22/2015

Date of Endorsement: 31 AUGUST 2015

SIGNED SEALED AND DELIVERED by
LEIGH BOWMAN
as attorney for AUSTRALIA AND NEW
ZEALAND BANKING GROUP LIMITED
ABN 11 005 357 522 under registered power
of attorney BOOK 4376 NO.410
Book No.

dated 18/11/2002 in the presence of:

Signature of witness

Name of witness (block letters)

Address of witness (block letters)

LEIGH BOWMAN

LB

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

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L10S




PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 6 sheet(s)

Registered:  23.9.2015 Office Use Only

DP270778
(DOC.E)

PLAN OF SUBDIVISION OF
LOT 10 IN DP 270778

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

Subdivision Certificate number: SL-22/2015

Date of Endorsement: 31 AUGUST 2015

SIGNED SEALED AND DELIVERED by
JON ROBERT LEWIS as authorised

Signature
as attorney for PROMINENT INVESTMENT
HOLDING II (AUSTRALIA) LIMITED
ACN 166 234 653 under registered power of

Signature
attorney

Book No. _____

dated _____ in the presence of:

Signature
Signature of witness

CHRISTIE CHING

Name of witness (block letters)
15/F., AIA CENTRAL, 1 CONNAUGHT
ROAD CENTRAL, HONG KONG

Address of witness (block letters)

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

AUTHORIZED SIGNATORY

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L10S




PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 8 sheet(s)


Registered:  14.4.2016 Title System: TORRENS Purpose: SUBDIVISION	Office Use Only <div style="text-align: center; font-size: 2em; font-weight: bold;">DP270778</div> <div style="text-align: right;">(DOC.F)</div>
PLAN OF SUBDIVISION OF LOTS 8 AND 9 IN DP 270778	LGA: AUBURN Locality: WENTWORTH POINT Parish: ST JOHN County: CUMBERLAND
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:	<div style="text-align: center;">Survey Certificate</div> I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act</i> 2002, certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on 10-12-2015 *(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial</i> <i>Information Regulation 2012</i>, 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 <i>Surveying and Spatial Information Regulation 2012</i>. <div style="text-align: right;">  Signature: Dated: 18-12-2015 Surveyor ID: 8624 Datum Line: 'X' - 'Y' Type: *Urban/*Rural The terrain is *Level-Undulating / *Sleep-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. </div>
<div style="text-align: center;">Subdivision Certificate</div> I, <u>MICHAEL LAWANI</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment</i> <i>Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. <div style="text-align: right;"></div> Signature: Accreditation number: Consent Authority: <u>AUBURN CITY COUNCIL</u> Date of endorsement: <u>2/2/2016</u> Subdivision Certificate number: <u>SC-30/2015</u> File number: <u>DA-381/2015</u> *Strike through if inapplicable.	Statements of intention to dedicate public roads, public reserves and drainage reserves. Plans used in the preparation of survey/compilation. <div style="text-align: center;">DP 270778 DP 270844</div> <div style="text-align: right;">If space is insufficient continue on PLAN FORM 6A</div>
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	Surveyor's Reference: 6182_L89S

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 8 sheet(s)

Registered:  14.4.2016		Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOTS 8 AND 9 IN DP 270778		DP270778 (DOC.F)	
Subdivision Certificate number: <u>SC - 30 / 2015</u> Date of endorsement: <u>2 / 2 / 2016</u>		Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A	
Name of Development (Optional)		Address for Service of Notices The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481	
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 <i>Community Land Development Act 1989</i> . Any changes will be recorded in a replacement schedule.		VALUER'S CERTIFICATE (Approved Form 9) I, <u>CHRISTOPHER JOHN SUTTON</u> of <u>KNIGHT FRANK VALUATIONS</u> being a Valuer registered under the <i>Valuers Registration Act 1975</i> , 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 ^ <u>8 / Feb 2016</u> being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.	
UPDATE NOTE (Approved Form 8) This document contains an *updated/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on 23-09-2015 * Strike through if inapplicable ^ Insert registration date of previous schedule		Signature: <u>[Signature]</u> Dated: <u>8/2/2016</u> * Strike through if inapplicable ^ Insert date of valuation	

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	33 842	
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	71 042	
12	34 511	
13	35 795	
14	58 651	
15	1	
TOTAL	286 000	

HISTORICAL FILE:
SEE ADMINISTRATION SHEET 3 (DOC.G)
 If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L89S

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 8 sheet(s)

Registered:  14.4.2016 Office Use Only

DP270778

Office Use Only

(DOC.F)

PLAN OF SUBDIVISION OF
LOTS 8 AND 9 IN DP 270778

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

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

Subdivision Certificate number: SC-30/2015

Date of Endorsement: 2/2/2016

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,

IT IS INTENDED TO CREATE:

- 1) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (WHOLE OF THE LOT)
- 2) EASEMENT FOR SERVICES (WHOLE OF THE LOT)
- 3) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF THE LOT)

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
13	2	Waterways	Street	Wentworth Point
14	3	Half	Street	Wentworth Point
15	n/a	n/a	n/a	Wentworth Point

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L89S


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 8 sheet(s)

Registered:  14.4.2016

Office Use Only

DP270778

Office Use Only

(DOC.F)

PLAN OF SUBDIVISION OF
LOTS 8 AND 9 IN DP 270778


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

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

Subdivision Certificate number: SC-30/2015

Date of Endorsement: 2/2/2016

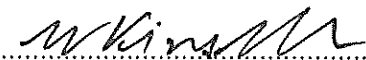
EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)



Signature of Director

John Kinsella

Name of Director (block letters)



Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L89S


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 8 sheet(s)

Registered:  14.4.2016 Office Use Only

DP270778 (DOC.F) Office Use Only

PLAN OF SUBDIVISION OF
LOTS 8 AND 9 IN DP 270778

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

Subdivision Certificate number: SL-30/2015
Date of Endorsement: 2/2/2016

SIGNED SEALED AND DELIVERED by)
John Malone)
as attorney for AUSTRALIA AND NEW)
ZEALAND BANKING GROUP LIMITED)
ABN 11 005 357 522 under registered power)
of attorney)
Book No. 4692 No. 517)
dated * in the presence of: * 26 Sep 2012)

Anastasia Kalogiannis
Signature of witness

ANASTASIA
KALOGIANNIS

Name of witness (block letters)

242 Pitt Street Sydney
Address of witness (block letters)

[Signature]
By executing this instrument the attorney
states that the attorney has received no
notice of revocation of the power of attorney

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L89S


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 8 sheet(s)

Registered:  14.4.2016 Office Use Only

Office Use Only

DP270778
(DOC.F)

PLAN OF SUBDIVISION OF
LOTS 8 AND 9 IN DP 270778

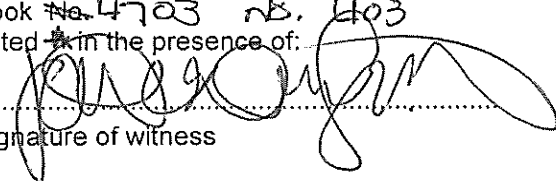
This sheet is, for the provision of the following information as required:

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

Subdivision Certificate number: SC-30/2015

Date of Endorsement: 2/2/2016

SIGNED SEALED AND DELIVERED by
STUART PETER DIXON-SMITH
as attorney for PROMINENT INVESTMENT
HOLDING II (AUSTRALIA) LIMITED
ACN 166 234 653 under registered power of
attorney
Book No. 4703 nb. 403
dated 2/2/2016 in the presence of:

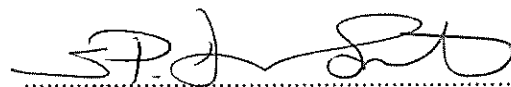

Signature of witness

JANET CATHERINE DIXON-SMITH

Name of witness (block letters)

5 PUNCH ST, BALMAIN NSW

Address 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

23 MARCH 2016

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L89S


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 8 sheet(s)

Registered:  14.4.2016 Office Use Only

DP270778

Office Use Only

(DOC.F)

PLAN OF SUBDIVISION OF
LOTS 8 AND 9 IN DP 270778

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

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

Subdivision Certificate number: SC-30/2015

Date of Endorsement: 2/2/2016

SIGNED SEALED AND DELIVERED by
ANASTASIA KALOGIANNIS
as attorney for ANZ FIDUCIARY SERVICES
PTY LTD (ACN 100 709 493) under
registered power of attorney

Book No. 4692 NO. 517

dated in the presence of:

04.08.15

Signature of witness

KIT LIEW

Name of witness (block letters)

242 PITT ST SYDNEY NSW 2000

Address 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

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L89S

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet ~~78~~ of 8 sheet(s)



14.4.2016

Office Use Only

Office Use Only

Registered:

DP270778

(DOC.F)

PLAN OF SUBDIVISION OF
LOTS 8 AND 9 IN DP 270778

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

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

Subdivision Certificate number: SC-30/2015

Date of Endorsement: 2/2/2016

SIGNED SEALED AND DELIVERED by
as attorney for **A3 SG ALPHA PTE LTD**
under registered power of attorney
Book 4700 No. 510
dated 23/12/2015 in the presence of:

Signature of witness

JEREMY MURNAN

Name of witness (block letters)

77 CASTLE LANE STREET, SYDNEY 2000
Address 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

DAVID FLANNERY

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182_L89S




PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 7 sheet(s)

<p>Registered:  14.4.2016 Office Use Only</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p> <p>DP270778</p> <p>(DOC.G)</p>
<p>PLAN OF SUBDIVISION OF LOT 7 IN DP 270778</p>	<p>LGA: AUBURN</p> <p>Locality: WENTWORTH POINT</p> <p>Parish: ST JOHN</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 19-01-2016</p> <p>*(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.</p>
<p>Subdivision Certificate</p> <p>I, KARL OKORN *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: AUBURN CITY COUNCIL</p> <p>Date of endorsement: 29/02/2016</p> <p>Subdivision Certificate number: SL-11/2015</p> <p>File number: DA-265/2015</p> <p>*Strike through if inapplicable.</p>	<p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature:  Dated: 11-02-2016</p> <p>Surveyor ID: 8624</p> <p>Datum Line: 'X'-'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP 270778 DP270844</p> <p>If space is insufficient continue on PLAN FORM 6A</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: 6064</p>

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 7 sheet(s)
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="display: flex; align-items: center;"> <div> Registered: 14.4.2016 </div> </div> <div style="text-align: right; font-size: small;">Office Use Only</div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> PLAN OF SUBDIVISION OF LOT 7 IN DP 270778 </div> <div style="margin-top: 5px;"> Subdivision Certificate number: <u>SL-11/2015</u> Date of endorsement: <u>29/02/2016</u> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Name of Development (Optional) </div>	<div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 10px;">DP270778</div> <div style="text-align: right; font-weight: bold;">(DOC.G)</div> <div style="font-size: small; margin-top: 10px;"> Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Address for Service of Notices The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481 </div>	
<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> 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 <i>Community Land Development Act 1989</i>. Any changes will be recorded in a replacement schedule. </div> <div style="border: 1px solid black; padding: 5px;"> UPDATE NOTE (Approved Form 8) This document contains an *updated/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on <small>* Strike through if inapplicable ^ Insert registration date of previous schedule</small> </div>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> VALUER'S CERTIFICATE (Approved Form 9) I, <u>CHRISTOPHER JOHN SUTTON</u> of <u>KNIGHT FRANK VALUATIONS</u> being a Valuer registered under the <i>Valuers Registration Act 1975</i>, 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 ^ <u>9th Feb 2016</u> being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule. </div> <div style="border: 1px solid black; padding: 5px;"> Signature: <u>[Signature]</u> Dated: <u>9/2/2016</u> <small>* Strike through if inapplicable ^ Insert date of valuation</small> </div>	
<div style="text-align: center; font-weight: bold; margin-bottom: 20px;"> INITIAL SCHEDULE OF UNIT ENTITLEMENT - See Sheet 3 </div> <div style="text-align: center; font-size: small; margin-top: 100px;"> If space is insufficient use annexure sheet - PLAN FORM 6A </div>		
Surveyor's Reference: 6064		

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 7 sheet(s)

Registered:



14.4.2016

Office Use Only

Office Use Only

DP270778

(DOC.G)

PLAN OF SUBDIVISION OF LOT 7
IN DP 270778

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

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

Subdivision Certificate number: SC - 11/2015

Date of Endorsement: 29/02/2015

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 4	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	71 042	
12	34 511	
13	35 795	
14	58 651	
15	1	
16	32 844	
17	998	
18	0	
TOTAL	286 000	

HISTORICAL FILE:
SEE ADMINISTRATION SHEET 3 (DOC.H)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6064


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 7 sheet(s)

Registered:  14.4.2016 Office Use Only

DP270778

Office Use Only

(DOC.G)

PLAN OF SUBDIVISION OF LOT 7
IN DP 270778

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

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

Subdivision Certificate number: SC-11/2015

Date of Endorsement: 29/02/2016

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,

IT IS INTENDED TO CREATE:

- 1) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- 2) EASEMENT FOR SERVICES (WHOLE OF LOT)
- 3) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (WHOLE OF LOT)
- 4) EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)
- 5) RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (AC)
- 6) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AD)
- 7) RIGHT OF ACCESS 2.9 WIDE (LIMITED IN STRATUM) (AE)
- 8) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AF)
- 9) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AG)
- 10) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AH)
- 11) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AI)
- 12) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AJ)
- 13) EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (AK)
- 14) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AL)
- 15) EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (AM)

IT IS INTENDED TO RELEASE:

- 1) RIGHT OF ACCESS 5.8 METRE(S) WIDE (LIMITED IN STRATUM) (B) (VIDE DP270778 DOC.2))
- 2) EASEMENT FOR GARBAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (C) (VIDE DP270778 (DOC.2))
- 3) EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (D) (VIDE DP270778 (DOC.2))
- 4) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (E) (VIDE DP270778 (DOC.2))
- 5) EASEMENT FOR WASTE STORAGE AND COLLECTION VARIABLE WIDTH (LIMITED IN STRATUM) (H) (VIDE DP270778 (DOC.2))
- 6) RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (K) (VIDE DP270778) (DOC.2))

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
16	N/A	N/A	N/A	Wentworth Point
17	N/A	N/A	N/A	Wentworth Point
18	N/A	N/A	N/A	Wentworth Point

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6064


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 7 sheet(s)

Registered:  14.4.2016 Office Use Only

DP270778

Office Use Only

(DOC.G)

PLAN OF SUBDIVISION OF LOT 7
IN DP 270778


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

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

Subdivision Certificate number: SC-11/2015

Date of Endorsement: 29/02/2016

EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)

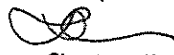

Signature of Director


Signature of Director/Secretary

John Kinsella
Name of Director (block letters)

William Kinsella
Name of Director/Secretary (block letters)

Signed sealed and delivered for and on behalf of Ausgrid by its Attorney,
pursuant to Power of Attorney Registered Book 4693 No 331 who
declares that he/she has not received any notice of revocation of same.
In the presence of:


Signature of Witness
Lisa Jane Anderson
Name of Witness


Signature of Attorney
Michael McHugh
Name of Attorney
Manager - Property & Fleet

570 GEORGE STREET
SYDNEY NSW 2000

If space is insufficient use annexure sheet - PLAN FORM 6A


Surveyor's Reference: 6064

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 7 sheet(s)

Registered:  14.4.2016 Office Use Only

DP270778

Office Use Only

(DOC.G)

PLAN OF SUBDIVISION OF LOT 7
IN DP 270778

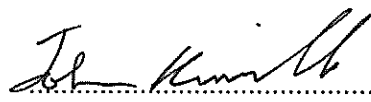
This sheet is for the provision of the following information as required:

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

Subdivision Certificate number: SC -11/2015

Date of Endorsement: 29/02/2016

EXECUTED by WENTWORTH POINT
DEVELOPMENTS PTY LTD
(ACN 146 480 640) in accordance with
section 127 of the Corporations Act:


Signature of Director

John Kinsella

Name of Director (block letters)


Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6064

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 7 sheet(s)

Registered:



14.4.2016

Office Use Only

Office Use Only

DP270778

(DOC.G)

PLAN OF SUBDIVISION OF LOT 7
IN DP 270778

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

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

Subdivision Certificate number: SC-11/2015

Date of Endorsement: 29/02/2016

SIGNED SEALED AND DELIVERED by)
STEPHANIE DENNYSON)
as attorney for WESTPAC ADMINISTRATION)
PTY LTD (ACN 008 617 203) under registered)
power of attorney)
Book 4678 No. 176)
dated 16 SEPTEMBER 2014 in the presence)
of:)

Signature of witness

Name of witness (block letters)

LEVEL 20, 275 KENT ST

SYDNEY NSW 2000

Address of witness (block letters)

STEPHANIE DENNYSON




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

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6064

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 8 sheet(s)


<p>Registered:  19.4.2016</p> <p>Title System: TORRENS</p> <p>Purpose: CONVERSION</p>	<p>Office Use Only</p> <p>DP270778</p> <p>(DOC.H)</p>
<p>PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 18 IN DP 270778 TO COMMUNITY PROPERTY</p>	<p>LGA: AUBURN</p> <p>Locality: WENTWORTH POINT</p> <p>Parish: ST JOHN</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act</i> 2002, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ^) was surveyed in accordance with the <i>Surveying and Spatial</i> <i>Information Regulation 2012</i>, is accurate and the survey was completed on,..... the part not surveyed was compiled in accordance with that Regulation.....</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p>
<p>Subdivision Certificate</p> <p>I, <u>KARL OKORN</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment</i> <i>Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>AUBURN CITY COUNCIL</u></p> <p>Date of endorsement: <u>27/02/2016</u></p> <p>Subdivision Certificate number: <u>SC-11/2015</u></p> <p>File number: <u>DA-265/2015</u></p> <p>*Strike through if inapplicable.</p>	<p>Signature:  Dated: <u>01/03/16</u></p> <p>Surveyor ID: 8624</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous:</p> <p>*Strike through if inapplicable.</p> <p>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p> <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP 270778</p> <p>If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: 6064-G-CONSOL</p>

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 8 sheet(s)

Registered:  19.4.2016 Office Use Only	Office Use Only
PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 18 IN DP 270778 TO COMMUNITY PROPERTY	<h2>DP270778</h2> (DOC.H)
Subdivision Certificate number: <u>SC-11/2015</u> Date of endorsement: <u>29/02/2016</u>	Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A
Name of Development (Optional)	Address for Service of Notices The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481
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 <i>Community Land Development Act 1989</i> . Any changes will be recorded in a replacement schedule.	VALUER'S CERTIFICATE (Approved Form 9) I, _____ of _____ 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 ^_____ being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule. Signature: _____ Dated: _____ * Strike through if inapplicable ^ Insert date of valuation
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	

INITIAL SCHEDULE OF UNIT ENTITLEMENT

See Sheet 3

If space is insufficient use annexure sheet - PLAN N/ARM 6A

Surveyor's Reference: 6064-G-CONSOL


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 8 sheet(s)

Registered:  19.4.2016 Office Use Only

DP270778 (DOC.H) Office Use Only

PLAN OF LOT 1 IN DP 270778 FOLLOWING
 CONVERSION OF LOT 18 IN DP 270778 TO
 COMMUNITY PROPERTY

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

Subdivision Certificate number: SC - 11/2015
 Date of Endorsement: 29/02/2016

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	71 042	
12	34 511	
13	35 795	
14	58 651	
15	1	
16	32 844	SP
17	998	SP
18	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8E-8I
TOTAL	286 000	

HISTORICAL FILE

SEE ADMINISTRATION SHEET 3 (DOC. I)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6064-G-CONSOL

PLAN FORM 6A (2012)

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ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 8 sheet(s)

Registered:  19.4.2016

Office Use Only

Office Use Only

DP270778

(DOC.H)

**PLAN OF LOT 1 IN DP 270778 FOLLOWING
CONVERSION OF LOT 18 IN DP 270778 TO
COMMUNITY PROPERTY**

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

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

Subdivision Certificate number: SC-11/2015

Date of Endorsement: 29/02/2016

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	n/a	n/a	n/a	Wentworth Point

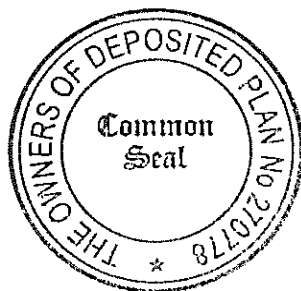
Approved Form 22

COMMUNITY LAND DEVELOPMENT ACT

Updated October 2009

CERTIFICATE OF ASSOCIATION AGREEING TO SCHEDULE OF UNIT ENTITLEMENTS

The *Community/Precinct/Neighbourhood Association Deposited Plan No. **270778**
certifies that on 23/3/16 it passed a unanimous resolution agreeing to the schedule of unit entitlements
shown in the document herewith



If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6064-G-CONSOL


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 8 sheet(s)

Registered:  19.4.2016 Office Use Only

DP270778
(DOC.H)

PLAN OF LOT 1 IN DP 270778 FOLLOWING
CONVERSION OF LOT 18 IN DP 270778 TO
COMMUNITY PROPERTY

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

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

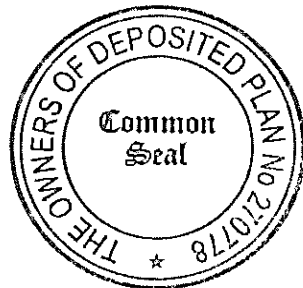
Subdivision Certificate number: SC-11/2015

Date of Endorsement: 29/02/2016

Approved Form 21
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF ASSOCIATION CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/*Precinct/*Neighbourhood Association Deposited Plan No. 270778
certifies that on 3/5/16 it passed a unanimous resolution consenting to the:
Conversion of Lot 18 in DP270778




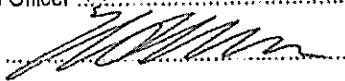
If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6064-G-CONSOL

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan


DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 6 of 8 sheet(s)
Registered:  19.4.2016	Office Use Only	Office Use Only
PLAN OF LOT 1 IN DP 270778 FOLLOWING CONVERSION OF LOT 18 IN DP 270778 TO COMMUNITY PROPERTY		DP270778 (DOC.H)
Subdivision Certificate number: <u>SC-11/2015</u> Date of Endorsement: <u>29/02/2016</u>		This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) SS/ Regulation 2012• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919• Signatures and seals- see 195D Conveyancing Act 1919• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
<p style="text-align: center;">Approved Form 20 COMMUNITY LAND DEVELOPMENT ACT Updated October 2009</p> <p style="text-align: center;">CERTIFICATE OF CONSENT AUTHORITY IN RESPECT OF A CONVERSION OR SEVERANCE</p> <p>The Consent Authority being Auburn City Council gives consent to;</p> <p>*(a) The conversion of lot 18 in DP 270778 to association property as shown on the plan herewith.</p> <p>*(b) The severance of lots ^A in DP from the Community or Precinct Scheme.</p> <p>The consent authority is satisfied that the above action is not inconsistent with the conditions of any development consent and that any Development Contract has been amended accordingly.</p> <p>Dated: <u>14th March 2016</u></p> <p>Application No. <u>265/2015</u></p> <p>Authorised Officer <u>KARL OKORN</u></p> <p>Signature: </p>		
If space is insufficient use annexure sheet - PLAN FORM 6A		
Surveyor's Reference: 6064-G-CONSOL		

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 8 sheet(s)

Registered:  19.4.2016 Office Use Only

Office Use Only
DP270778
(DOC.H)

PLAN OF LOT 1 IN DP 270778 FOLLOWING
CONVERSION OF LOT 18 IN DP 270778 TO
COMMUNITY PROPERTY

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

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

Subdivision Certificate number: SC-11/2015

Date of Endorsement: 29/02/2016

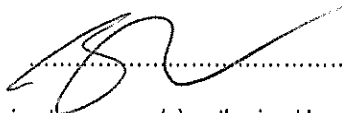
Approved Form 18
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

ATTESTATION

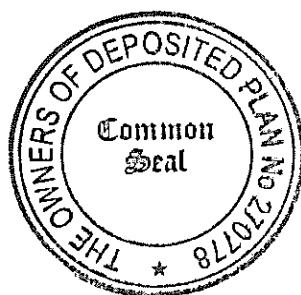
The common seal of the *Community/Precinct/Neighbourhood Association
Deposited Plan No. **270778** was affixed hereto on 3/3/16 in the presence of;

Brad Wood and

Signature(s)

 and

Being the person(s) authorised by section 8 Community Land Management Act 1989 to attest to the affixing of the seal.



If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6064-G-CONSOL


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 8 of 8 sheet(s)

Registered:  19.4.2016 Office Use Only

DP270778

Office Use Only

(DOC.H)

PLAN OF LOT 1 IN DP 270778 FOLLOWING
CONVERSION OF LOT 18 IN DP 270778 TO
COMMUNITY PROPERTY

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

Subdivision Certificate number: ...SC-11/2015.....

Date of Endorsement:29/02/2016.....


EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)



Signature of Director

William Kinsella

Name of Director (block letters)



Signature of Director/Secretary

John Fitzgerald

Secretary

Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6064-G-CONSOL


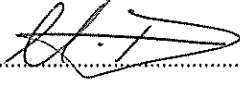

PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 10 sheet(s)

<p>Registered:  31.10.2016</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p> <p>DP270778</p> <p>(DOC.I)</p>
<p>PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP 270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP 270778 AND POSITIVE COVENANT AFFECTING LOT 1 IN DP 270778</p>	<p>LGA: PARRAMATTA</p> <p>Locality: WENTWORTH POINT</p> <p>Parish: ST JOHN</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 07-04-2016</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature:  Dated: 12-07-16</p> <p>Surveyor ID: 8624</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Subdivision Certificate</p> <p>I, <u>MARK LEOTTA</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>CITY OF PARRAMATTA COUNCIL</u></p> <p>Date of endorsement: <u>7/9/2016</u></p> <p>Subdivision Certificate number: <u>SC184/2016</u></p> <p>File number:</p> <p>*Strike through if inapplicable.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP 270778 DP 270844</p> <p>If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: 6439_FB</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 10 sheet(s)
<div style="display: flex; justify-content: space-between;"> <div> Registered: </div> <div> 31.10.2016 </div> <div> <small>Office Use Only</small> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP 270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP 270778 AND POSITIVE COVENANT AFFECTING LOT 1 IN DP 270778 </div> <div style="margin-top: 5px;"> Subdivision Certificate number: <u>SC/84/2016</u> Date of endorsement: <u>7/9/2016</u> </div>	<div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 10px;">DP270778</div> <div style="text-align: right;">(DOC.I)</div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <small>Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A</small> </div> <div style="margin-top: 10px;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Name of Development (Optional) </div> <div style="width: 45%;"> Address for Service of Notices </div> </div> <div style="margin-top: 10px;"> The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481 </div> </div>	
<div style="text-align: center; font-weight: bold; margin-bottom: 5px;">WARNING STATEMENT (Approved Form 7)</div> <p>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 <i>Community Land Development Act 1989</i>. Any changes will be recorded in a replacement schedule.</p>	<div style="text-align: center; font-weight: bold; margin-bottom: 5px;">VALUER'S CERTIFICATE (Approved Form 9)</div> <p>I, <u>CHRISTOPHER JOHN SUTTON</u> of <u>KNIGHT FRANK VALUATIONS</u> being a qualified valuer, as defined in the <i>Community Land Development Act 1989</i>, certify that;</p> <p>(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^</p> <p>(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on ^ <u>11/9/2016</u> being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.</p> <p>Signature: <u>[Signature]</u> Dated: <u>20/9/2016</u></p>	
<div style="text-align: center; font-weight: bold; margin-bottom: 5px;">UPDATE NOTE (Approved Form 8)</div> <p>This document contains an *updated ^{*revised} Schedule of Unit Entitlements and replaces the existing schedule registered on 19-04-2016</p> <p><small>* Strike through if inapplicable ^ Insert registration date of previous schedule</small></p>	<p><small>* Strike through if inapplicable ^ Insert date of valuation</small></p>	
<div style="border: 1px solid black; padding: 10px; margin: 0 auto; width: 80%;"> INITIAL SCHEDULE OF UNIT ENTITLEMENT </div> <div style="margin-top: 20px; font-size: 1.2em;">See Sheet 3</div>		
<small>If space is insufficient use annexure sheet - PLAN FORM 6A</small>		
Surveyor's Reference: 6439_FB		

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 10 sheet(s)

Registered:



31.10.2016

Office Use Only

Office Use Only

DP270778

(DOC.I)

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN
 DP 270778 AND EASEMENTS AFFECTING LOTS 1
 & 11 IN DP 270778 AND POSITIVE COVENANT
 AFFECTING LOT 1 IN DP 270778

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

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

Subdivision Certificate number: SC/84/2016

Date of Endorsement: 7/9/2016

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	71 042	
12	NOW LOT 24	SEE ADDITIONAL SHEETS 31-52
13	NOW LOTS 19 & 21	SEE ADDITIONAL SHEETS 31-52
14	NOW LOTS 20, 22, 23 & 24	SEE ADDITIONAL SHEETS 31-52
15	1	
16	32 844	SP93238
17	998	
18	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8E-8I
19	35 795	
20	58 651	
21	0	
22	0	
23	ROAD	
24	34 511	
TOTAL	286 000	

HISTORICAL FILE

SEE ADMINISTRATION SHEET 3 (DOC. J)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439_FB

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 10 sheet(s)

Registered:



31.10.2016

Office Use Only

Office Use Only

DP270778

(DOC.I)

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP 270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP 270778 AND POSITIVE COVENANT AFFECTING LOT 1 IN DP 270778

Subdivision Certificate number: SC / 84 / 2016

Date of Endorsement: 7 / 9 / 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.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,

IT IS INTENDED TO CREATE:

- 1) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- 2) EASEMENT FOR SERVICES (WHOLE OF LOT)
- 3) EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT)
- 4) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AO)
- 5) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AP)
- 6) RIGHT OF PUBLIC ACCESS 20 WIDE AND VARIABLE (LIMITED IN STRATUM) (AQ)
- 7) EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (AR)
- 8) EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (AS)
- 9) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AT)
- 10) POSITIVE COVENANT (AU)
- 11) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AV)
- 12) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM) (AW)
- 13) EASEMENT FOR OVERHANG 2 WIDE (LIMITED IN STRATUM) (AX)
- 14) RIGHT OF ACCESS 17.5 & 25 WIDE (AY)
- 15) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 17.5 & 25 WIDE (AZ)
- 16) RESTRICTION ON USE OF LAND

IT IS INTENDED TO RELEASE:

- 1) RIGHT OF PUBLIC ACCESS (VIDE DP1156412)

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
19	2	Waterways	Street	Wentworth Point
20	3	Half	Street	Wentworth Point
21	n/a	Footbridge	Boulevard	Wentworth Point
22	n/a	Footbridge	Boulevard	Wentworth Point
23	n/a	Footbridge	Boulevard	Wentworth Point
24	n/a	Burroway	Road	Wentworth Point

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439_FB


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 10 sheet(s)

Registered:  31.10.2016 Office Use Only

DP270778

Office Use Only

(DOC.I)

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP 270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP 270778 AND POSITIVE COVENANT AFFECTING LOT 1 IN DP 270778

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

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

Subdivision Certificate number: SC/84/2016
 Date of Endorsement: 7/9/2016

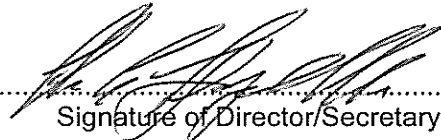
EXECUTED by FAIRMEAD BUSINESS PTY LTD)
 (ACN 069 006 426) in accordance with)
 section 127 of the Corporations Act:)



Signature of Director

John Kinella

Name of Director (block letters)



Signature of Director/Secretary

John Fitzgerald
 Secretary

Name of Director/Secretary (block letters)

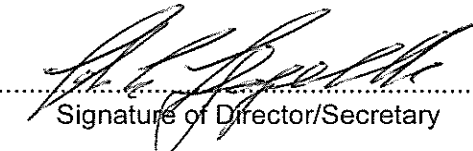
EXECUTED by WP BLOCK H PTY LTD)
 (ACN 606 790 872) in accordance with)
 section 127 of the Corporations Act:)



Signature of Director

John Kinella

Name of Director (block letters)



Signature of Director/Secretary

John Fitzgerald
 Secretary

Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439_FB



PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 10 sheet(s)

Registered:



31.10.2016

Office Use Only

Office Use Only

DP270778

(DOC.I)

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP 270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP 270778 AND POSITIVE COVENANT AFFECTING LOT 1 IN DP 270778

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

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

Subdivision Certificate number: SC 184/2016

Date of Endorsement: 7/9/2016

SIGNED SEALED AND DELIVERED by)

J.L. Malone)
as attorney for AUSTRALIA AND NEW)
ZEALAND BANKING GROUP LIMITED)
ABN 11 005 357 522 under registered power)

of attorney)
Book 4636 No. 566)
dated 26 July 2012 in the presence of:)

Signature of witness)

ANASTASIA
KALOGIANNIS

Name of witness (block letters)
242 PITT STREET

SYDNEY NSW 2000

Address 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

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439_FB


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 10 sheet(s)

Registered:  31.10.2016

Office Use Only

Office Use Only

DP270778

(DOC.I)

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP 270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP 270778 AND POSITIVE COVENANT AFFECTING LOT 1 IN DP 270778

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

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

Subdivision Certificate number: 8/84/2016

Date of Endorsement: 7/9/2016

SIGNED SEALED AND DELIVERED by ANASTASIA KALOGIANNIS

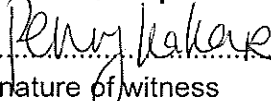
ANZ FIDUCIARY SERVICES PTY LTD

as attorney for PROMINENT INVESTMENT HOLDING II (AUSTRALIA) LIMITED

ACN 166 234 653 under registered power of attorney

Book 4692 No. 517

dated 04/08/15 in the presence of:


Signature of witness

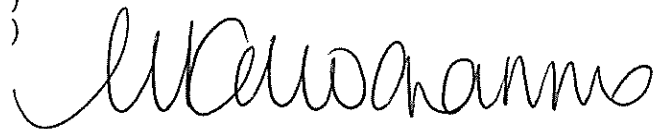
Penny Kakaris

Name of witness (block letters)

SYDNEY NSW 2000

Address of witness (block letters)

100 709
493



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

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439_FB


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

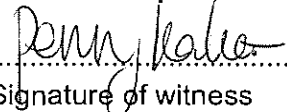
ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 8 of 10 sheet(s)

<p>Registered:  31.10.2016</p>	<p>Office Use Only</p>
<p>PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP 270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP 270778 AND POSITIVE COVENANT AFFECTING LOT 1 IN DP 270778</p>	<p>Office Use Only</p>
<p>Subdivision Certificate number: SC 54/2016 Date of Endorsement: 7/11/2016</p>	<p>DP270778 (DOC.I)</p> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none">• 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 SEALED AND DELIVERED by
ANASTASIA KALOGLIANNIS
as attorney for ANZ FIDUCIARY SERVICES
PTY LTD (ACN 100 709 493) under
registered power of attorney
Book 4708 No. 366
dated 07.10.2016 in the presence of:


Signature of witness

Penny Kakaris

Name of witness (block letters)
242 PITT STREET

SYDNEY NSW 2000
Address 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

If space is insufficient use annexure sheet - PLAN FORM 6A



Surveyor's Reference: 6439_FB


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 9 of 10 sheet(s)

Registered:  31.10.2016 Office Use Only

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP 270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP 270778 AND POSITIVE COVENANT AFFECTING LOT 1 IN DP 270778

Subdivision Certificate number: SC/84/2016
Date of Endorsement: 7/9/2016

DP270778

(DOC.I)

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 SEALED AND DELIVERED by
GREG LINKLATER
as attorney for A3 SG ALPHA PTE LTD
under registered power of attorney
Book 4700 No. 510
dated 23. DECEMBER 2015 in the presence of:

Signature of witness

MAXIMILIAN STIER

Name of witness (block letters)

Level 40, 264 - 278 George St
Sydney, NSW 2000

Address 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

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439_FB


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 10 of 10 sheet(s)

Registered:  31.10.2016 Office Use Only

DP270778

Office Use Only

(DOC.I)

PLAN OF SUBDIVISION OF LOTS 12, 13 & 14 IN DP 270778 AND EASEMENTS AFFECTING LOTS 1 & 11 IN DP 270778 AND POSITIVE COVENANT AFFECTING LOT 1 IN DP 270778

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

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

Subdivision Certificate number: SC18412016

Date of Endorsement: 7/9/2016

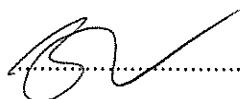
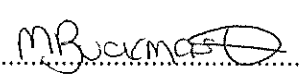
Approved Form 18
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

ATTESTATION

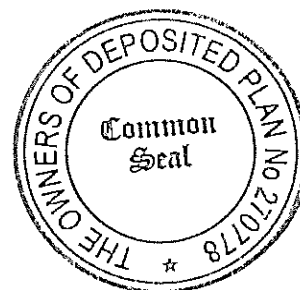
The common seal of the *Community/Precinct/Neighbourhood Association
Deposited Plan No. 270778 was affixed hereto on 22/8/16 in the presence of;

Brad Wood and Melissa Buckmaster

Signature(s)

 and 

Being the person(s) authorised by section 8 Community Land Management Act 1989 to attest to the affixing of the seal.



Approved Form 21
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF ASSOCIATION CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/Precinct/Neighbourhood Association Deposited Plan No. 270778
certifies that on 9/8/16..... it passed a unanimous resolution consenting to the:
Creation of an easement, restriction on the use of land or positive covenant which burdens association property



If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439_FB


PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 8 sheet(s)

Registered:  3.11.2016 Office Use Only
 Title System: TORRENS
 Purpose: CONVERSION

DP270778

(DOC.J)

PLAN OF LOT 1 IN DP270778 FOLLOWING
 CONVERSION OF LOTS 21 & 22 IN DP270778
 TO COMMUNITY PROPERTY

LGA: PARRAMATTA
 Locality: WENTWORTH POINT
 Parish: ST JOHN
 County: CUMBERLAND

Crown Lands NSW/Western Lands Office Approval

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

Signature:

Date:

File Number:

Office:

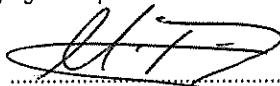
Survey Certificate

I, MICHAEL TRIFIRO
 of SDG LAND DEVELOPMENT SOLUTIONS
 P.O. Box 2572, NORTH PARRAMATTA 1750
 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: 12-07-2016

Surveyor ID: 8624

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.

Subdivision Certificate

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

Signature: 

Accreditation number:

Consent Authority: CITY OF PARRAMATTA COUNCIL

Date of endorsement: 7/9/2016

Subdivision Certificate number: SC/84/2016

File number:

*Strike through if inapplicable.

Statements of intention to dedicate public roads, public reserves and
 drainage reserves.

Plans used in the preparation of survey/compilation.

DP 270778

If space is insufficient continue on PLAN FORM 6A

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


Surveyor's Reference: 6439CONV

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

ePlan

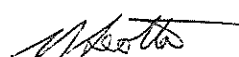
DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 8 sheet(s)

Registered:  3.11.2016 PLAN OF LOT 1 IN DP270778 FOLLOWING CONVERSION OF LOTS 21 & 22 IN DP270778 TO COMMUNITY PROPERTY		Office Use Only <div style="text-align: center; font-size: 2em; font-weight: bold;">DP270778</div> <div style="text-align: right;">(DOC.J)</div>	
Subdivision Certificate number: <u>SC/84/2016</u> Date of endorsement: <u>7/9/2016</u>		Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A	
Name of Development (Optional)		Address for Service of Notices The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481	
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 <i>Community Land Development Act 1989</i> . Any changes will be recorded in a replacement schedule.		VALUER'S CERTIFICATE (Approved Form 9) I, _____ of _____ being a Valuer registered under the <i>Valuers Registration Act 1975</i> , 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 ^_____ being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule. Signature: _____ Dated: _____	
UPDATE NOTE (Approved Form 8) This document contains an *updated/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on 3.10.2016 * Strike through if inapplicable ^ Insert registration date of previous schedule		* Strike through if inapplicable ^ Insert date of valuation	

INITIAL SCHEDULE OF UNIT ENTITLEMENT

See Sheet 3



If space is insufficient use annexure sheet - PLAN N/ARM 6A

Surveyor's Reference: 6439CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 8 sheet(s)

Registered:  3.11.2016

Office Use Only

DP270778

Office Use Only

(DOC.J)

PLAN OF LOT 1 IN DP270778 FOLLOWING
 CONVERSION OF LOTS 21 & 22 IN DP270778
 TO COMMUNITY PROPERTY

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

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

Subdivision Certificate number: SC/84/2016

Date of Endorsement: 7/9/2016

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	71 042	
12	NOW LOT 24	SEE ADDITIONAL SHEETS 31-52
13	NOW LOTS 19 & 21	SEE ADDITIONAL SHEETS 31-52
14	NOW LOTS 20, 22, 23 & 24	SEE ADDITIONAL SHEETS 31-52
15	1	
16	32 844	SP93238
17	998	
18	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8E-8I
19	35 795	
20	58 651	
21	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
22	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
23	ROAD	
24	34 511	
TOTAL	286 000	

HISTORICAL FILE

SEE ADMINISTRATION SHEET 3 (DOC. K)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 8 sheet(s)

Registered:  3.11.2016 Office Use Only

DP270778
(DOC.J) Office Use Only

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOTS 21 & 22 IN DP270778
TO COMMUNITY PROPERTY

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

Subdivision Certificate number: SC/84/2016

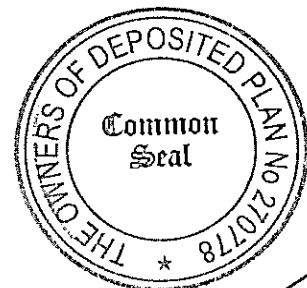
Date of Endorsement: 7/9/2016

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	n/a	n/a	n/a	Wentworth Point

Approved Form 22
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF ASSOCIATION AGREEING TO SCHEDULE OF UNIT ENTITLEMENTS

The *Community/~~Precinct~~/*Neighbourhood Association Deposited Plan No. 270778
certifies that on 9/8/16 it passed a unanimous resolution agreeing to the schedule of unit entitlements
shown in the document herewith



If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 8 sheet(s)

Registered:  3.11.2016 Office Use Only

DP270778 Office Use Only
(DOC.J)

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOTS 21 & 22 IN DP270778
TO COMMUNITY PROPERTY

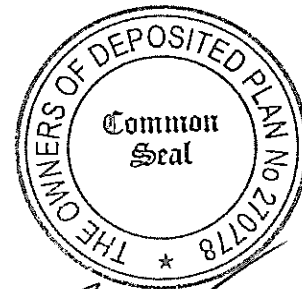
- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals- see 195D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

Subdivision Certificate number: SC184/2016
Date of Endorsement: 7/9/2016

Approved Form 21
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF ASSOCIATION CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/*Precinct/*Neighbourhood Association Deposited Plan No. 270778
certifies that on 9/8/16 it passed a unanimous resolution consenting to the:
Conversion of Lots 21 & 22 in DP270778



If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 8 sheet(s)

Registered:  3.11.2016 Office Use Only

DP270778

Office Use Only

(DOC.J)

PLAN OF LOT 1 IN DP270778 FOLLOWING
 CONVERSION OF LOTS 21 & 22 IN DP270778
 TO COMMUNITY PROPERTY

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

Subdivision Certificate number: SC/84/2016
 Date of Endorsement: 7/9/2016

Approved Form 20
 COMMUNITY LAND DEVELOPMENT ACT
 Updated October 2009

CERTIFICATE OF CONSENT AUTHORITY
 IN RESPECT OF A CONVERSION OR SEVERANCE

The Consent Authority being City of Parramatta Council gives consent to;

*(a) The conversion of lots 21 & 22 in DP 270778 to association property as shown on the plan herewith.

*(b) The severance of lots ^A in DP from the Community or Precinct Scheme.

The consent authority is satisfied that the above action is not inconsistent with the conditions of any development consent and that any Development Contract has been amended accordingly.

Dated: 7/9/2016

Application No. DA/614/2016

Authorised Officer MARK LEOTA

Signature: 

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 8 sheet(s)

Registered:  3.11.2016 Office Use Only

DP270778

Office Use Only

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOTS 21 & 22 IN DP270778
TO COMMUNITY PROPERTY

(DOC.J)

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

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

Subdivision Certificate number: SC/84/2016
Date of Endorsement: 7/9/2016

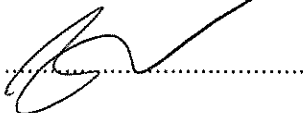
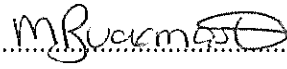
Approved Form 18
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

ATTESTATION

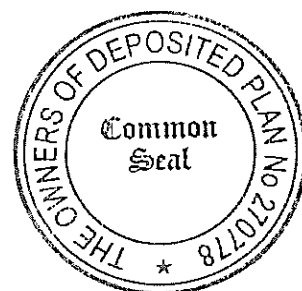
The common seal of the *Community/*Precinct/*Neighbourhood Association
Deposited Plan No. **270778** was affixed hereto on 22.1.16 in the presence of;

Brad Wood and Melissa Buckmaster

Signature(s)

 and 

Being the person(s) authorised by section 8 Community Land Management Act 1989 to attest to the affixing of the seal.



If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439CONV

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 8 of 8 sheet(s)

Registered:



3.11.2016

Office Use Only

Office Use Only

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOTS 21 & 22 IN DP270778
TO COMMUNITY PROPERTY

DP270778

(DOC.J)

Subdivision Certificate number: SC/84/2016

Date of Endorsement: 7/9/2016

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 FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)

John Kinsella

Signature of Director

John Kinsella

Name of Director (block letters)

John Fitzgerald

Signature of Director/Secretary

John Fitzgerald
Secretary

Name of Director/Secretary (block letters)

EXECUTED by WP BLOCK H)
PTY LTD (ACN 606 790 872) in)
accordance with section 127 of)
the Corporations Act:)

John Kinsella

Signature of Director

John Kinsella

Name of Director

John Fitzgerald

Signature of Secretary

John Fitzgerald
Secretary

Name of Secretary

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6439CONV


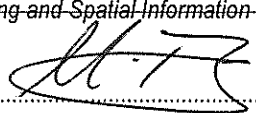
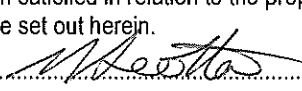
PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan


DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 7 sheet(s)

<p>Registered:  4.11.2016 Office Use Only</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p> <p>DP270778</p> <p>(DOC.K)</p>
<p>PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778</p>	<p>LGA: PARRAMATTA</p> <p>Locality: WENTWORTH POINT</p> <p>Parish: ST JOHN</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 20-05-2016</p> <p>*(b) The part of the land shown in the plan (*being/*excluding) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature:  Dated: 12-07-2016</p> <p>Surveyor ID: 8624</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Subdivision Certificate</p> <p>I, <u>MARK LEOTA</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>CITY OF PARRAMATTA COUNCIL</u></p> <p>Date of endorsement: <u>27/9/2016</u></p> <p>Subdivision Certificate number: <u>SC/131/2016</u></p> <p>File number:</p> <p>*Strike through if inapplicable.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP 270778</p> <p>If space is insufficient continue on PLAN FORM 6A</p>
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p> <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: 6182</p>

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 7 sheet(s)
<p>Registered:  4.11.2016</p> <p>PLAN OF SUBDIVISION OF LOT 19 IN DP270778 AND EASEMENTS AFFECTING LOT 15 IN DP270778</p> <p>Subdivision Certificate number: <u>SC/131/2016</u></p> <p>Date of endorsement: <u>27/9/2016</u></p> <p>Name of Development (Optional)</p>	<p style="text-align: center; font-size: 24pt; font-weight: bold;">DP270778</p> <p style="text-align: right;">(DOC.K)</p> <p>Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A</p> <p>Address for Service of Notices</p> <p style="text-align: center;">The Community Association Wentworth Point Marinas C/- Netstrata, PO Box 265 HURSTVILLE BC NSW 1481</p>	
<p>WARNING STATEMENT (Approved Form 7)</p> <p>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 <i>Community Land Development Act 1989</i>. Any changes will be recorded in a replacement schedule.</p>	<p>VALUER'S CERTIFICATE (Approved Form 9)</p> <p>I, <u>CHRISTOPHER JOHN SUTON</u> of <u>KNIGHT FRANK VALUATIONS</u>, being a qualified valuer, as defined in the <i>Community Land Development Act 1989</i>, certify that;</p> <p>*(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^</p> <p>*(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on <u>11 July 2016</u>, being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule</p> <p>Signature: <u>[Signature]</u> Dated: <u>20/7/2016</u></p>	
<p>UPDATE NOTE (Approved Form 8)</p> <p>This document contains an *updated ^{revised} Schedule of Unit Entitlements and replaces the existing schedule registered on <u>3.11.2016</u></p> <p><small>* Strike through if inapplicable ^ Insert registration date of previous schedule</small></p>	<p><small>* Strike through if inapplicable ^ Insert date of valuation</small></p>	
<p>INITIAL SCHEDULE OF UNIT ENTITLEMENT</p> <p style="font-size: 18pt;">See Sheet 3</p>		
<p>If space is insufficient use annexure sheet - PLAN FORM 6A</p>		
<p>Surveyor's Reference: 6182</p>		


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 7 sheet(s)

Registered:  4.11.2016 Office Use Only

**PLAN OF SUBDIVISION OF LOT 19 IN
 DP270778 AND EASEMENTS AFFECTING
 LOT 15 IN DP270778**

Subdivision Certificate number: SC 131 / 2016
 Date of Endorsement: 27 / 9 / 2016

DP270778

Office Use Only
 (DOC.K)

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
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 - Signatures and seals- see 195D *Conveyancing Act 1919*
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INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	71 042	
12	NOW LOT 24	SEE ADDITIONAL SHEETS 31-52
13	NOW LOTS 19 & 21	SEE ADDITIONAL SHEETS 31-52
14	NOW LOTS 20, 22, 23 & 24	SEE ADDITIONAL SHEETS 31-52
15	1	
16	32 844	SP93238
17	998	
18	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8E-8I
19	NOW LOTS 25-30	SEE ADDITIONAL SHEETS 53-80
20	58 651	
21	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
22	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
23	ROAD	
24	34 811	
25	35 172	
26	623	
27	0	
28	0	
29	0	
30	0	
TOTAL	286 000	

HISTORICAL FILE

SEE ADMINISTRATION SHEET 3 (DOC. L)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 7 sheet(s)

Registered:



4.11.2016

Office Use Only

Office Use Only

DP270778

(DOC.K)

PLAN OF SUBDIVISION OF LOT 19 IN
 DP270778 AND EASEMENTS AFFECTING
 LOT 15 IN DP270778

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

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

Subdivision Certificate number: SC 131 / 2016

Date of Endorsement: 27 / 9 / 2016

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,

IT IS INTENDED TO CREATE:

- 1) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- 2) EASEMENT FOR SERVICES (WHOLE OF LOT)
- 3) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- 4) EASEMENT FOR SERVICES (WHOLE OF LOT)
- 5) EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)
- 6) EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)
- 7) RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM) (BA)
- 8) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BB)
- 9) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BC)
- 10) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BD)
- 11) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (BE)
- 12) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BF)
- 13) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BG)
- 14) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BH)
- 15) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BI)
- 16) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BJ)
- 17) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BK)
- 18) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BL)
- 19) EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (BM)
- 20) EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (BN)
- 21) EASEMENT FOR ATM VARIABLE WIDTH (LIMITED IN STRATUM) (BO)
- 22) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BP)
- 23) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BQ)
- 24) RIGHT TO USE CARWASH BAY VARIABLE WIDTH (LIMITED IN STRATUM) (BR)
- 25) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (BS)
- 26) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (BT)
- 27) EASEMENT FOR TEMPORARY SERVICES 3.885 WIDE (LIMITED IN STRATUM) (BU)
- 28) EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (BV)
- 29) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BW)
- 30) RESTRICTION ON THE USE OF LAND

IT IS INTENDED TO RELEASE:

- 1) EASEMENT TO DRAIN WATER (VIDE K868355)

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
25	N/A	N/A	N/A	Wentworth Point
26	N/A	N/A	N/A	Wentworth Point
27	N/A	N/A	N/A	Wentworth Point
28	N/A	N/A	N/A	Wentworth Point
29	N/A	N/A	N/A	Wentworth Point
30	N/A	N/A	N/A	Wentworth Point

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 7 sheet(s)

Registered:  4.11.2016 Office Use Only

DP270778

(DOC.K)


PLAN OF SUBDIVISION OF LOT 19 IN
DP270778 AND EASEMENTS AFFECTING
LOT 15 IN DP270778

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

Subdivision Certificate number: SC131/2016


Date of Endorsement: 27/9/2016

EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)


Signature of Director

John Kinsella

Name of Director (block letters)


Signature of Director/Secretary

John Fitzgerald
Secretary

Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182



PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 7 sheet(s)

Registered:



4.11.2016

Office Use Only

Office Use Only

DP270778

(DOC.K)

PLAN OF SUBDIVISION OF LOT 19 IN
DP270778 AND EASEMENTS AFFECTING
LOT 15 IN DP270778

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

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

Subdivision Certificate number: SL131/2016

Date of Endorsement: 27/9/2016

SIGNED SEALED AND DELIVERED by
MICHAEL DAWKINS
as attorney for ANZ FIDUCIARY SERVICES
PTY LTD (ACN 100 709 493) under
registered power of attorney
Book 4692 No. 517
dated 4/8/2015 in the presence of:

Signature of witness

Name of witness (block letters)

Address 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

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 7 sheet(s)

Registered:  4.11.2016 Office Use Only

PLAN OF SUBDIVISION OF LOT 19 IN
DP270778 AND EASEMENTS AFFECTING
LOT 15 IN DP270778

Subdivision Certificate number: SC1131/2016

Date of Endorsement: 27/9/2016

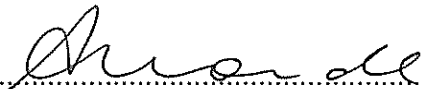
DP270778

(DOC.K)

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.

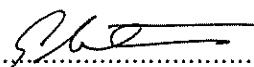
SIGNED SEALED AND DELIVERED by
GREG LINKLATER
as attorney for **A3 SG ALPHA PTE LTD**
under registered power of attorney
Book 4700 No. 510
dated 23.08.2015 in the presence of:


Signature of witness

ASSUNTA MANOLE
Name of witness (block letters)

88 ELLIOTT ST BALMAIN
Address of witness (block letters)

SOLICITOR


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

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182




PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 8 sheet(s)

Registered:  21.11.2016 Office Use Only
 Title System: TORRENS
 Purpose: CONVERSION

DP270778

Office Use Only

(DOC.L)

PLAN OF LOT 1 IN DP270778 FOLLOWING
 CONVERSION OF LOTS 15 & 29 IN DP270778
 TO COMMUNITY PROPERTY

LGA: PARRAMATTA
 Locality: WENTWORTH POINT
 Parish: ST JOHN
 County: CUMBERLAND

Crown Lands NSW/Western Lands Office Approval

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

Signature:

Date:

File Number:

Office:

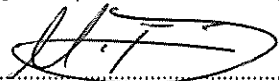
Survey Certificate

I, MICHAEL TRIFIRO
 of SDG LAND DEVELOPMENT SOLUTIONS
 P.O. Box 2572, NORTH PARRAMATTA 1750
 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 Δ~~
~~.....)~~
~~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: 12-07-2016

Surveyor ID: 8624

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.

Subdivision Certificate

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

Signature:

Accreditation number:

Consent Authority:

Date of endorsement:

Subdivision Certificate number:

File number:

*Strike through if inapplicable.

Statements of intention to dedicate public roads, public reserves and
 drainage reserves.

Plans used in the preparation of survey/compilation.

DP 270778

If space is insufficient continue on PLAN FORM 6A

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


Surveyor's Reference: 6182CONV

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 8 sheet(s)

Registered:  21.11.2016	Office Use Only
PLAN OF LOT 1 IN DP270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP270778 TO COMMUNITY PROPERTY	<div style="text-align: center;"> <h2>DP270778</h2> <p>(DOC.L)</p> </div>
Subdivision Certificate number: Date of endorsement:	Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A
Name of Development (Optional)	Address for Service of Notices The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481
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 <i>Community Land Development Act 1989</i> . Any changes will be recorded in a replacement schedule.	VALUER'S CERTIFICATE (Approved Form 9) I, of 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 ^..... being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule. Signature: Dated: * Strike through if inapplicable ^ Insert date of valuation
UPDATE NOTE (Approved Form 8) This document contains an *updated/ revised Schedule of Unit Entitlements and replaces the existing schedule registered on 4.11.2016 * Strike through if inapplicable ^ Insert registration date of previous schedule	

INITIAL SCHEDULE OF UNIT ENTITLEMENT

See Sheet 3

If space is insufficient use annexure sheet - PLAN N/ARM 6A

Surveyor's Reference: 6182CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 8 sheet(s)

Registered:  21.11.2016 PLAN OF LOT 1 IN DP270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP270778 TO COMMUNITY PROPERTY Subdivision Certificate number: Date of Endorsement:	Office Use Only <div style="text-align: right;">Office Use Only</div> <div style="text-align: center; font-size: 2em; font-weight: bold;">DP270778</div> <div style="text-align: right;">(DOC.L)</div> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
--	--

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	71 042	
12	NOW LOT 24	SEE ADDITIONAL SHEETS 31-52
13	NOW LOTS 19 & 21	SEE ADDITIONAL SHEETS 31-52
14	NOW LOTS 20, 22, 23 & 24	SEE ADDITIONAL SHEETS 31-52
15	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
16	32 844	SP93238
17	998	
18	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8E-8I
19	NOW LOTS 25-30	SEE ADDITIONAL SHEETS 53-80
20	58 651	
21	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
22	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
23	ROAD	
24	34 611	
25	35 173	SP94476
26	623	
27	0	
28	0	
29	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
30	0	
TOTAL	286 000	

HISTORICAL FILE
 SEE ADMINISTRATION SHEET 2 (DOC.M)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 8 sheet(s)

Registered:  21.11.2016 Office Use Only

DP270778

Office Use Only

(DOC.L)

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOTS 15 & 29 IN DP270778
TO COMMUNITY PROPERTY

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

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

Subdivision Certificate number:

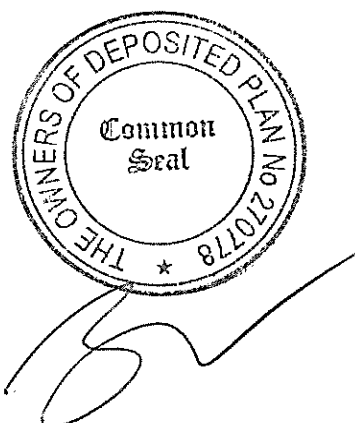
Date of Endorsement:

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	n/a	n/a	n/a	Wentworth Point

Approved Form 22
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF ASSOCIATION AGREEING TO SCHEDULE OF UNIT ENTITLEMENTS

The *Community/*Precinct/*Neighbourhood Association Deposited Plan No. **270778**
certifies that on 9/8/16 it passed a unanimous resolution agreeing to the schedule of unit entitlements
shown in the document herewith



If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 8 sheet(s)

Registered:  21.11.2016 Office Use Only

DP270778
(DOC.L) Office Use Only

PLAN OF LOT 1 IN DP270778 FOLLOWING
 CONVERSION OF LOTS 15 & 29 IN DP270778
 TO COMMUNITY PROPERTY

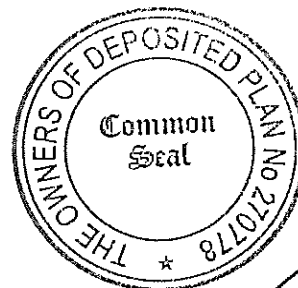
- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals- see 195D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

Subdivision Certificate number:
 Date of Endorsement:

Approved Form 21
 COMMUNITY LAND DEVELOPMENT ACT
 Updated October 2009

CERTIFICATE OF ASSOCIATION CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/Precinct/Neighbourhood Association Deposited Plan No. 270778
 certifies that on 9/8/16 it passed a unanimous resolution consenting to the:
Conversion of Lots 15 & 29 in DP270778



If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 8 sheet(s)

Registered:  21.11.2016 Office Use Only

DP270778 (DOC.L) Office Use Only

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOTS 15 & 29 IN DP270778
TO COMMUNITY PROPERTY

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

Subdivision Certificate number:

Date of Endorsement: 27 / 9 / 2016

Approved Form 20
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF CONSENT AUTHORITY
IN RESPECT OF A CONVERSION OR SEVERANCE

The Consent Authority being City of Parramatta Council gives consent to;

*(a) The conversion of lots 15 & 29 in DP 270778 to association property as shown on the plan herewith.

*(b) ~~The severance of lots ^ in DP from the Community or Precinct Scheme.~~

The consent authority is satisfied that the above action is not inconsistent with the conditions of any development consent and that any Development Contract has been amended accordingly.

Dated: 27 / 9 / 2016


Application No.

Authorised Officer MARK LEOTTA

Signature: 

If space is insufficient use annexure sheet - PLAN FORM 6A

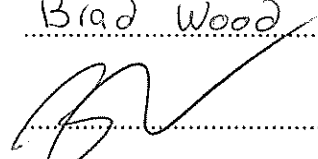
Surveyor's Reference: 6182CONV


PLAN FORM 6A (2012)		WARNING: Creasing or folding will lead to rejection		ePlan	
DEPOSITED PLAN ADMINISTRATION SHEET					
Sheet 7 of 8 sheet(s)					
Registered:	 21.11.2016	Office Use Only	<div style="text-align: center; font-size: 2em; font-weight: bold;">DP270778</div> <div style="text-align: right;">(DOC.L)</div>		
PLAN OF LOT 1 IN DP270778 FOLLOWING CONVERSION OF LOTS 15 & 29 IN DP270778 TO COMMUNITY PROPERTY			This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. 		
Subdivision Certificate number: Date of Endorsement:					

Approved Form 18
COMMUNITY LAND DEVELOPMENT ACT
 Updated October 2009

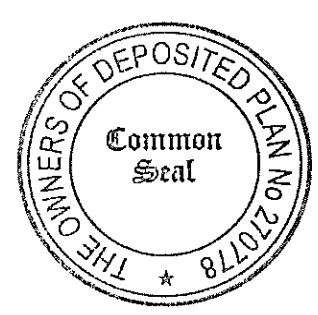
ATTESTATION

The common seal of the *Community/*Precinct/*Neighbourhood Association
 Deposited Plan No. **270778** was affixed hereto on 22.11.16 in the presence of;

Brad Wood

 Signature(s)

and Melissa Buckmaster

 and

Being the person(s) authorised by section 8 Community Land Management Act 1989 to attest to the affixing of the seal.



If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 8 of 8 sheet(s)

Registered:  21.11.2016 Office Use Only

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOTS 15 & 29 IN DP270778
TO COMMUNITY PROPERTY

Subdivision Certificate number:

Date of Endorsement:

DP270778

(DOC.L)

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.

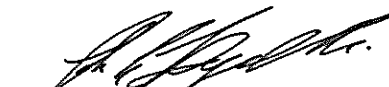
EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)



Signature of Director

John Kinsella

Name of Director (block letters)



Signature of Director/Secretary


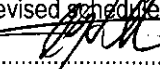
John Fitzgerald
Secretary

Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182CONV

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection


DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 2 sheet(s)
<p>Registered:  <i>W</i> 16-1-2017</p> <p>REPLACEMENT SCHEDULE OF UNIT ENTITLEMENTS FOLLOWING SEVERANCE OF LOTS 27, 28 & 30 IN DP270778 FROM THE SCHEME</p> <p>Subdivision Certificate number:</p> <p>Date of endorsement:</p> <p>Name of Development (Optional)</p>	<p style="text-align: right;">Office Use Only</p> <p style="text-align: right;">e Only</p> <p style="text-align: center; font-size: 2em;">DP270778</p> <p style="text-align: center;">(DOC. M.)</p> <p>Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A</p> <p>Address for Service of Notices</p> <p style="text-align: center;">The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481</p>	
<p>WARNING STATEMENT (Approved Form 7)</p> <p>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 <i>Community Land Development Act 1989</i>. Any changes will be recorded in a replacement schedule.</p>	<p>VALUER'S CERTIFICATE (Approved Form 9)</p> <p>I, <u>CHRISTOPHER JOHN SUTTON</u> of <u>KNIGHTFRANK VALUATIONS</u> being a qualified valuer, as defined in the <i>Community Land Development Act 1989</i>, certify that;</p> <p>*(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^</p> <p>*(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on <u>11/3/2016</u> being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.</p> <p>Signature:  Dated: <u>20/3/2016</u></p> <p><small>* Strike through if inapplicable ^ Insert date of valuation</small></p>	
<p>UPDATE NOTE (Approved Form 8)</p> <p>This document contains an ^{updated}updated/^{revised}revised Schedule of Unit Entitlements and replaces the existing schedule registered on <u>21.11.2016</u></p> <p><small>* Strike through if inapplicable ^ Insert registration date of previous schedule</small></p>		
<p><u>INITIAL SCHEDULE OF UNIT ENTITLEMENT</u></p> <p>See Sheet 2</p> <p>If space is insufficient use annexure sheet - PLAN N/ARM 6A</p>		
<p>Surveyor's Reference: 6182SEV</p>		

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:  16-1-2017

Office Use Only

DP270778

nly

REPLACEMENT SCHEDULE OF UNIT ENTITLEMENTS FOLLOWING SEVERANCE OF LOTS 27, 28 & 30 IN DP270778 FROM THE SCHEME

(DOC. M.)

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.

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	71 042	
12	NOW LOT 24	SEE ADDITIONAL SHEETS 31-52
13	NOW LOTS 19 & 21	SEE ADDITIONAL SHEETS 31-52
14	NOW LOTS 20, 22, 23 & 24	SEE ADDITIONAL SHEETS 31-52
15	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AE
16	32 844	SP93238
17	998	
18	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8E-8I
19	NOW LOTS 25-29	SEE ADDITIONAL SHEETS 53-80
20	58 651	
21	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
22	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
23	ROAD	
24	34 511	
25	35 173	SP 94476
26	623	SP95128
27	SEVERED LOT	AK 810971
28	SEVERED LOT	AK 810971
29	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AE
30	SEVERED LOT	AK 810971
TOTAL	286 000	

HISTORICAL FILE SEE ADMINISTRATION SHEET 3 (DOC N)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6182SEV

24.01.2017



DOC.M RESCANED FOR IMAGING PURPOSES IN LPI VIDE 2017/96

PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 8 sheet(s)


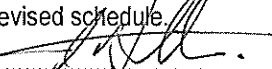

<p>Registered:  24.5.2017</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p> <p>DP270778</p> <p>(DOC.N)</p>
<p>PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778</p>	<p>LGA: CITY OF PARRAMATTA</p> <p>Locality: WENTWORTH POINT</p> <p>Parish: ST JOHN</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p>Survey Certificate</p> <p>I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 20-01-2017</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature:  Dated: 08-03-2017</p> <p>Surveyor ID: 8624</p> <p>Datum Line: X-Y</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Subdivision Certificate</p> <p>I, <u>MARK LEOTTA</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>CITY OF PARRAMATTA COUNCIL</u></p> <p>Date of endorsement: <u>1/5/2017</u></p> <p>Subdivision Certificate number: <u>SC/3.3/2017</u></p> <p>File number:</p> <p>*Strike through if inapplicable.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP270778 DP270844 DP1156412</p> <p>If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: 6372</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 8 sheet(s)

Registered:  24.5.2017	Office Use Only
PLAN OF SUBDIVISION OF LOT 20 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778	DP270778 (DOC.N)
Subdivision Certificate number: <u>SC/33/2017</u> Date of endorsement: <u>1/5/2017</u>	Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A
Name of Development (Optional)	Address for Service of Notices The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481
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 <i>Community Land Development Act 1989</i> . Any changes will be recorded in a replacement schedule.	VALUER'S CERTIFICATE (Approved Form 9) I, <u>CHRISTOPHER JOHN SUTTON</u> of <u>KNIGHT FRANK VALUATIONS</u> being a qualified valuer, as defined in the <i>Community Land Development Act 1989</i> , certify that; *(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^ <u>24/2/2017</u> *(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on ^ <u>24/2/2017</u> being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule. Signature:  Dated: <u>24/2/2017</u> * Strike through if inapplicable ^ Insert date of valuation
UPDATE NOTE (Approved Form 8) This document contains an *updated/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on 16-01-2017 * Strike through if inapplicable ^ Insert registration date of previous schedule	
INITIAL SCHEDULE OF UNIT ENTITLEMENT See Sheet 3	
If space is insufficient use annexure sheet - PLAN FORM 6A  Surveyor's Reference: 6372	


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 8 sheet(s)

Registered:  24.5.2017

Office Use Only

DP270778

Office Use Only

(DOC.N)

PLAN OF SUBDIVISION OF LOT 20 IN
 DP270778 AND EASEMENTS AFFECTING
 LOT 1 IN DP270778

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

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

Subdivision Certificate number: SC/33/2017

Date of Endorsement: 1/5/2017

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	71 042	
12	NOW LOT 24	SEE ADDITIONAL SHEETS 31-32
13	NOW LOTS 19 & 21	SEE ADDITIONAL SHEETS 31-52
14	NOW LOTS 20, 22, 23 & 24	SEE ADDITIONAL SHEETS 31-52
15	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
16	32 844	SP93238
17	998	SP94094
18	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8E-8I
19	NOW LOTS 25-30	SEE ADDITIONAL SHEETS 53-80
20	NOW LOTS 31-34	SEE ADDITIONAL SHEETS 81-138
21	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
22	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
23	ROAD	
24	34 511	
25	35 173	SP94476
26	623	SP95128
27	SEVERED LOT	AK810971
28	SEVERED LOT	AK810971
29	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
30	SEVERED LOT	AK810971
31	23 727	
32	34 323	
33	601	
34	0	
TOTAL	286 000	

HISTORICAL FILE SEE ADMINISTRATION SHEET 3 (DOC O)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6372

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 8 sheet(s)

Registered:  24.5.2017 Office Use Only

DP270778

Office Use Only

(DOC.N)

**PLAN OF SUBDIVISION OF LOT 20 IN
 DP270778 AND EASEMENTS AFFECTING
 LOT 1 IN DP270778**

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

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

Subdivision Certificate number: 54/33/2017

Date of Endorsement: 1/5/2017

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,

IT IS INTENDED TO CREATE:

- 1) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- 2) EASEMENT FOR SERVICES (WHOLE OF LOT)
- 3) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- 4) EASEMENT FOR SERVICES (WHOLE OF LOT)
- 5) EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)
- 6) EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)
- 7) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BX)
- 8) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BY)
- 9) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BZ)
- 10) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (CA)
- 11) RIGHT TO USE CARWASH BAY VARIABLE WIDTH (LIMITED IN STRATUM) (CB)
- 12) RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM) (CC)
- 13) RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM) (CD)
- 14) RIGHT TO USE WASTE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CE)
- 15) EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM) (CF)
- 16) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CG)
- 17) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CH)
- 18) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CI)
- 19) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CJ)
- 20) EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (CK)
- 21) EASEMENT FOR WASTE COLLECTION VARIABLE WIDTH (LIMITED IN STRATUM) (CL)
- 22) EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (CM)
- 23) EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (CN)
- 24) RESTRICTION ON THE USE OF LAND
- 25) RESTRICTION ON THE USE OF LAND 5 WIDE (CO)
- 26) POSITIVE COVENANT 5 WIDE (CP)

IT IS INTENDED TO RELEASE:

- 1) EASEMENT TO DRAIN WATER (VIDE K868355)
- 2) EASEMENT FOR DRAINAGE OF WATER 2 WIDE (DP270778 DOC.3)
- 3) RIGHT OF ACCESS 20 WIDE (DP270778 DOC.4)
- 4) EASEMENT FOR OVERHANG 2 WIDE (LIMITED IN STRATUM)(DP270778 DOC.7)

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
31	N/A	N/A	N/A	Wentworth Point
32	N/A	N/A	N/A	Wentworth Point
33	N/A	N/A	N/A	Wentworth Point
34	N/A	N/A	N/A	Wentworth Point

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6372



PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 8 sheet(s)

Registered:



24.5.2017

Office Use Only

DP270778

Office Use Only

(DOC.N)

PLAN OF SUBDIVISION OF LOT 20 IN
DP270778 AND EASEMENTS AFFECTING
LOT 1 IN DP270778

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

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

Subdivision Certificate number: SC/33/2017

Date of Endorsement: 1/5/2017

EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)

John Kinsella
Signature of Director

W Kinsella
Signature of Director/Secretary

John Kinsella
Name of Director (block letters)

William Kinsella
Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A

W Kinsella

Surveyor's Reference: 6372

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 8 sheet(s)

Registered:



24.5.2017

Office Use Only

Office Use Only

DP270778

(DOC.N)

PLAN OF SUBDIVISION OF LOT 20 IN
DP270778 AND EASEMENTS AFFECTING
LOT 1 IN DP270778

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

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

Subdivision Certificate number: SC/33/2017

Date of Endorsement: 1/5/2017

SIGNED SEALED AND DELIVERED by
ANASTASIA KALOYIANNIS
as attorney for ANZ FIDUCIARY SERVICES
PTY LTD (ACN 100 709 493) under
registered power of attorney
Book 4711 No. 227
dated 12.07.16 in the presence of:

Signature of witness

KIT LIEW

Name of witness (block letters)

242 PITT STREET

SYDNEY NSW 2000

Address 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

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6372

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 8 sheet(s)

Registered:



24.5.2017

Office Use Only

DP270778

Office Use Only

(DOC.N)

PLAN OF SUBDIVISION OF LOT 20 IN
DP270778 AND EASEMENTS AFFECTING
LOT 1 IN DP270778

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

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

Subdivision Certificate number: SC/33/2017

Date of Endorsement: 1/5/2017

SIGNED SEALED AND DELIVERED by
GREG LINKLATER
as attorney for A3 SG ALPHA PTE LTD
under registered power of attorney
Book 4719 No. 757
dated 17 JANUARY 2017 in the presence of:

Signature of witness

Name of witness (block letters)

Address 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

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6372

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 8 of 8 sheet(s)

Registered:



24.5.2017

Office Use Only

Office Use Only

DP270778

(DOC.N)

PLAN OF SUBDIVISION OF LOT 20 IN
DP270778 AND EASEMENTS AFFECTING
LOT 1 IN DP270778

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

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

Subdivision Certificate number: SC/33/2017

Date of Endorsement: 1/5/2017

Approved Form 18

COMMUNITY LAND DEVELOPMENT ACT

ATTESTATION

The common seal of the *Community/~~Precinct~~/~~Neighbourhood~~ Association
Deposited Plan No. 270778 was affixed hereto on 5/5/2017 in the presence of;

Melissa Elliott and Magdalene Tsoner

Signature(s)

M Elliott and [Signature]

Being the person(s) authorised by section 8 Community Land Management Act 1989 to attest to the affixing of the seal.

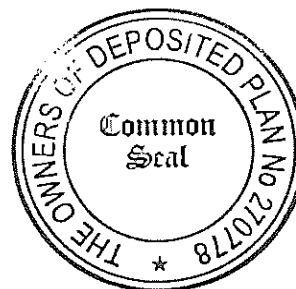
Approved Form 21

COMMUNITY LAND DEVELOPMENT ACT

CERTIFICATE OF ASSOCIATION CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/~~Precinct~~/~~Neighbourhood~~ Association Deposited Plan No. 270778
certifies that on 30/3/17 it passed a unanimous resolution consenting to the:
Creation of an easement, ~~restriction on the use of land or positive covenant~~ which burdens
association property

M Elliott
Melissa Elliott



If space is insufficient use annexure sheet - PLAN FORM 6A

[Signature]

Surveyor's Reference: 6372


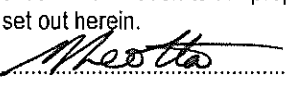

PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 8 sheet(s)

<p>Registered:  30.05.2017</p> <p>Title System: TORRENS</p> <p>Purpose: CONVERSION</p>	<p>Office Use Only</p> <p style="text-align: center; font-size: 24pt;">DP270778</p> <p style="text-align: right;">(DOC.O)</p>
<p>PLAN OF LOT 1 IN DP270778 FOLLOWING CONVERSION OF LOT 34 IN DP270778 TO COMMUNITY PROPERTY</p>	<p>LGA: CITY OF PARRAMATTA</p> <p>Locality: WENTWORTH POINT</p> <p>Parish: ST JOHN</p> <p>County: CUMBERLAND</p>
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act</i> 2002, certify that:</p> <p><i>*(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</i></p> <p><i>*(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.</i></p> <p><i>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</i></p>
<p style="text-align: center;">Subdivision Certificate</p> <p>I, <u>MARK LEOTTA</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: <u></u></p> <p>Accreditation number:</p> <p>Consent Authority: <u>CITY OF PARRAMATTA COUNCIL</u></p> <p>Date of endorsement: <u>1/5/2017</u></p> <p>Subdivision Certificate number: <u>SC/33/2017</u></p> <p>File number:</p> <p>*Strike through if inapplicable.</p>	<p>Signature: <u></u> Dated: <u>8/3/2017</u></p> <p>Surveyor ID: 8624</p> <p>Datum Line: X-Y</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p style="text-align: center;">DP 270778</p> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: 6372CONV</p>

PLAN FORM 6D (2012)(Community annexure) WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 8 sheet(s)

Office Use Only

Office Use Only

Registered:  30.05.2017

**PLAN OF LOT 1 IN DP270778 FOLLOWING
 CONVERSION OF LOT 34 IN DP270778
 TO COMMUNITY PROPERTY**

DP270778

(DOC.O)

Subdivision Certificate number: SC/33/2017

Date of endorsement: 1/5/2017

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

Name of Development (Optional)

Address for Service of Notices

The Community Association
 Wentworth Point Marinas
 C/- Netstrata. PO Box 265
 HURSTVILLE BC NSW 1481

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.

VALUER'S CERTIFICATE (Approved Form 9)

I, _____
 of _____
 being a qualified valuer, as defined in the ~~Community Land Development Act 1989~~, certify that;

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

Signature: _____ Dated: _____

* Strike through if inapplicable
 ^ Insert registration date of previous schedule

* Strike through if inapplicable
 ^ Insert date of valuation

INITIAL SCHEDULE OF UNIT ENTITLEMENT

See Sheet 3

If space is insufficient use annexure sheet - PLAN FORM 6A

Meetha

Surveyor's Reference: 6372CONV

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 8 sheet(s)

Office Use Only

Registered:  30.05.2017

**PLAN OF LOT 1 IN DP270778 FOLLOWING
 CONVERSION OF LOT 34 IN DP270778
 TO COMMUNITY PROPERTY**

Subdivision Certificate number: SC/33/2017

Date of Endorsement: 1/5/2017

Office Use Only

DP270778

(DOC.O)

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.

INITIAL SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	71 042	
12	NOW LOT 24	SEE ADDITIONAL SHEETS 31-52
13	NOW LOTS 19 & 21	SEE ADDITIONAL SHEETS 31-52
14	NOW LOTS 20, 22, 23 & 24	SEE ADDITIONAL SHEETS 31-52
15	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
16	32 844	SP93238
17	998	SP94094
18	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8E-8I
19	NOW LOTS 25-30	SEE ADDITIONAL SHEETS 53-80
20	NOW LOTS 31-34	SEE ADDITIONAL SHEETS 81-138
21	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
22	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
23	ROAD	
24	34 511	
25	35 173	SP94476
26	623	SP95128
27	SEVERED LOT	AK810971
28	SEVERED LOT	AK810971
29	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
30	SEVERED LOT	AK810971
31	23 727	SP95564
32	34 323	SP95906
33	601	SP95905
34	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8AG-8AY
TOTAL	286 000	

HISTORICAL FILE

SEE ADMINISTRATION SHEET 3 (DOC P)

If space is insufficient use annexure sheet - PLAN FORM 6A

Surveyor's Reference: 6372CONV

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 8 sheet(s)

Office Use Only

Registered:  30.05.2017

DP270778

Office Use Only

(DOC.O)

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOT 34 IN DP270778
TO COMMUNITY PROPERTY

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

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

Subdivision Certificate number: SC/33/2017

Date of Endorsement: 1/5/2017

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	n/a	n/a	n/a	Wentworth Point

Approved Form 22
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF ASSOCIATION AGREEING TO SCHEDULE OF UNIT ENTITLEMENTS

The *Community/*Precinct/*Neighbourhood Association Deposited Plan No. 270778
certifies that on 26/4/17 it passed a unanimous resolution agreeing to the schedule of unit entitlements
shown in the document herewith

M Elliott
melissa Elliott

If space is insufficient use annexure sheet - PLAN FORM 6A

M Elliott

Surveyor's Reference: 6372CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 8 sheet(s)

Office Use Only
Registered:  30.05.2017

Office Use Only
DP270778

Office Use Only

(DOC.O)

**PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOT 34 IN DP270778
TO COMMUNITY PROPERTY**

- 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

Subdivision Certificate number: SC/33/2017

Date of Endorsement: 1/5/2017

Approved Form 21
COMMUNITY LAND DEVELOPMENT ACT

CERTIFICATE OF ASSOCIATION CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/*Precinct/*Neighbourhood Association Deposited Plan No. 270778
certifies that on 26/4/17 it passed a unanimous resolution consenting to the:
Conversion of Lot 34 in DP270778

m Elliott

Melissa Elliott

If space is insufficient use annexure sheet - PLAN FORM 6A

M Elliott

Surveyor's Reference: 6372CONV

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 8 sheet(s)

Registered:  30.05.2017

Office Use Only

DP270778

Office Use Only

(DOC.O)

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOT 34 IN DP270778
TO COMMUNITY PROPERTY

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

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

Subdivision Certificate number: SC/33/2017

Date of Endorsement: 1/5/2017

Approved Form 20
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF CONSENT AUTHORITY
IN RESPECT OF A CONVERSION OR SEVERANCE

The Consent Authority being City of Parramatta Council gives consent to;

*(a) The conversion of lot 34 in DP 270778 to association property as shown on the plan herewith.

*(b) ~~The severance of lots ^ in DP from the Community or Precinct Scheme.~~

The consent authority is satisfied that the above action is not inconsistent with the conditions of any development consent and that any Development Contract has been amended accordingly.

Dated: 1/5/2017

Application No. DA/1276/2016

Authorised Officer MARK LEOTTA

Signature: 

If space is insufficient use annexure sheet - PLAN FORM 6A



Surveyor's Reference: 6372CONV


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 8 sheet(s)

Registered:  30.05.2017

Office Use Only

DP270778

Office Use Only

(DOC.O)

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOT 34 IN DP270778
TO COMMUNITY PROPERTY

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

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

Subdivision Certificate number: SC/33/2017

Date of Endorsement: 1/5/2017

Approved Form 18
COMMUNITY LAND DEVELOPMENT ACT

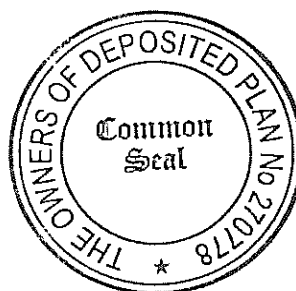
ATTESTATION

The common seal of the *Community/*Precinct/*Neighbourhood Association
Deposited Plan No. 270778 was affixed hereto on 5-5-2017 in the presence of;

Signature(s)

Mellin and Magdolene Toner
Melissa Elliott and [Signature]

Being the person(s) authorised by section 8 Community Land Management Act 1989 to attest to the affixing of the seal.



If space is insufficient use annexure sheet - PLAN FORM 6A [Signature]

Surveyor's Reference: 6372CONV

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 8 of 8 sheet(s)

Registered:  30.05.2017

Office Use Only

DP270778

Office Use Only

(DOC.O)

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOT 34 IN DP270778
TO COMMUNITY PROPERTY


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

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

Subdivision Certificate number: SC/33/2017

Date of Endorsement: 1/5/2017

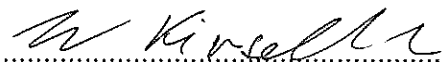
EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)



Signature of Director

John Kinsella

Name of Director (block letters)




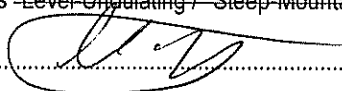
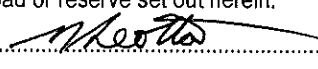
Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

If space is insufficient use annexure sheet - PLAN FORM 6A 

Surveyor's Reference: 6372CONV

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 12 sheet(s)
Registered:  26.4.2018 Title System: SUBDIVISION	Office Use Only <div style="text-align: center; font-size: 2em; font-weight: bold;">DP270778</div> <div style="text-align: right;">(DOC.P)</div>	
PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778	LGA: CITY OF PARRAMATTA Locality: WENTWORTH POINT Parish: ST JOHN County: CUMBERLAND	
<div style="text-align: center;">Survey Certificate</div> I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on 30-01-2018, 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: 05-02-2018 Surveyor Identification No: 8624 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that	<div style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</div> 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: <div style="text-align: center;">Subdivision Certificate</div> I, <u>MARK LEOTA</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Accreditation number: Consent Authority: <u>CITY OF PARRAMATTA COUNCIL</u> Date of endorsement: <u>22/3/2018</u> Subdivision Certificate number: <u>SC/16/2018</u> File number: *Strike through if inapplicable.	
Plans used in the preparation of survey/compilation. DP270778	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.	
Surveyor's Reference: 6543	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

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

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of ¹² 14 sheet(s)
<div style="display: flex; justify-content: space-between;"> <div> Registered: </div> <div> 26.4.2018 </div> <div> Office Use Only </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOT 1 IN DP270778 </div> <div style="margin-top: 5px;"> Subdivision Certificate number: <u>50/16/2018</u> Date of endorsement: <u>22/5/2018</u> </div>	<div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 10px;">DP270778</div> <div style="text-align: right;">(DOC.P)</div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A </div>	
Name of Development (Optional)	Address for Service of Notices The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481	
<div style="text-align: center; font-weight: bold;">WARNING STATEMENT (Approved Form 7)</div> <p>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 <i>Community Land Development Act 1989</i>. Any changes will be recorded in a replacement schedule.</p>	<div style="text-align: center; font-weight: bold;">VALUER'S CERTIFICATE (Approved Form 9)</div> <p>I, <u>CHRISTOPHER JOHN SUTTON</u> of <u>KNIGHT FRANK VALUATIONS</u> being a qualified valuer, as defined in the <i>Community Land Development Act 1989</i>, certify that;</p> <p>*(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^ <u>9/2/2018</u></p> <p>*(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on ^ <u>9/2/2018</u> being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.</p> <p>Signature: <u>[Signature]</u> Dated: <u>9/2/2018</u></p>	
<div style="text-align: center; font-weight: bold;">UPDATE NOTE (Approved Form 8)</div> <p>This document contains an *updated/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on 30-05-2017</p> <p><small>* Strike through if inapplicable ^ Insert registration date of previous schedule</small></p>	<p><small>* Strike through if inapplicable ^ Insert date of valuation</small></p>	
<div style="font-weight: bold; font-size: 1.2em;">SCHEDULE OF UNIT ENTITLEMENT</div> <div style="margin-top: 20px; font-weight: bold;">SEE SHEET 3</div>		
<p style="text-align: center;">If space is insufficient use annexure sheet –Plan Form 6A</p>		
<div style="display: flex; justify-content: space-between;"> <div>Surveyor's Reference: 6543</div> <div><u>[Signature]</u></div> </div>		

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET**

12
Sheet 3 of 14 sheet(s)

Registered:  26.4.2018

Office Use Only

Office Use Only

**PLAN OF SUBDIVISION OF LOT 11 IN
DP270778 AND EASEMENTS AFFECTING
LOTS 1 & 24 IN DP270778**

DP270778

(DOC.P)

Subdivision Certificate number: SC/16/2018
 Date of Endorsement: 22/3/2018

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.

SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	NOW LOTS 35-39	SEE ADDITIONAL SHEETS 139-235
12	NOW LOT 24	SEE ADDITIONAL SHEETS 31-52
13	NOW LOTS 19 & 21	SEE ADDITIONAL SHEETS 31-52
14	NOW LOTS 20, 22, 23 & 24	SEE ADDITIONAL SHEETS 31-52
15	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
16	32 844	SP93238
17	998	SP94094
18	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8E-8I
19	NOW LOTS 25-30	SEE ADDITIONAL SHEETS 53-80
20	NOW LOTS 31-34	SEE ADDITIONAL SHEETS 81-138
21	COVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
22	COVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
23	ROAD	
24	34 511	
25	35 173	SP94476
26	623	SP95128
27	SEVERED LOT	AK810971
28	SEVERED LOT	AK810971
29	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
30	SEVERED LOT	AK810971
31	23 727	SP95564
32	34 323	SP95906
33	601	SP95905
34	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8AG-8AY
35	32 533	
36	29 999	
37	7 693	
38	817	
39	0	
TOTAL	286 000	

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543



PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		12 Sheet 4 of 11 sheet(s)
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> Registered: 26.4.2018 </div> <div style="text-align: right;">Office Use Only</div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778 </div> <div style="margin-top: 10px;"> Subdivision Certificate number: <i>SC/16/2018</i> Date of Endorsement: <i>22/5/2018</i> </div>	<div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 10px;"> DP270778 </div> <div style="text-align: right;">Office Use Only</div> <div style="text-align: right; margin-top: 10px;">(DOC.P)</div> <div style="margin-top: 10px;"> This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. </div>	
<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,</p> <p>IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none"> 1) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) 2) EASEMENT FOR SERVICES (WHOLE OF LOT) 3) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) 4) EASEMENT FOR SERVICES (WHOLE OF LOT) 5) EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT) 6) EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT) 7) EASEMENT TO ACCESS PLENUM (WHOLE OF LOT) 8) EASEMENT FOR MECHANICAL VENTILATION, SERVICES AND FUTURE SERVICES (WHOLE OF LOT) 9) EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT) 10) EASEMENT FOR CONSTRUCTION PURPOSES (WHOLE OF LOT) 11) EASEMENT FOR CRANE JIB SWING (WHOLE OF LOT) 12) EASEMENT FOR NOISE, VIBRATION AND DUST (WHOLE OF LOT) 13) EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT) 14) EASEMENT FOR ACCESS TO ROOF (WHOLE OF LOT) 15) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CQ) 16) RIGHT TO USE WASTE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CR) 17) EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM) (CS) 18) EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (CT) 19) EASEMENT FOR GARBAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CU) 20) EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (CV) 21) EASEMENT TO ACCESS AND USE GARBAGE STORAGE AREA VARIABLE WIDTH (LIMITED IN STRATUM) (CW) 22) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (CX) 23) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CY) 24) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM)(CZ) 25) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DA) 26) EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DB) 27) EASEMENT FOR PEDESTRIAN ACCESS 1.3 WIDE (LIMITED IN STRATUM) (DC) 28) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DD) 29) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM) (DE) 30) RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM) (DF) 31) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DG) 32) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (DH) 33) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DI) 34) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (DJ) 35) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DK) 36) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DL) 37) RIGHT TO USE CARWASH BAY 4.23 WIDE (LIMITED IN STRATUM) (DM) 38) EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (DN) 39) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DO) 		
If space is insufficient use additional annexure sheet		
<div style="display: flex; justify-content: space-between;"> <div>Surveyor's Reference: 6543</div> <div style="text-align: right;"> </div> </div>		

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 12 sheet(s)

Registered:  26.4.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 11 IN
DP270778 AND EASEMENTS AFFECTING
LOTS 1 & 24 IN DP270778

DP270778

(DOC.P)

Subdivision Certificate number: SC/16/2018
Date of Endorsement: 22/3/2018

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.

- 40) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP)
41) POSITIVE COVENANT (DQ)
42) RESTRICTION ON THE USE OF LAND
43) EASEMENT FOR ACCESS AND USE OF PET PARKING 2.5 WIDE (LIMITED IN STRATUM) (DR)
44) EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM) (DS)
45) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DT)
46) EASEMENT FOR PEDESTRIAN ACCESS 1 WIDE (LIMITED IN STRATUM) (DU)
47) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DV)
48) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DW)
49) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (DX)
50) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DY)
51) EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DZ)
52) EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (EA)
53) EASEMENT FOR ACCESS TO GREASE ARRESTOR ROOMS VARIABLE WIDTH (LIMITED IN STRATUM) (EB)
54) RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (EC)
55) EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM) (ED)
56) RESTRICTION ON THE USE OF LAND

IT IS INTENDED TO RELEASE:

- 1) RIGHT OF ACCESS 17.5 & 25 WIDE (AY) (DP270778 DOC.7)
- 2) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 17.5 & 25 WIDE (AZ) (DP270778 DOC.7)
- 3) EASEMENT TO PERMIT ENCROACHING STRUCTURE AND SERVICES TO REMAIN VARIABLE WIDTH (AA) (DP270778 DOC.4)
- 4) EASEMENT FOR SUPPORT AND SHELTER VARIABLE WIDTH (Z) (DP270778 DOC.4)
- 5) EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (AM) (DP270778 DOC.6)
- 6) EASEMENT TO DRAIN WATER (K868355)

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
35	N/A	N/A	N/A	Wentworth Point
36	N/A	N/A	N/A	Wentworth Point
37	N/A	N/A	N/A	Wentworth Point
38	N/A	N/A	N/A	Wentworth Point
39	N/A	N/A	N/A	Wentworth Point

It space is insufficient use additional annexure sheet

Surveyor's Reference: 6543



PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET**

i2
Sheet 6 of 44 sheet(s)

Registered:  26.4.2018

Office Use Only

Office Use Only

**PLAN OF SUBDIVISION OF LOT 11 IN
DP270778 AND EASEMENTS AFFECTING
LOTS 1 & 24 IN DP270778**

DP270778

(DOC.P)

Subdivision Certificate number: *SC/16/2018*
Date of Endorsement: *22/3/2018*

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 FAIRMEAD BUSINESS PTY
LTD (ACN 069 006 426) in accordance with
section 127 of the Corporations Act:**

)
)
)

J. Kinsella

Signature of Director

**Joseph Kinsella
Director**

Name of Director (block letters)

W Kinsella

Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543

W Kinsella

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 14 sheet(s)

Registered:  26.4.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 11 IN
DP270778 AND EASEMENTS AFFECTING
LOTS 1 & 24 IN DP270778

DP270778

(DOC.P)

Subdivision Certificate number: 50/16/2018
Date of Endorsement: 22/3/2018

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

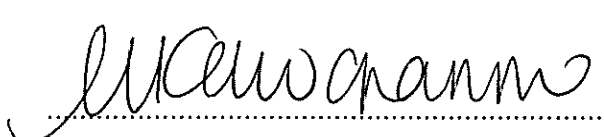
- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel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

SIGNED SEALED AND DELIVERED by
ANASTASIA KALOGLIANNIS
as attorney for ANZ FIDUCIARY SERVICES
PTY LTD (ACN 100 709 493) under
registered power of attorney
Book 4711 No. 227
dated 12.7.16 in the presence of:


Signature of witness

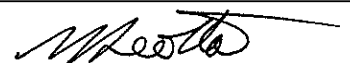
Yunsi Feng
Name of witness (block letters)




Level 65, 19 Martin Place
Address 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

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543



PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 8 of ¹² 14 sheet(s)
Registered:  26.4.2018	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778		DP270778 (DOC.P)
Subdivision Certificate number: <u>SC/16/2018</u> Date of Endorsement: <u>22/3/2015</u>		This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• 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.
<div><p>SIGNED SEALED AND DELIVERED by</p><p>as attorney for LORD CENTRAL OPPORTUNITY III LIMITED (ARBN 616 859 815) under registered power of attorney</p><p>Book _____ No. _____</p><p>dated _____ in the presence of: _____</p><p>Signature of witness _____</p><p>AGNES IP</p><p>Name of witness (block letters)</p><p>32/F, AIA Central, 1 Connaught Road Central,</p><p>Hong Kong</p><p>Address of witness (block letters)</p></div> <div><p>Executed for and on behalf of LORD CENTRAL OPPORTUNITY III LIMITED (ARBN 616 859 815) by its duly authorised signatory in the presence of:</p><p></p><p>SIGNATURE By executing this instrument the attorney states that the attorney has received no notice of revocation of the power of attorney</p><p>JON ROBERT LEWIS</p><p>NAME</p><p>Director of PA-LF2 Secretaries Limited, Sole Director of Lord Central Opportunity III Limited</p><p>TITLE</p></div>		
If space is insufficient use additional annexure sheet		
Surveyor's Reference: 6543 		

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 9 of ¹²14 sheet(s)

Registered:  26.4.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 11 IN
DP270778 AND EASEMENTS AFFECTING
LOTS 1 & 24 IN DP270778

DP270778

(DOC.P)

Subdivision Certificate number: *SC/16/2018*
Date of Endorsement: *22/3/2018*

- 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 WP BLOCK H PTY LTD)
LTD (ACN 606 790 872) in accordance with)
section 127 of the Corporations Act:)

J. Kinsella

Signature of Director

Joseph Kinsella
Director

Name of Director (block letters)

W Kinsella

Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543

Meeha

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

12
Sheet 10 of 14 sheet(s)

Registered:  26.4.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 11 IN
DP270778 AND EASEMENTS AFFECTING
LOTS 1 & 24 IN DP270778

DP270778

(DOC.P)

Subdivision Certificate number: *SC/16/2018*
Date of Endorsement: *22/3/2018*

- 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 by

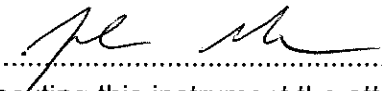
JOHN MALONE
as attorney for AUSTRALIA AND NEW
ZEALAND BANKING GROUP LIMITED
(ACN 005 357 522) under registered power of
attorney

Book *4723* No. *237*
dated *17 March 2017* in the presence of:


Signature of witness

Yunsi Feng
Name of witness (block letters)

Level 65, 19 Martin Place, Sydney
Address 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

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543



ePlan

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 11 of ¹² 11 sheet(s)
Registered:  26.4.2018	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 11 IN DP270778 AND EASEMENTS AFFECTING LOTS 1 & 24 IN DP270778		DP270778 (DOC.P)
Subdivision Certificate number: <u>SC/10/2018</u> Date of Endorsement: <u>22/3/2018</u>		This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> • 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.

Approved Form 18
COMMUNITY LAND DEVELOPMENT ACT

ATTESTATION

The common seal of the *Community/*Precinct/*Neighbourhood Association
 Deposited Plan No. 270778 was affixed hereto on 6 MARCH 2018 in the presence of;

ANDREW TUNKS and CLARE FIETZ

Signature(s)

[Signature] and [Signature]

Being the person(s) authorised by section 8 Community Land Management Act 1989 to attest to the affixing of the seal.



Approved Form 21
COMMUNITY LAND DEVELOPMENT ACT

CERTIFICATE OF ASSOCIATION CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/*Precinct/*Neighbourhood Association Deposited Plan No. 270778
 certifies that on 6 MARCH 2018 it passed a unanimous resolution consenting to the:
 Creation of easements which burdens association property

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543

[Signature]

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 12 of 12 sheet(s)

Registered:



26.4.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 11 IN
DP270778 AND EASEMENTS AFFECTING
LOTS 1 & 24 IN DP270778

DP270778

(DOC.P)

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: 50/116/2018

Date of Endorsement: 22/3/2018

SIGNED SEALED AND DELIVERED by)

as attorney for Alpha Distribution Ministerial
Holding Corporation (ABN 67 505 337 385))

under registered power of attorney)

Book _____ No.)

dated _____ in the presence of:)

Signature of witness

Name of witness (block letters)

52 martin Place Sydney
Address of witness (block letters)


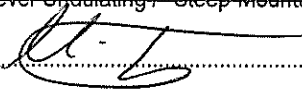
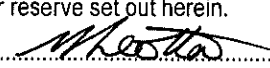
By executing this instrument the attorney
~~states that the attorney has received no~~
~~notice of revocation of the power of attorney~~

Signature of agent for Michael
Pratt NSW Treasury Secretary (NSW
Treasurer's delegate under delegation
dated 24 November 2015) on
behalf of Alpha Distribution
Ministerial Holding Corporation.

ANGELO WRIGHT
Name of Agent in Full

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543


PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 8 sheet(s)
<p style="text-align: right;">Office Use Only</p> <p>Registered:  24.5.2018</p> <p>Title System: TORRENS</p>	<p style="text-align: right;">Office Use Only</p> <p style="text-align: center; font-size: 2em;">DP270778</p> <p style="text-align: right;">(DOC Q)</p>	
<p>PLAN OF LOT 1 IN DP270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY</p>	<p>LGA: CITY OF PARRAMATTA</p> <p>Locality: WENTWORTH POINT</p> <p>Parish: ST JOHN</p> <p>County: CUMBERLAND</p>	
<p style="text-align: center;">Survey Certificate</p> <p>I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750</p> <p>a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><i>*(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</i></p> <p><i>*(b) The part of the land shown in the plan (*being/*excluding **.....)</i> <i>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</i></p> <p><i>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.</i></p> <p>Datum Line: X-Y</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level Undulating / *Steep Mountainous.</p> <p>Signature:  Dated: 13-02-2018</p> <p>Surveyor Identification No: 8624</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p><small>*Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that</small></p>	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p> <hr/> <p style="text-align: center;">Subdivision Certificate</p> <p>I, <u>MARK LOSTA</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>CITY OF PARRAMATTA COUNCIL</u></p> <p>Date of endorsement: <u>22/3/2018</u></p> <p>Subdivision Certificate number: <u>SC/16/2018</u></p> <p>File number:</p> <p><small>*Strike through if inapplicable.</small></p>	
<p>Plans used in the preparation of survey/compilation.</p> <p>DP270778</p>	<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p>	
<p>Surveyor's Reference: 6543CONV</p>	<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

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

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 8 sheet(s)

Office Use Only		Office Use Only	
Registered:  24.5.2018		DP270778 (DOC Q)	
PLAN OF LOT 1 IN DP270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY			
Subdivision Certificate number: <u>SC/16/2018</u> Date of endorsement: <u>22/3/2018</u>		Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A	
Name of Development (Optional)		Address for Service of Notices The Community Association Wentworth Point Marinas C/- Netstrata, PO Box 265 HURSTVILLE BC NSW 1481	
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 <i>Community Land Development Act 1989</i> . Any changes will be recorded in a replacement schedule.		VALUER'S CERTIFICATE (Approved Form 9) I, of being a qualified valuer, as defined in the <i>Community Land Development Act 1989</i> , 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 ^ being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.	
UPDATE NOTE (Approved Form 8) This document contains an *updated/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on <u>26-04-2018</u> * Strike through if inapplicable ^ Insert registration date of previous schedule		Signature: Dated: * Strike through if inapplicable ^ Insert date of valuation	

SCHEDULE OF UNIT ENTITLEMENT

SEE SHEET 3

If space is insufficient use annexure sheet -Plan Form 6A

Surveyor's Reference: 6543CONV



PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 8 sheet(s)

Registered:



24.5.2018

Office Use Only

Office Use Only

PLAN OF LOT 1 IN DP270778 FOLLOWING
 CONVERSION OF LOT 39 IN DP270778 TO
 COMMUNITY PROPERTY

DP270778

(DOC Q)

Subdivision Certificate number: SC/16/2018

Date of Endorsement: 22/3/2018

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 UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	NOW LOTS 35-39	SEE ADDITIONAL SHEETS 139-235
12	NOW LOT 24	SEE ADDITIONAL SHEETS 31-52
13	NOW LOTS 19 & 21	SEE ADDITIONAL SHEETS 31-52
14	NOW LOTS 20, 22, 23 & 24	SEE ADDITIONAL SHEETS 31-52
15	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
16	32 844	SP93238
17	998	SP94094
18	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8E-8I
19	NOW LOTS 25-30	SEE ADDITIONAL SHEETS 53-80
20	NOW LOTS 31-34	SEE ADDITIONAL SHEETS 81-138
21	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
22	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
23	ROAD	
24	34 511	
25	35 173	SP94476
26	623	SP95128
27	SEVERED LOT	AK810971
28	SEVERED LOT	AK810971
29	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
30	SEVERED LOT	AK810971
31	23 727	SP95564
32	34 323	SP95906 SP95906
33	601	SP95906 SP95905
34	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8AG-8AY
35	32 533	
36	29 999	SP97390
37	7 693	
38	817	
39	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8AZ-8CA
TOTAL	286 000	

HISTORICAL FILE

SEE ADMINISTRATION
 SHEETS 3-4 (DOC. R)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543CONV

M. Costa

ePlan

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 8 sheet(s)

Registered:



24.5.2018

Office Use Only

Office Use Only

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOT 39 IN DP270778 TO
COMMUNITY PROPERTY

DP270778

(DOC Q)

Subdivision Certificate number:

SC/16/2018

Date of Endorsement:

22/3/2018

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	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	n/a	n/a	n/a	Wentworth Point

Approved Form 22
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF ASSOCIATION AGREEING TO SCHEDULE OF UNIT ENTITLEMENTS

The *Community/*Precinct/*Neighbourhood Association Deposited Plan No. 270778
certifies that on 6th MARCH 2018 it passed a unanimous resolution agreeing to the schedule of unit entitlements
shown in the document herewith



Andrew Tunks
ANDREW TUNKS - NETSLATH-
FOL: DP 270 778

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543CONV

Andrew Tunks

ePlan

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 5 of 8 sheet(s)	
<div style="text-align: right; font-size: small;">Office Use Only</div> Registered: 24.5.2018	<div style="text-align: right; font-size: small;">Office Use Only</div> <div style="text-align: center; font-size: 2em; font-weight: bold; margin-top: 20px;">DP270778</div> <div style="text-align: right; font-weight: bold; margin-top: 10px;">(DOC Q)</div>
PLAN OF LOT 1 IN DP270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY	<div style="font-size: x-small;"> This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> 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. </div>
Subdivision Certificate number: <u>SC/16/2018</u> Date of Endorsement: <u>22/3/2018</u>	

Approved Form 21
 COMMUNITY LAND DEVELOPMENT ACT

CERTIFICATE OF ASSOCIATION CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/~~Precinct~~/~~Neighbourhood~~ Association Deposited Plan No. 270778
 certifies that on ~~6th MARCH 2018~~ it passed a unanimous resolution consenting to the:
 Conversion of Lot 39 in DP270778

ANDREW TUNKS
FOR: DP 270778

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543CONV

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 8 sheet(s)

Registered:



24.5.2018

Office Use Only

Office Use Only

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOT 39 IN DP270778 TO
COMMUNITY PROPERTY

DP270778

(DOC Q)

Subdivision Certificate number: SC/16/2018

Date of Endorsement: 22/3/2018

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.

Approved Form 20
COMMUNITY LAND DEVELOPMENT ACT
Updated October 2009

CERTIFICATE OF CONSENT AUTHORITY
IN RESPECT OF A CONVERSION OR SEVERANCE

The Consent Authority being City of Parramatta Council gives consent to;

*(a) The conversion of lot 39 in DP 270778 to association property as shown on the plan herewith.

*(b) The severance of lots ^A..... in DP..... from the Community or Precinct Scheme.

The consent authority is satisfied that the above action is not inconsistent with the conditions of any development consent and that any Development Contract has been amended accordingly.

Dated: 22/3/2018

Application No. DA/806/2017

Authorised Officer MARK LEOTA

Signature: [Signature]

If space is insufficient use additional annexure sheet


Surveyor's Reference: 6543CONV

ePlan

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 8 sheet(s)

Office Use Only Registered:  24.5.2018	Office Use Only
PLAN OF LOT 1 IN DP270778 FOLLOWING CONVERSION OF LOT 39 IN DP270778 TO COMMUNITY PROPERTY	<h2>DP270778</h2> <p>(DOC Q)</p>
Subdivision Certificate number: <i>SC/16/2018</i> Date of Endorsement: <i>22/3/2018</i>	This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Approved Form 18
 COMMUNITY LAND DEVELOPMENT ACT

ATTESTATION

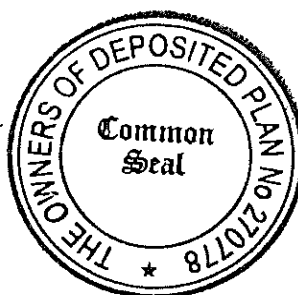
The common seal of the *Community/*Precinct/*Neighbourhood Association
 Deposited Plan No. 270778 was affixed hereto on *6th MARCH 2018* in the presence of;

ANDREW TRINKS and *CLARE FIETZ*

Signature(s)

[Signature] and *[Signature]*

Being the person(s) authorised by section 8 Community Land Management Act 1989 to attest to the affixing of the seal.




If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543CONV

[Signature]

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 8 of 8 sheet(s)

Registered:  24.5.2018

Office Use Only

Office Use Only

PLAN OF LOT 1 IN DP270778 FOLLOWING
CONVERSION OF LOT 39 IN DP270778 TO
COMMUNITY PROPERTY

DP270778

(DOC Q)

Subdivision Certificate number: SC/16/2018

Date of Endorsement: 22/3/2018

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 FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)

J. Kinsella

Signature of Director

Joseph Kinsella
Director

Name of Director (block letters)

W Kinsella

Signature of Director/Secretary

William Kinsella


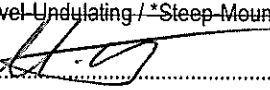

Name of Director/Secretary (block letters)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543CONV

M. Kinsella

ePlan


PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 7 sheet(s)	
Registered:  29.10.2018 Title System: TORRENS		Office Use Only		Office Use Only	
		<h1 style="text-align: center;">DP270778</h1> <p style="text-align: right;">(DOC.R)</p>			
PLAN OF SUBDIVISION OF LOT 37 IN DP270778		LGA: CITY OF PARRAMATTA Locality: WENTWORTH POINT Parish: ST JOHN County: CUMBERLAND			
Survey Certificate I, MICHAEL TRIFIRO of SDG LAND DEVELOPMENT SOLUTIONS P.O. Box 2572, NORTH PARRAMATTA 1750 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on 07-06-2018, or *(b) The part of the land shown in the plan (*being/*excluding **.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on,..... the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>. Datum Line: X-Y Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature:  Dated: 22/6/18. Surveyor Identification No: 8624 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that		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, <u>CLARE STEPHENS</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Accreditation number: Consent Authority: <u>CITY OF PARRAMATTA COUNCIL</u> Date of endorsement: <u>28.09.2018</u> Subdivision Certificate number: <u>SC/149/2018</u> File number: *Strike through if inapplicable.			
Plans used in the preparation of survey/compilation. DP270778		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.			
Surveyor's Reference: 6543_2		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A			

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

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 7 sheet(s)

<p>Registered:  29.10.2018</p>	<p>Office Use Only</p>
<p>PLAN OF SUBDIVISION OF LOT 37 IN DP270778</p>	<p>Office Use Only</p> <p>DP270778</p> <p>(DOC.R)</p>
<p>Subdivision Certificate number: <u>SC/149/2018</u> Date of endorsement: <u>28.09.2018</u></p>	<p>Signatures and Consents, a schedule of lots and addresses and statements relating to a section 88B instrument should be provided on Plan Form 6A</p>
<p>Name of Development (Optional)</p>	<p>Address for Service of Notices</p> <p>The Community Association Wentworth Point Marinas C/- Netstrata. PO Box 265 HURSTVILLE BC NSW 1481</p>
<p>WARNING STATEMENT (Approved Form 7)</p> <p>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 <i>Community Land Development Act 1989</i>. Any changes will be recorded in a replacement schedule.</p>	<p>VALUER'S CERTIFICATE (Approved Form 9)</p> <p>I, <u>CHRISTOPHER SUTTON</u> of <u>KNIGHT FRANK VALUATIONS</u> being a qualified valuer, as defined in the <i>Community Land Development Act 1989</i>, certify that;</p> <p>*(a) The unit entitlements shown in the schedule herewith are based upon valuations made by me on ^</p> <p>*(b) The unit entitlements shown in the schedule herewith, for the new lots created by the subdivision, are based upon their market value on <u>15/9/2018</u> being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.</p> <p>Signature: <u>[Signature]</u> Dated: <u>18/6/2018</u></p> <p><small>* Strike through if inapplicable ^ Insert date of valuation</small></p>
<p>UPDATE NOTE (Approved Form 8)</p> <p>This document contains an *updated/*revised Schedule of Unit Entitlements and replaces the existing schedule registered on 24-05-2018</p> <p><small>* Strike through if inapplicable ^ Insert registration date of previous schedule</small></p>	

SCHEDULE OF UNIT ENTITLEMENT


SEE SHEETS 3 & 4

If space is insufficient use annexure sheet -Plan Form 6A

Surveyor's Reference: 6543_2

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 7 sheet(s)

Registered:  29.10.2018 Office Use Only

PLAN OF SUBDIVISION OF LOT 37 IN
DP270778

DP270778

(DOC.R)

Subdivision Certificate number: SC/149/2018
 Date of Endorsement: 28.09.2018

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 UNIT ENTITLEMENT


LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	30 000	SP87607
3	NOW LOTS 5, 6 & 7	SEE ADDITIONAL SHEETS 9-16
4	NOW LOTS 8, 9 & 10	SEE ADDITIONAL SHEET 17
5	22 158	SP90076
6	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8A-8D
7	NOW LOTS 16-18	SEE ADDITIONAL SHEETS 22-30
8	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
9	NOW LOTS 13, 14 & 15	SEE ADDITIONAL SHEETS 19-21
10	NOW LOTS 11 & 12	SEE ADDITIONAL SHEET 18
11	NOW LOTS 35-39	SEE ADDITIONAL SHEETS 139-235
12	NOW LOT 24	SEE ADDITIONAL SHEETS 31-52
13	NOW LOTS 19 & 21	SEE ADDITIONAL SHEETS 31-52
14	NOW LOTS 20, 22, 23 & 24	SEE ADDITIONAL SHEETS 31-52
15	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
16	32 844	SP93238
17	998	SP94094
18	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8E-8I
19	NOW LOTS 25-30	SEE ADDITIONAL SHEETS 53-80
20	NOW LOTS 31-34	SEE ADDITIONAL SHEETS 81-138
21	COVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
22	COVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8J-8S
23	ROAD	
24	34 511	
25	35 173	SP94476
26	623	SP95128
27	SEVERED LOT	AK810971
28	SEVERED LOT	AK810971
29	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8T-8AF
30	SEVERED LOT	AK810971
31	23 727	SP95564
32	34 323	SP95906
33	601	SP95905
34	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8AG-8AY
35	32 533	SP97389
36	29 999	SP97390
37	NOW LOTS 40 & 41	SEE ADDITIONAL SHEETS 236-290
38	817	
39	CONVERTED TO LOT 1	SEE REPLACEMENT SHEETS 8AZ-8CA

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543_2

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET**

Sheet 4 of 7 sheet(s)

Registered:  29.10.2018 Office Use Only

**PLAN OF SUBDIVISION OF LOT 37 IN
DP270778**

DP270778

Office Use Only

(DOC.R)

Subdivision Certificate number: Sc/149/2018
Date of Endorsement: 28.09.2018

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
40	7643	
41	50	
TOTAL	286 000	

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,

IT IS INTENDED TO CREATE:




- 1) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- 2) EASEMENT FOR SERVICES (WHOLE OF LOT)
- 3) EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)
- 4) EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)
- 5) EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT)
- 6) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (EF)
- 7) EASEMENT FOR SKYLIGHT 0.8 WIDE (LIMITED IN STRATUM) (EG)

IT IS INTENDED TO RELEASE:

- 1) EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (AM) (DP270778 DOC.6)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543_2

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 5 of 7 sheet(s)
<div style="display: flex; justify-content: space-between;"><div>Registered:  29.10.2018</div><div>Office Use Only</div></div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">PLAN OF SUBDIVISION OF LOT 37 IN DP270778</div> <div style="margin-top: 5px;">Subdivision Certificate number: <u>SC/149/2018</u> Date of Endorsement: <u>28.09.2018</u></div>	<div style="text-align: center; padding: 20px;">DP270778 (DOC.R)</div> <div style="font-size: small; margin-top: 10px;">This sheet is for the provision of the following information as required:<ul style="list-style-type: none">A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>Signatures and seals- see 195D <i>Conveyancing Act 1919</i>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets</div>	
<div style="display: flex; justify-content: space-between;"><div style="width: 45%;"><p>EXECUTED by MARINA SQUARE RETAIL PTY LTD (ACN 605 329 637) in accordance with section 127 of the <i>Corporations Act 2001 (Cth)</i>:</p><div style="margin-top: 40px;"> Signature of Director</div><div style="margin-top: 20px;">Joseph Kinsella Director</div><div style="border-top: 1px solid black; margin-top: 5px;">Name of Director (block letters)</div></div><div style="width: 45%; text-align: right;"><div style="margin-top: 40px;"> Signature of Director/Secretary</div><div style="margin-top: 20px;">William Kinsella</div><div style="border-top: 1px solid black; margin-top: 5px;">Name of Director/Secretary (block letters)</div></div></div>		
If space is insufficient use additional annexure sheet		
Surveyor's Reference: 6543_2		

ePlan

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 7 sheet(s)

Registered:



29.10.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 37 IN
DP270778

DP270778

(DOC.R)

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.

EXECUTED for and on behalf of LORD
CENTRAL OPPORTUNITY III LIMITED
(ARBN 616 859 815) by its duly authorised
signatory in the presence of:

Signature of witness

CHRISTIE CHING

Name of witness (block letters)

32/F., AIA CENTRAL, 1 CONNAUGHT
ROAD CENTRAL, HONG KONG

Address of witness (block letters)

Signature

JON ROBERT LEWIS

Name

Director of PA-LF2 Secretaries Limited,
Sole Director of Lord Central Opportunity III
Limited

Title

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543_2

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 7 sheet(s)

Registered:



29.10.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 37 IN
DP270778

DP270778

(DOC.R)

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: SC/149/2018

Date of Endorsement: 28-09-2018

SIGNED SEALED AND DELIVERED by
ANASTASIA KALOYIANNIS
as attorney for ANZ FIDUCIARY SERVICES
PTY LTD (ACN 100 709 493) under
registered power of attorney
Book 4711 No. 227
dated 12.07.16 in the presence of:

Signature of witness

Name of witness (block letters)

Address 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

If space is insufficient use additional annexure sheet

Surveyor's Reference: 6543_2

DP270778

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	8.1.2013	8	17
Document 2	14.8.2014	8	25
Document 3	9.4.2015	1	10
Document 4	23.9.2015	1	9
Document 5	14.4.2016	3	18
Document 6	14.4.2016	9	36
Document 7	31.10.2016	22	33
Document 8	4.11.2016	28	67
Document 9	24.5.2017	58	76
Document 10	26.4.2018	97	116
Document 11	29.10.2018	55	31

TOTAL NUMBER OF SHEETS OF SECTION 88B INSTRUMENT IMAGED

(INCLUDING COVER SHEET)

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

ePlan (DOC.1)
(Sheet 1 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. SC 35 / 2012

**Full name and
address of the
owner of the
land:**

Fairmead Business Pty Ltd
(ACN 069 006 426)
Locked Bag 1400
MEADOWBANK NSW 2114

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 (WHOLE OF LOT)	1 2 3 4	2, 3 and 4 1, 3 and 4 1, 2 and 4 1, 2 and 3
2	EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)	1 2	2 1
3	RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH LIMITED IN STRATUM (X)	1	Auburn City Council
4	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.51 WIDE (Y)	2	Ausgrid

.....
Council Authorised Person

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

ePlan (DOC.1)

(Sheet 2 of 17 sheets)

Plan: DP270778

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. SC 39/2012

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
5	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 AND 3.5 WIDE (J)	1, 2 and 3	Ausgrid
6	RESTRICTION ON THE USE OF LAND	2	Auburn City Council


.....
Council Authorised Person

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

ePlan (DOC.1)

(Sheet 3 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
 DP1156412 covered by Subdivision
 Certificate No. SC39/2012

PART 1A (Release)

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 12 & 15 WIDE (DP1156412)	Lot 121 DP1156412 Lot 122 DP1156412	Lot 122 DP1156412 Lot 121 DP1156412
2	EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES (DP1156412)	Lot 121 DP1156412 Lot 122 DP1156412	Lot 122 DP1156412 Lot 121 DP1156412
3	EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING LINE OF PIPES (DP1156412)	Lot 121 DP1156412 Lot 122 DP1156412	Lot 122 DP1156412 Lot 121 DP1156412

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 Council Authorised Person

ePlan (DOC.1)
(Sheet 4 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. SC 39 | 20 | 2

PART 2 (Terms)

In this instrument, unless the context clearly indicates otherwise:

Authorised Vehicles means:

- (a) public transport vehicles;
- (b) emergency service vehicles;
- (c) any other vehicles undertaking services for or on behalf of an Authority, such as garbage trucks; and
- (d) any other vehicles of less than 2 tonnes in weight.

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 Association means the community association constituted on registration of the Community Plan.

Community Plan means DP270778.

Community Management Statement means the community management statement registered with the Community Plan.

Council means the Auburn City Council.

Equipment means materials, tools, implements, machinery and vehicles.

Improvements means all improvements, structures and fixtures constructed, erected or installed at any time, including any walls, support columns, slabs, waterproofing membranes, foundations and footings.

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Council Authorised Person

ePlan (DOC.1)

(Sheet 5 of 17 sheets)

Plan: DP270778

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. SC 39 / 2012

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.

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 means any service, including:

- (a) potable 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;
- (j) closed circuit television, video and audio services; and
- (k) a system for removal of sewage;
- (l) a stormwater drainage system;
- (m) a ventilation system;

.....
Council Authorised Person

ePlan(DOC.1)

(Sheet 6 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. *SC 39/2012*

- (n) a fire safety or control system;
- (o) a security system;
- (p) recycled water supply;
- (q) an irrigation system;
- (r) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of a Benefited lot.

Service Equipment means the structures, machinery, plant, equipment and things in the Building 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.

Works means repairs, maintenance, testing, examining, cleaning, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

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;
- (b) **including** is not a word of limitation;
- (c) the words **at any time** mean at any time and from time to time;
- (d) **maintain** includes keep clean and tidy;
- (e) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument;
- (f) 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;
- (g) a reference to a natural person includes their personal representatives, successors, and permitted assigns;

.....
Council Authorised Person

ePlan (DOC.1)

(Sheet 7 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. **SC3912012**

- (h) a reference to a corporation includes its successors and permitted assigns;
- (i) a reference to a document is a reference to a document of any kind, including a plan;
- (j) 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;
- (k) 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;
- (l) a reference to a time is to that time in Sydney;
- (m) 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;
- (n) a requirement to do any thing includes a requirement to cause that thing to be done;
- (o) a word that is derived from a defined word has a corresponding meaning;
- (p) the singular includes the plural and vice-versa; and
- (q) words importing one gender include all other genders.

Any notice, demand, approval, request, application or communication under this instrument must be in writing.

1 Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 1 in the Plan

1.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) the uninterrupted passage through a Burdened lot of any Service to or from the Benefited lot;
- (b) the use of any Service Equipment in a Burdened lot through which a Service passes to or from the Benefited lot (**Relevant Service Equipment**);

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Council Authorised Person

ePlan (DOC.1)

(Sheet 8 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. SC 39/2012

- (c) have Relevant Service Equipment remain in a Burdened lot and where necessary, have the Relevant Service Equipment supported vertically, horizontally, and in each other plane by the Burdened lot; and
 - (d) enter and remain, or direct persons authorised by the owner of a Benefited lot to enter and remain, on the Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works in relation to Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.
- 1.2 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to carry out Works for the purpose of installing in a Burdened lot Service Equipment associated with a Service to or from a Benefited lot which is additional to any Service and Service Equipment actually existing at the date of registration of this instrument and this easement applies to any such additional Service and Service Equipment as though they existed at the date of registration of this instrument.
- 1.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that some Services and associated Service Equipment may be maintained by the Community Association in accordance with the Community Management Statement.
- 1.4 The owner of a Benefited lot has the right, but not the obligation, to carry out Works in relation to any Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.
- 1.5 Before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:
 - (a) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (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.
- 1.6 The owner of a Burdened lot may only withhold consent under **clause 1.5** to the carrying out of the Works if, in the opinion of the owner of the Burdened lot,

.....
Council Authorised Person

ePlan (DOC.1)

(Sheet 9 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. **SC 3912012**

reasonably held, the physical result after the Works are carried out will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.

- 1.7 The owner of a Burdened lot may not withhold consent under **clause 1.5** to the carrying out of Works if the Works:
- (a) need to be carried out in circumstances which involve an emergency or a danger to public safety;
 - (b) are necessary to enable the owner of the Benefited lot to comply with any obligations under the Community Management Statement; or
 - (c) result from or arise out of any relevant Laws or the requirements of any Authority.
- 1.8 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:
- (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
 - (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
 - (c) to ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with all relevant Laws and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

.....
Council Authorised Person

ePlan (DOC.1)

(Sheet 10 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. **SC 39/2012**

- 1.9 The owner of a Benefited lot 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.

**2 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
numbered 2 in the Plan**

- 2.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) have Improvements within the Benefited lot which require support, supported vertically, horizontally, and in any other plane by Improvements on a Burdened lot which are capable of affording support (**Structural Improvements**);
- (b) require that the Structural Improvements on a Burdened lot remain at all times;
- (c) enjoy continued shelter by Improvements within a Burdened lot capable of providing shelter (**Sheltering Improvements**); and
- (d) require that the Sheltering Improvements on a Burdened lot remain at all times.

- 2.2 The owner of a Burdened lot must:

- (a) not permit Structural Improvements and Sheltering Improvements in its lot to become a hazard or a nuisance; and
- (b) carry out Works to Structural Improvements and Sheltering Improvements in its lot, as and when required, to ensure compliance with this **clause 2.2**.

- 2.3 If the owner of a Burdened lot fails to comply with its obligations under this easement, the owner of the Benefited lot has the right at any time to give a notice to the owner of the Burdened lot requiring compliance with those obligations.

.....
Council Authorised Person

ePlan (DOC.1)

(Sheet 11 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. *SC 39 / 2012*

- 2.4 If the owner of a Burdened lot fails to comply with a notice given under **clause 2.3** within a reasonable time after its service, having regard to the type of work or act required:
- (a) the owner of the Benefited lot has the right, but not the obligation, to carry out Works to remedy the failure to comply specified in the notice; and
 - (b) the owner of the Burdened lot must pay the owner of the Benefited lot, within 14 days of receipt of a demand from the owner of the Benefited lot, the costs reasonably and properly incurred by the owner of the Benefited lot in carrying out those Works.
- 2.5 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:
- (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
 - (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
 - (c) to ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with all relevant Laws and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

.....
Council Authorised Person

ePlan (DOC.1)

(Sheet 12 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. SC 39/20/2

**3 Terms of RIGHT OF PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH LIMITED
IN STRATUM (X) numbered 3 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 site of this easement (**Easement Site**), subject to complying with the terms set out in this easement.

3.2 The rights granted under this easement:

- (a) are subject to the rights of the owner and any occupier of the Burdened lot and other persons lawfully entitled to use the Burdened lot from time to time, to continue to use the Easement Site in any manner whatsoever that does not prevent the exercise of the rights granted under this easement;
- (b) are for the Council and Authorised Persons to use the Easement Site on a non-exclusive basis; and
- (c) may only be exercised on foot or using wheelchairs or disabled access aids or by Authorised Vehicles.

3.3 In exercising rights under this easement, the Council and Authorised Persons must:

- (a) comply with the reasonable directions on any signage erected on the Burdened lot; and
- (b) cause as little inconvenience as is practicable to the owner and any occupier of the Burdened lot.

3.4 The Council and Authorised Persons must not park or stand a motor vehicle or trailer on the Burdened lot, except where expressly permitted.

**Name of Authority empowered to release, vary or modify the RIGHT OF
PUBLIC ACCESS 9, 12.5 AND VARIABLE WIDTH LIMITED IN STRATUM (X)
numbered 3 in the Plan:**

Auburn City Council

.....
Council Authorised Person

ePlan (DOC.1)
(Sheet 13 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. *SC 39/2012*

4 Terms of EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.51 WIDE (Y) numbered 4 in the Plan

An EASEMENT FOR ELECTRICITY AND OTHER PURPOSES in the terms set out in memorandum registered number AG823691. In this easement, "easement for electricity and other purposes" is taken to have the same meaning as "easement for electricity works" in the memorandum.

Name of Authority empowered to release, vary or modify the EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.51 WIDE (Y) numbered 4 in the Plan:

Ausgrid

5 Terms of EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 AND 3.5 WIDE (J) numbered 5 in the Plan

An EASEMENT FOR ELECTRICITY AND OTHER PURPOSES in the terms set out in memorandum registered number AG823691. In this easement, "easement for electricity and other purposes" is taken to have the same meaning as "easement for electricity works" in the memorandum.

Name of Authority empowered to release, vary or modify the EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.5 AND 3.5 WIDE (J) numbered 5 in the Plan:

Ausgrid

6 Terms of RESTRICTION ON THE USE OF LAND numbered 6 in the Plan

An on-site car parking space, other than a service or visitor car parking space, in the building erected on the Burdened lot (which on-site car parking space is called **Relevant Space** and which building is called **Building**) shall not be used by any person who is not an occupant, tenant or lessee of a part of the Building, and:

- (a) no occupant, tenant, lessee or registered proprietor of a Relevant Space shall enter into an agreement to lease or licence that Relevant Space to any person who is not an occupant, tenant or lessee of a part of the Building; and

.....
Council Authorised Person

ePlan (DOC.1)

(Sheet 14 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. *SC 39/2012*

- (b) no registered proprietor of a Relevant Space that is a separate lot in the strata plan which subdivides the Building shall enter into an agreement to transfer the ownership of that Relevant Space to any person who is not an occupant, tenant or lessee of a part of the Building.

**Name of Authority empowered to release, vary or modify the RESTRICTION
ON THE USE OF LAND numbered 6 in the Plan:**

Auburn City Council

.....
Council Authorised Person

ePlan (DOC.1)

(Sheet 15 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. **SC 39/2012**

EXECUTED by FAIRMEAD BUSINESS PTY
LTD (ACN 069 006 426) in accordance with
section 127 of the Corporations Act:

John Kinsella

Signature of Director

John Kinsella

Name of Director (block letters)

W Kinsella

Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

EXECUTED by WENTWORTH POINT
DEVELOPMENTS PTY LTD (ACN 146 480
640) in accordance with section 127 of the
Corporations Act:

John Kinsella

Signature of Director

John Kinsella

Name of Director (block letters)

W Kinsella

Signature of Director / Secretary

William Kinsella

Name of Director / Secretary (block letters)

~~SIGNED SEALED AND DELIVERED by~~
as attorney for WESTPAC ADMINISTRATION
PTY. LIMITED (ACN 008 617 203) under
registered power of attorney
Book No.
dated in the presence of:

Signature of witness

Name of witness (block letters)

Address of witness (block letters)

Council Authorised Person

SIGNED SEALED and DELIVERED on
behalf of Westpac Administration Pty
Limited ACN 008 617 203 under power
of attorney dated 30 August 2011
Book 4642 N° 949

S. Mulqueaney
Signature

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

Simone Mulqueaney

Print Name

Witness

JOHN KENNY

Print Name

Address of witness: Level 3,
275 Kent Street, Sydney 2000

ePlan (DOC.1)

(Sheet 16 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. *SC 39/2012*

SIGNED SEALED AND DELIVERED by)
Paul Anthony Armstrong)
as attorney for **ING Bank (Australia) Limited**)
(ACN 000 893 292) under registered power of)
attorney)

Book *4502* No. *58*)

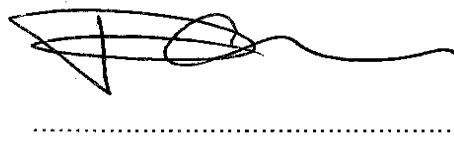
~~dated~~ in the presence of:)

Signature of witness)

Kristine Sawa

Name of witness (block letters) *Gazens Lawyers*
77 Castlereagh Street, Sydney

Address 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

SIGNED SEALED AND DELIVERED by)
Harsharan Gill)
as attorney for **Investec Bank (Australia)**)
Limited (ACN 071 292 594) under registered)
power of attorney)

Book *4634* No. *187*)

dated *25 June 2012* in the presence of:)

Signature of witness)

Naomi Fryer

Name of witness (block letters) *Investec Bank*

Level 23, Chifley Tower, 2 Chifley Square,
Address of witness (block letters) *Sydney 2000*

Harsharan Gill *Alan Chanowitz*
By executing this instrument the attorney
states that the attorney has received no
notice of revocation of the power of attorney

Council Authorised Person

ePlan (DOC.1)

(Sheet 17 of 17 sheets)

Plan: **DP270778**

Plan of subdivision of lots 121 & 122 in
DP1156412 covered by Subdivision
Certificate No. *Se 39/2012*

SIGNED SEALED AND DELIVERED by)

LISA ANNE MAFFINA)
as attorney for **Ausgrid (ABN 67 505 337**)

385) under registered power of attorney)

Book *464* No. *639*)
dated *19/11/2012* in the presence of:)

Signature of witness)

JAMES HAMILTON LONSOACE)

Name of witness (block letters)

570 GEORGE ST, SYDNEY

Address of witness (block letters)

Lisa Maffina

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

Council Authorised Person

REGISTERED



8.1.2013

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

ePlan (DOC.2)

(Sheet 1 of 25 sheets)

Plan: **DP270778**


Plan of subdivision of lot 3 in DP270778
 covered by Subdivision Certificate No. **15/2014**

Full name and
 address of the
 owner of the
 land:

Fairmead Business Pty Ltd
 (ACN 069 006 426)
 Locked Bag 1400
 MEADOWBANK NSW 2114

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 TO PERMIT ENCROACHING STRUCTURE TO REMAIN (WHOLE OF LOT)	5 6	6 5
2	EASEMENT FOR SERVICES (WHOLE OF LOT)	5 6 7	6 and 7 5 and 7 5 and 6
3	EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)	5 6	6 5
4	EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM) (N)	7	5 and 6


 Council Authorised Person





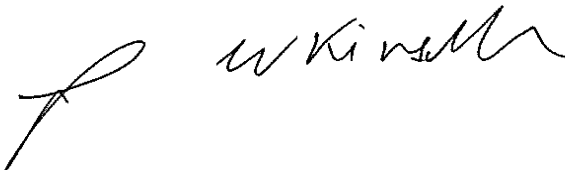
ePlan (DOC.2)
 (Sheet 2 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
 covered by Subdivision Certificate No. 15/2014

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
5	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (A)	5	Ausgrid
6	RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (B)	5	7
7	EASEMENT FOR GARBAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (C)	5	7
8	EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (D)	5	7
9	RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (E)	5	7
10	EASEMENT FOR WASTE STORAGE AND COLLECTION VARIABLE WIDTH (LIMITED IN STRATUM) (H)	5	7
11	RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (K)	5	7
12	EASEMENT FOR SUPPORT AND SHELTER VARIABLE WIDTH (L)	7 4 in DP270778	4 in DP270778 7
13	EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (M)	7 4 in DP270778	4 in DP270778 7


 Council Authorised Person



ePlan (DOC.2)


(Sheet 3 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. **15/2014**

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
14	RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM) (P)	6	Auburn City Council
15	RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STRATUM) (Q)	6	Ausgrid


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Council Authorised Person



ePlan (DOC.2)

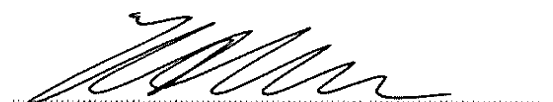
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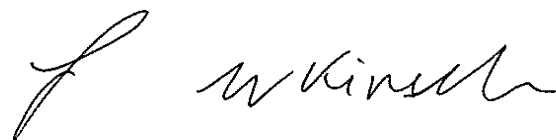
Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

PART 1A (Release)

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 ELECTRICITY AND OTHER PURPOSES 3.3 WIDE (VIDE AE467839)	3 in DP270778	Ausgrid
2	EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN AFFECTING LOT 3 IN DP270778 (VIDE DP1156412)	3 in DP270778	4 in DP270778
3	EASEMENT FOR SUPPORT AND SHELTER AFFECTING LOT 3 IN DP270778 (VIDE DP1156412)	3 in DP270778	4 in DP270778


Council Authorised Person



ePlan (DOC.2)

(Sheet 5 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. **15/2014**

PART 2 (Terms)

In this instrument, unless the context clearly indicates otherwise:

Authorised Person means every person authorised by the owner of a Benefited lot for the purposes of an easement, positive covenant or restriction on the use of land created by this instrument. Subject to the terms of the relevant easement, positive covenant or restriction on the use of land, as the case may be, an "Authorised Person" includes the tenants, lessees, sub-lessees, employees, agents, contractors, licensees, invitees of the owner of a Benefited lot and Council, where applicable.

Authorised Vehicles means:

- (a) public transport vehicles;
- (b) emergency service vehicles;
- (c) any other vehicles undertaking services for or on behalf of an Authority, such as garbage trucks; and
- (d) any other vehicles of less than 2 tonnes in weight.

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.

Building means the building erected on lots 4 and 7 in DP270778.

Community Association means the community association constituted on registration of the Community Plan.

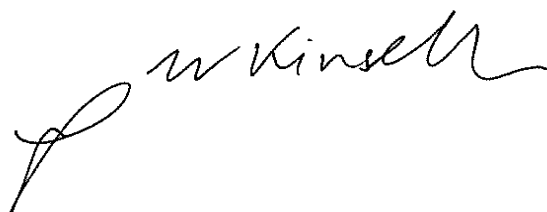
Community Plan means DP270778.

Community Property has the meaning given to it in the Community Management Statement.

Community Management Statement means the community management statement registered with the Community Plan.

Council means the Auburn City Council.


Council Authorised Person



ePlan (DOC.2)

(Sheet 6 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

Equipment means materials, tools, implements, machinery and vehicles.

Improvements means all improvements, structures and fixtures constructed, erected or installed at any time, including any walls, support columns, slabs, waterproofing membranes, foundations and footings.

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.

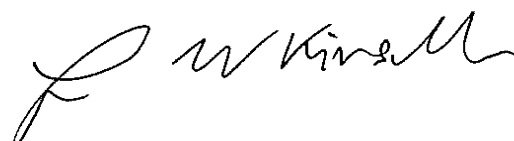
Schedule of Works means, in relation to any Works, a document containing:

- (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 means any service, including:

- (a) potable 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;
- (j) closed circuit television, video and audio services; and


.....
Council Authorised Person



ePlan (DOC.2)

(Sheet 7 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

- (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) recycled water supply;
- (q) an irrigation system; and
- (r) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of a Benefited lot.

Service Apparatus means any item of Service Equipment.

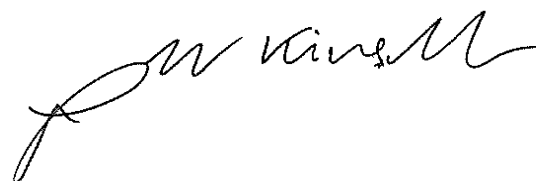
Service Equipment means any structures, machinery, plant, equipment and other things necessary for the purposes of providing or facilitating the provision of a Service, including any pump, pipe, conduit, wire, cable, duct, drain, gully, trap, pit, sump, tank, mast, pole, aerial or other means by or through which a Service is or is to be provided or its provision to be facilitated.

Works means repairs, maintenance, testing, examining, cleaning, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

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;
- (b) **including** is not a word of limitation;
- (c) the words **at any time** mean at any time and from time to time;
- (d) **maintain** includes keep clean and tidy;
- (e) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument;


Council Authorised Person



ePlan (DOC.2)

(Sheet 8 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

- (f) 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;
- (g) a reference to a natural person includes their personal representatives, successors, and permitted assigns;
- (h) a reference to a corporation includes its successors and permitted assigns;
- (i) a reference to a document is a reference to a document of any kind, including a plan;
- (j) 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;
- (k) 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;
- (l) a reference to a time is to that time in Sydney;
- (m) 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;
- (n) a requirement to do any thing includes a requirement to cause that thing to be done;
- (o) a word that is derived from a defined word has a corresponding meaning;
- (p) the singular includes the plural and vice-versa; and
- (q) words importing one gender include all other genders.

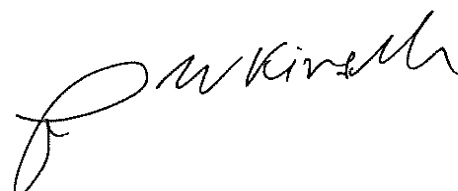
Any notice, demand, approval, request, application or communication under this instrument must be in writing.

1 LIMITATION IN BENEFITED LOT

1.1 This **clause 1** applies to the following easements in this instrument:

- (a) RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (B) numbered 6
in the Plan;


Council Authorised Person



ePlan (DOC.2)

(Sheet 9 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. **15/2014**

- (b) EASEMENT FOR GARBAGE TRUCK ACCESS VARIABLE WIDTH
(LIMITED IN STRATUM) (C) numbered 7 in the Plan;
- (c) EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN
STRATUM) (D) numbered 8 in the Plan;
- (d) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (E)
numbered 9 in the Plan;
- (e) EASEMENT FOR WASTE STORAGE AND COLLECTION VARIABLE
WIDTH (LIMITED IN STRATUM) (H) numbered 10 in the Plan; and
- (f) RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (K) numbered
11 in the Plan.

1.2 The terms of an easement referred to in **clause 1.1** will cease to apply to any part
of the Benefited lot which is at any time created as a public road or converted to
Community Property.

**2 Terms of EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN
(WHOLE OF LOT) numbered 1 in the Plan**

A "Easement to permit encroaching structure to remain" in the terms set out in Part
13 of Schedule 8 of the *Conveyancing Act 1919* (NSW).

**3 Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 2 in the
Plan**

3.1 The owner of a Benefited lot has the right, consistent with the rights of other persons
having the same or similar rights, to:

- (a) the uninterrupted passage through a Burdened lot of any Service to or from
the Benefited lot;
- (b) the use of any Service Equipment in a Burdened lot through which a
Service passes to or from the Benefited lot (**Relevant Service
Equipment**);
- (c) have Relevant Service Equipment remain in a Burdened lot and where
necessary, have the Relevant Service Equipment supported vertically,
horizontally and in each other plane, by the Burdened lot; and


Council Authorised Person



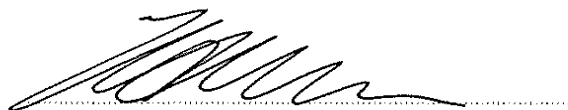
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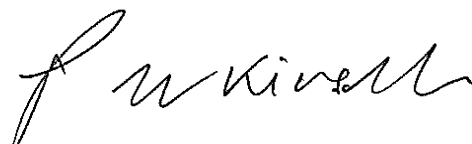
(Sheet 10 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

- (d) enter and remain, or direct persons authorised by the owner of a Benefited lot to enter and remain on the Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works in relation to Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.
- 3.2 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to carry out Works for the purpose of installing in a Burdened lot Service Equipment associated with a Service to or from a Benefited lot which is additional to any Service and Service Equipment actually existing at the date of registration of this instrument and this easement applies to any such additional Service and Service Equipment as though they existed at the date of registration of this instrument.
- 3.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that some Services and associated Service Equipment may be maintained by the Community Association in accordance with the Community Management Statement.
- 3.4 The owner of a Benefited lot has the right, but not the obligation, to carry out Works in relation to any Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.
- 3.5 Before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:
- (a) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (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.
- 3.6 The owner of a Burdened lot may only withhold consent under **clause 3.5** to the carrying out of the Works if, in the opinion of the owner of the Burdened lot, reasonably held, the physical result after the Works are carried out will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.


Council Authorised Person




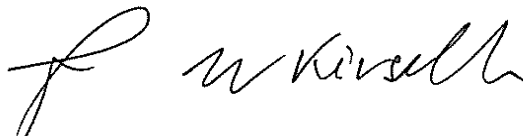
ePlan (DOC.2)
(Sheet 11 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

- 3.7 The owner of a Burdened lot may not withhold consent under **clause 3.5** to the carrying out of Works if the Works:
- (a) need to be carried out in circumstances which involve an emergency or a danger to public safety;
 - (b) are necessary to enable the owner of the Benefited lot to comply with any obligations under the Community Management Statement; or
 - (c) result from or arise out of any relevant Laws or the requirements of any Authority.
- 3.8 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:
- (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
 - (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
 - (c) to ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with all relevant Laws and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.
- 3.9 The owner of a Benefited lot 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.


Council Authorised Person



ePlan (DOC.2)

(Sheet 12 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. **15/2014**

**4 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
numbered 3 in the Plan**

4.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) have Improvements within the Benefited lot which require support, supported vertically, horizontally, and in any other plane by Improvements on a Burdened lot which are capable of affording support (**Structural Improvements**);
- (b) require that the Structural Improvements on a Burdened lot remain at all times;
- (c) enjoy continued shelter by Improvements within a Burdened lot capable of providing shelter (**Sheltering Improvements**); and
- (d) require that the Sheltering Improvements on a Burdened lot remain at all times.

4.2 The owner of a Burdened lot must:

- (a) not permit Structural Improvements and Sheltering Improvements in its lot to become a hazard or a nuisance; and
- (b) carry out Works to Structural Improvements and Sheltering Improvements in its lot, as and when required, to ensure compliance with this **clause 4.2**.

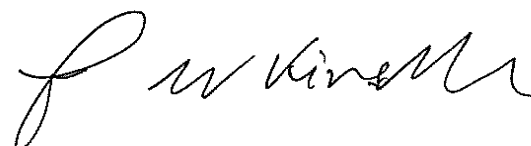
4.3 The owner of a Burdened lot must, while Works are being carried out in accordance with **clause 4.2**, take all reasonable steps to minimise interruption to or interference with any Service and any associated Service Equipment.

4.4 If the owner of a Burdened lot fails to comply with its obligations under this easement, the owner of a Benefited lot has the right at any time to give a notice to the owner of the Burdened lot requiring compliance with those obligations.

4.5 If the owner of a Burdened lot fails to comply with a notice given under **clause 4.4** within a reasonable time after its service, having regard to the type of work or act required, the owner of the Benefited lot has the right, but not the obligation, to do all things reasonably necessary to remedy the failure to comply specified in the notice.

4.6 The owner of the Burdened lot must pay the owner of the Benefited lot within 14 days of a demand from the owner of the Benefited lot, the costs reasonably and


Council Authorised Person



ePlan (DOC.2)

(Sheet 13 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

properly incurred by the owner of the Benefited lot to remedy the failure to comply specified in the notice given under **clause 4.4**.

- 4.7 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:
- (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
 - (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
 - (c) to ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with all relevant Laws and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

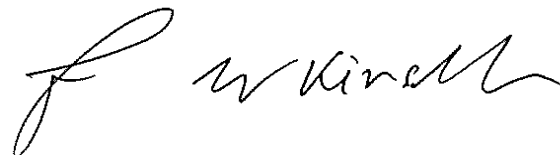
5 Terms of EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (LIMITED IN STRATUM) (N) numbered 4 in the Plan

A "Easement for drainage of water" in the terms set out in Part 8 of Schedule 8 of the *Conveyancing Act 1919* (NSW).

6 Terms of EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (A) numbered ⁵~~4~~ in the Plan

An "*Easement* for electricity and other purposes" in the terms set out in memorandum registered number AG823691. In this easement, "easement for electricity and other purposes" is taken to have the same meaning as "easement for electricity works" in the memorandum.


Council Authorised Person



ePlan (DOC.2)
(Sheet 14 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
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**Name of Authority empowered to release, vary or modify the EASEMENT FOR
ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN
STRATUM) (A) numbered 4⁵ in the Plan:**

Ausgrid

**7 Terms of RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (B) numbered 6
in the Plan**

7.1 The owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) by any reasonable means to go to or from the Benefited lot, including for the purpose of accessing the Waste Storage Room referred to in **Item 9** in **Part 2** of this instrument.

7.2 When exercising its rights or complying with obligations under this easement the owner of the Benefited lot and Authorised Persons must:

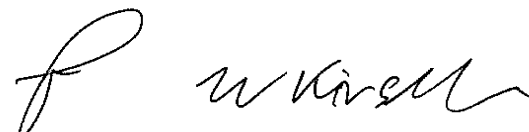
- (a) not permit the Easement Site, or any other part of the Burdened lot, to become a hazard or a nuisance;
- (b) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site; and
- (c) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Burdened lot.

7.3 The owner of the Benefited lot must, at its cost, do all things reasonably necessary, as and when required, to ensure compliance with its obligations under this easement.

7.4 If the owner of the Benefited lot 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.

7.5 If the owner of the Benefited lot fails to comply with a notice given under **clause 7.4** within a reasonable time after its service having regard to the type of work or act


Council Authorised Person



ePlan (DOC.2)

(Sheet 15 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

required, the owner of the Burdened lot has the right, but not the obligation, to do all things necessary to remedy the failure to comply specified in the notice.

- 7.6 The owner of the Benefited lot 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 to remedy the failure to comply specified in the notice given under **clause 7.4**.

**8 Terms of EASEMENT FOR GARBAGE TRUCK ACCESS VARIABLE WIDTH
(LIMITED IN STRATUM) (C) numbered 7 in the Plan**

- 8.1 The owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) by any reasonable means, including with a garbage truck, for the purpose of collecting and removing waste.

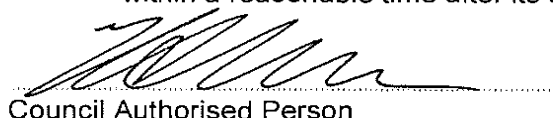
- 8.2 When exercising rights or complying with obligations under this easement, the owner of the Benefited lot and Authorised Persons must:



- (a) not permit the Easement Site, or any other part of the Burdened lot, to become a hazard or a nuisance;
- (b) causes little disturbance and inconvenience as practicable to the owner or any occupier of the Burdened lot or any other person entitled to use the Easement Site; and
- (c) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Burdened lot.

- 8.3 The owner of the Benefited lot must, at its cost, do all things reasonably necessary, as and when required, to ensure compliance with its obligations under this easement.

- 8.4 If the owner of the Benefited lot 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 lot 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


Council Authorised Person

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(Sheet 16 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. **15/2014**

required, the owner of the Burdened lot has the right, but not the obligation, to do all things necessary to remedy the failure to comply specified in the notice.

- 8.6 The owner of the Benefited lot 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 to remedy the failure to comply specified in the notice given under **clause 8.4**.

9 Terms of EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (D) numbered 8 in the Plan

- 9.1 The owner of the Benefited lot and Authorised Persons have the exclusive right to use the waste storage room located on the site of this easement (**Waste Storage Room**) for the purpose of waste storage.

- 9.2 When exercising rights or complying with obligations under this easement, the owner of the Benefited lot and Authorised Persons must:

- (a) not permit the Easement Site, or any other part of the Burdened lot, to become a hazard or a nuisance;
- (b) cause as little disturbance and inconvenience as practicable to the owner or any occupier of the Burdened lot or any other person entitled to use the Waste Storage Room;
- (c) only use the Waste Storage Room for its intended purpose so as not to cause or permit any hazards or nuisances;
- (d) take all reasonable precautions so that no damage is caused to the Waste Storage Room or any other part of the Burdened lot;
- (e) take all reasonable steps to keep the Waste Storage Room clean and tidy, free of vermin and minimise the emission of unpleasant odours; and
- (f) comply with all Laws and the requirements of all Authorities regarding the storage and disposal of waste.

- 9.3 The owner of the Benefited lot must, at its cost, do all things reasonably necessary, as and when required, to ensure compliance with its obligations under this easement.


Council Authorised Person





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Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. **15/2014**

- 9.4 If the owner of the Benefited lot 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.
- 9.5 If the owner of the Benefited lot fails to comply with a notice given under **clause 9.4** 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 do all things reasonable necessary to remedy the failure to comply specified in the notice.
- 9.6 The owner of the Benefited lot 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 to remedy the failure to comply specified in the notice given under **clause 9.4**.
- 10 Terms of RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (E) numbered 9 in the Plan**
- 10.1 The owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) by any reasonable means for the purpose of transporting waste receptacles.
- 10.2 When exercising rights or complying with obligations under this easement, the owner of a Benefited lot and Authorised Persons must:
- (a) not permit the Easement Site, or any other part of the Burdened lot, to become a hazard or a nuisance;
 - (b) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site;
 - (c) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Burdened lot; and
 - (d) not park or stand a motor vehicle or trailer on the Easement Site, or any other part of a Burdened lot, except where expressly permitted.


Council Authorised Person




ePlan (DOC.2)
(Sheet 18 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. **15/2014**

- 10.3 The owner of the Benefited lot must, at its cost, do all things reasonably necessary, as and when required, to ensure compliance with its obligations under this easement.
- 10.4 If the owner of the Benefited lot 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.
- 10.5 If the owner of the Benefited lot fails to comply with a notice given under **clause 10.4** 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 do all things reasonable necessary to remedy the failure to comply specified in the notice.
- 10.6 The owner of the Benefited lot 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 to remedy the failure to comply specified in the notice given under **clause 10.4**.
- 11 Terms of EASEMENT FOR WASTE STORAGE AND COLLECTION VARIABLE WIDTH (LIMITED IN STRATUM) (H) numbered 10 in the Plan**
- 11.1 The owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to use the waste storage collection bay located on the site of this easement (**Waste Storage Collection Bay**) for the purpose of storing waste storage receptacles pending their collection.
- 11.2 When exercising rights or complying with obligations under this easement, the owner of the Benefited lot and Authorised Persons must:
- (a) not exercise its rights under this easement in a manner which permits the Waste Storage Collection Bay to become a hazard or a nuisance;
 - (b) cause as little disturbance and inconvenience as practicable to the owner or any occupier of the Burdened lot or any other person entitled to use the Waste Storage Collection Bay;


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Council Authorised Person



ePlan (DOC.2)

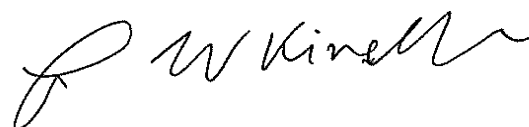
(Sheet 19 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

- (c) only dispose of waste in the waste receptacles in the Waste Storage Collection Bay;
 - (d) only use the Waste Storage Collection Bay for its intended purpose so as not to cause or permit any hazards or nuisances;
 - (e) take all reasonable precautions so that no damage is caused to the Waste Storage Collection Bay or any other part of the Burdened lot; and
 - (f) comply with all Laws and the requirements of all Authorities regarding the storage and disposal of waste.
- 11.3 The owner of the Benefited lot must, at its cost, do all things reasonably necessary, as and when required, to ensure compliance with its obligations under this easement.
- 11.4 If the owner of the Benefited lot 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.
- 11.5 If the owner of the Benefited lot fails to comply with a notice given under **clause 11.4** 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 do all things reasonable necessary to remedy the failure to comply specified in the notice.
- 11.6 The owner of the Benefited lot 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 to remedy the failure to comply specified in the notice given under **clause 11.4**.
- 12 Terms of RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (K) numbered 11 in the Plan**
- 12.1 The owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) by any reasonable means for the purpose of accessing the car spaces on that part Benefited lot immediately adjacent to this Easement Site.


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Council Authorised Person



ePlan (DOC.2)

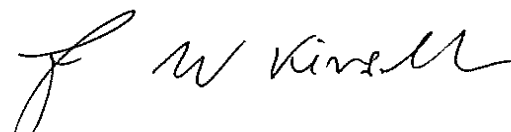
(Sheet 20 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

- 12.2 When exercising its rights or complying with obligations under this easement the owner of the Benefited lot and Authorised Persons must:
- (a) not exercise its rights under this easement in a manner which permits the Waste Storage Collection Bay to become a hazard or a nuisance;
 - (b) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site;
 - (c) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Burdened lot; and
 - (d) not park or stand a motor vehicle or trailer on the Easement Site, or any other part of a Burdened lot, except where expressly permitted.
- 12.3 The owner of the Benefited lot must, at its cost, do all things reasonably necessary, as and when required, to ensure compliance with its obligations under this easement.
- 12.4 If the owner of the Benefited lot 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.
- 12.5 If the owner of a Benefited lot fails to comply with a notice given under **clause 12.4** 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 remedy the failure to comply specified in the notice.
- 12.6 The owner of a Benefited lot 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 to remedy the failure to comply specified in the notice given under **clause 12.4**.
- 13 Terms of EASEMENT FOR SUPPORT AND SHELTER VARIABLE WIDTH (L) numbered 12 in the Plan**
- 13.1 Full and free right for the subjacent and lateral support of that part of the Building erected on the Benefited lot by all such other parts of the Building erected on the


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Council Authorised Person



ePlan (DOC.2)

(Sheet 21 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. **15/2014**

Burdened lot as are capable of affording support and all ancillary rights and obligations reasonably necessary to make this easement effective.

- 13.2 Full and free right for the shelter of that part of the Building erected on the Benefited lot by all such other parts of the Building erected on the Burdened lot as are capable of affording shelter and all ancillary rights and obligations reasonably necessary to make this easement effective.

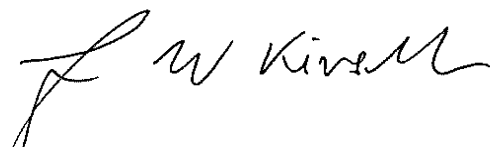
14 Terms of EASEMENT TO PERMIT ENROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (M) numbered 13 in the Plan

14.1 The owner of a Benefited lot has the right at all times:

- (a) to insist that the parts of the Building on the Benefited lot which encroached on the Burdened lot when this easement was created (**Encroaching Structures**) remain, but only to the extent they are within the site of this easement (**Easement Site**);
- (b) to insist that the Services Apparatus providing Services to the Building on the Benefited lot (**Encroaching Services Apparatus**) which, when this Easement was created, encroached on or were installed on or in the Burdened lot remain, but only to the extent they are within the Easement Site;
- (c) the full and free right to the subjacent and lateral support by the Burdened lot of the Encroaching Structures and the Encroaching Services Apparatus;
- (d) to access to all relevant parts of the Burdened lot (either with or without workmen, tools and equipment) for the purposes of inspecting and repairing the Encroaching Structures and the Encroaching Services Apparatus;
- (e) to insist that the Encroaching Structures and the Encroaching Services Apparatus remain; and
- (f) to do all other things necessary in connection with ownership of the Encroaching Structures and the Encroaching Services Apparatus.



Council Authorised Person



ePlan (DOC.2)
(Sheet 22 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

14.2 The owner of a Burdened lot must not do or allow anything to be done to damage or interfere with the Encroaching Structures and the Encroaching Services Apparatus.

15 Terms of RIGHT OF PUBLIC ACCESS 12.5, 14.5 AND 16 WIDE (LIMITED IN STRATUM) (P) numbered 14 in the Plan

15.1 The Council and persons authorised by the Council, which persons include members of the public (**Council Authorised Persons**), have the right to pass across the site of this easement (**Easement Site**), subject to complying with the terms set out in this easement.

15.2 The rights granted under this easement:

- (a) are subject to the rights of the owner and any occupier of the Burdened lot and other persons lawfully entitled to use the Burdened lot from time to time, to continue to use the Easement Site in any manner whatsoever that does not prevent the exercise of the rights granted under this easement;
- (b) are for the Council and Council Authorised Persons to use the Easement Site on a non-exclusive basis; and
- (c) may only be exercised on foot or using wheelchairs or disabled access aids or by Authorised Vehicles.

15.3 In exercising rights under this easement, the Council and Council Authorised Persons must:

- (a) comply with the reasonable directions on any signage erected on the Burdened lot; and
- (b) cause as little inconvenience as is practicable to the owner and any occupier of the Burdened lot.


Council Authorised Person



ePlan (DOC.2)

(Sheet 23 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. *15/2014*

- 15.4 The Council and Council Authorised Persons must not park or stand a motor vehicle or trailer on the Burdened lot, except where expressly permitted.

Name of Authority empowered to release, vary or modify the RIGHT OF PUBLIC ACCESS 9, 12.5 AND 16 WIDE (LIMITED IN STRATUM) (P) numbered 14 in the Plan:


Auburn City Council

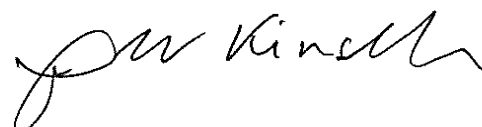
- 16 **Terms of RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STRATUM) (Q) numbered 15 in the Plan**

A "Right of carriageway" within the meaning of Part 1 of Schedule 4A of the *Conveyancing Act 1919* (NSW), together with the right to park vehicles on the right of carriageway.

Name of Authority empowered to release, vary or modify the RIGHT OF CARRIAGEWAY 6 WIDE (LIMITED IN STRATUM) (Q) numbered 15 in the Plan:

Ausgrid


Council Authorised Person



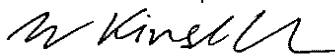
ePlan (DOC.2)

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Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. **15/2014**

EXECUTED by FAIRMEAD BUSINESS PTY
LTD (ACN 069 006 426) in accordance with
section 127 of the Corporations Act:



Signature of Director

William Kinsella

Name of Director (block letters)

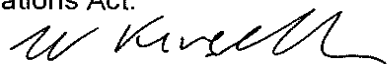


Signature of Director/Secretary

John Fitzgerald
Secretary

Name of Director/Secretary (block letters)

EXECUTED by WENTWORTH POINT
DEVELOPMENTS PTY LTD (ACN 146 480
640) in accordance with section 127 of the
Corporations Act:



Signature of Director

William Kinsella

Name of Director (block letters)

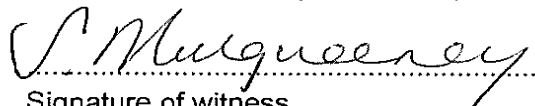


Signature of Director / Secretary

Andrew Bird

Name of Director / Secretary (block letters)

SIGNED SEALED AND DELIVERED by
Matt Taylor
as attorney for WESTPAC ADMINISTRATION
PTY. LIMITED (ACN 008 617 203) under
registered power of attorney
Book 4646 No. 591
dated 26.2.13 in the presence of:



Signature of witness

Simone Mulqueeney

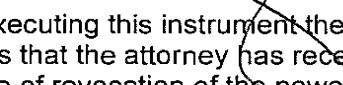
Name of witness (block letters)

**LEVEL 3, 275 KENT STREET
SYDNEY NSW 2000**

Address of witness (block letters)



Council Authorised Person



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

ePlan (DOC.2)

(Sheet 25 of 25 sheets)

Plan: **DP270778**

Plan of subdivision of lot 3 in DP270778
covered by Subdivision Certificate No. **15/2014**

SIGNED SEALED AND DELIVERED by)

as attorney for Ausgrid (ABN 67 505 337)

385) under registered power of attorney)

Book **4641** No. **639**)

dated in the presence of:)

.....*K. Rayner*.....
Signature of witness

.....KATHRYN ANN RAYNER.....
Name of witness (block letters)

.....570 GEORGE ST SYDNEY.....
Address of witness (block letters)

.....*[Signature]*.....
By executing this instrument the attorney
states that the attorney has received no
notice of revocation of the power of attorney

.....*[Signature]*.....
Council Authorised Person

S:4200455_2 EAA

REGISTERED



14.8.2014

ePlan (DOC.3)
(Sheet 1 of 10 sheets)

Plan: **DP270778**

Plan of subdivision of lot 4 in DP270778
covered by Subdivision Certificate No. SC 5/2015

**Full name and
address of the
owner of the
land:**

Fairmead Business Pty Ltd
(ACN 069 006 426)
Locked Bag 1400
MEADOWBANK NSW 2114

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 20 WIDE (T)	10	9
2	EASEMENT FOR DRAINAGE OF WATER 2 WIDE (U)	9	8


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Council Authorised Person

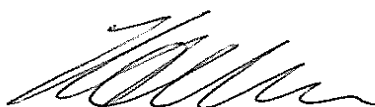
ePlan (DOC.3)
 (Sheet 2 of 10 sheets)

Plan: **DP270778**

Plan of subdivision of lot 4 in DP270778
 covered by Subdivision Certificate No. SC 5/2015

PART 1A (Release)

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 SUPPORT AND SHELTER (VIDE DP270778)	7 in DP270778	4 in DP270778
2	EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (VIDE DP270778)	7 in DP270778	4 in DP270778
3	EASEMENT FOR SUPPORT AND SHELTER (VIDE DP1156412)	4 in DP270778	7 in DP270778
4	EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (VIDE DP1156412)	4 in DP270778	7 in DP270778



Council Authorised Person

ePlan (DOC.3)
(Sheet 3 of 10 sheets)

Plan: **DP270778**

Plan of subdivision of lot 4 in DP270778
covered by Subdivision Certificate No. SC 5/2015


PART 2 (Terms)

In this instrument, unless the context clearly indicates otherwise:

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 **clause 2** of this instrument.

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;
- (b) **including** is not a word of limitation;
- (c) the words **at any time** mean at any time and from time to time;
- (d) **maintain** includes keep clean and tidy;
- (e) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument;
- (f) 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;
- (g) a reference to a natural person includes their personal representatives, successors, and permitted assigns;
- (h) a reference to a corporation includes its successors and permitted assigns;
- (i) a reference to a document is a reference to a document of any kind, including a plan;
- (j) 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;



Council Authorised Person

ePlan (DOC.3)
(Sheet 4 of 10 sheets)

Plan: **DP270778**

Plan of subdivision of lot 4 in DP270778
covered by Subdivision Certificate No. SC 5/2015

- (k) 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;
- (l) a reference to a time is to that time in Sydney;
- (m) 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;
- (n) a requirement to do any thing includes a requirement to cause that thing to be done;
- (o) a word that is derived from a defined word has a corresponding meaning;
- (p) the singular includes the plural and vice-versa; and
- (q) words importing one gender include all other genders.

Any notice, demand, approval, request, application or communication under this instrument must be in writing.

1 Terms of RIGHT OF ACCESS 20 WIDE (T) numbered 1 in the Plan

A "Right of access" in the terms set out in Part 14 of Schedule 8 of the *Conveyancing Act 1919* (NSW).

2 Terms of EASEMENT FOR DRAINAGE OF WATER 2 WIDE (U) numbered 2 in the Plan

2.1 The owner of the Benefited lot has, at all times, the unrestricted right:

- (a) to the free and uninterrupted storage and passage of water along, through or in all those items of Stormwater Service Infrastructure and which are at any time within the site of this easement; and
- (b) to use, operate and repair those items of Stormwater Service Infrastructure contained within the site of this easement.



.....
Council Authorised Person

ePlan (DOC.3)
(Sheet 5 of 10 sheets)

Plan: **DP270778**

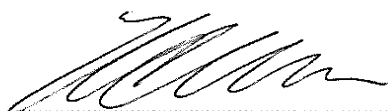
Plan of subdivision of lot 4 in DP270778
covered by Subdivision Certificate No. SC 5/2015

2.2 To enable the owner of the Benefited lot to exercise its rights and obligations under this easement, the owner of the Benefited lot has the unrestricted right:

- (a) after giving reasonable notice to the owner of the Burdened lot (except in an emergency when notice is not required), to enter such part of the Burdened lot in such manner and by such route as is reasonable in the circumstances and with such workmen and materials as is reasonable and necessary in the circumstances;
- (b) to remain on the Burdened lot for such reasonable time as may be necessary in the circumstances;
- (c) to take anything on to the Burdened lot for purposes associated with the Benefited lot's rights and obligations; and
- (d) to carry out work on the Burdened lot for purposes associated with the Benefited lot's rights and obligations.

2.3 In exercising the powers conferred by this easement, the owner of the Benefited lot must:

- (a) ensure all work is done properly;
- (b) cause as little inconvenience as is practicable to the owner of the Burdened lot and any occupier of the Burdened lot;
- (c) cause as little damage as is practicable to the Burdened lot and any improvements on it;
- (d) restore the Burdened lot and any improvements on it as nearly as practicable to its former condition; and
- (e) make good any damage attributable to the activities referred to in this easement.



Council Authorised Person

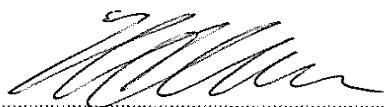
ePlan (DOC.3)

(Sheet 6 of 10 sheets)

Plan: **DP270778**

Plan of subdivision of lot 4 in DP270778
covered by Subdivision Certificate No. SC 5/2015

- 2.4 The owner of the Burdened lot may relocate any item of Stormwater Service Infrastructure the subject of this easement to another location within the site of this easement or the Burdened lot.
- 2.5 In exercising the powers conferred by **clause 2.4** of this easement, the owner of the Burdened lot must:
- (a) give reasonable notice to the owner of the Benefited lot of its intention to carry out any of the activities in **clause 2.4**;
 - (b) carry out all work at its cost;
 - (c) ensure the work is only carried out by properly qualified and licensed tradesmen;
 - (d) cause as little disruption to the Stormwater Service Infrastructure as is practicable in the circumstances;
 - (e) ensure all work is done properly;
 - (f) ensure the relocated site for the relevant item of Stormwater Service Infrastructure is suitable;
 - (g) ensure after relocation the relevant item of Stormwater Service Infrastructure is properly functioning;
 - (h) cause as little inconvenience as is practicable to the owners and occupiers of the Benefited lot; and
 - (i) make good any damage attributable to the activities referred to in this easement.



.....
Council Authorised Person

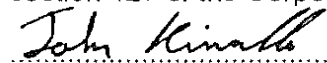
ePlan (DOC.3)

(Sheet 7 of 10 sheets)

Plan: **DP270778**

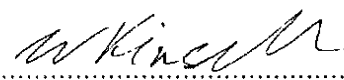
Plan of subdivision of lot 4 in DP270778
covered by Subdivision Certificate No. SC 5/2015

EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)



Signature of Director
John Kinsella

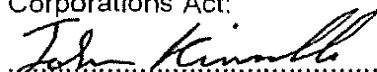
Name of Director (block letters)



Signature of Director/Secretary
William Kinsella

Name of Director/Secretary (block letters)

EXECUTED by WENTWORTH POINT)
DEVELOPMENTS PTY LTD (ACN 146 480)
640) in accordance with section 127 of the)
Corporations Act:)



Signature of Director
John Kinsella

Name of Director (block letters)



Signature of Director / Secretary
William Kinsella

Name of Director / Secretary (block letters)

ePlan (DOC.3)

(Sheet 8 of 10 sheets)

Plan: **DP270778**

Plan of subdivision of lot 4 in DP270778
covered by Subdivision Certificate No. SC 5/2015

SIGNED SEALED AND DELIVERED by)

MELANIE WOOD)
as attorney for **AUSTRALIA AND NEW**)
ZEALAND BANKING GROUP LIMITED ABN)
11 005 357 522 under registered power of)
attorney)

Book *410* No. *4376*)
dated in the presence of:)

L Bowman)
Signature of witness)

LEIGH BOWMAN)
Name of witness (block letters))

19/242 PITT STREET SYDNEY)
Address of witness (block letters)

Melanie Wood)
By executing this instrument the attorney)
states that the attorney has received no)
notice of revocation of the power of attorney)

ePlan (DOC.3)

(Sheet 9 of 10 sheets)

Plan: **DP270778**

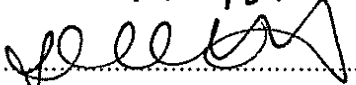
Plan of subdivision of lot 4 in DP270778
covered by Subdivision Certificate No. SC 5/2015

SIGNED SEALED AND DELIVERED by)

as attorney for PROMINENT INVESTMENT
HOLDING II (AUSTRALIA) LIMITED under
registered power of attorney)

Book **4684** No. **115**)

dated **19 March 2015** in the presence of:)

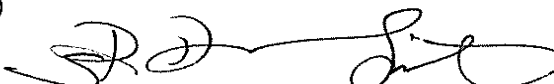

.....
Signature of witness

JESSICA WALLIS
.....

Name of witness (block letters)

1 FARRER PLACE, SYDNEY
.....

Address 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

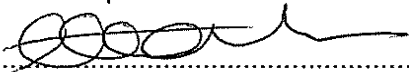
ePlan (DOC.3)

(Sheet 10 of 10 sheets)

Plan: **DP270778**

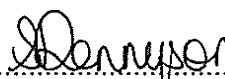
Plan of subdivision of lot 4 in DP270778
covered by Subdivision Certificate No. SC 5/2015

SIGNED SEALED AND DELIVERED by)
as attorney for WESTPAC ADMINISTRATION)
PTY. LIMITED (ACN 008 617 203) under)
registered power of attorney)
Book 4678 No. 176)
dated 16 September 2014 in the presence of:)


Signature of witness

THANH LUU
Name of witness (block letters)
LEVEL 3, 275 KENT STREET
SYDNEY NSW 2000

Address of witness (block letters)



STEPHANIE DENNYSON

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

TIER THREE ATTORNEY

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

ePlan (DOC.4)

(Sheet 1 of 9 sheets)

Plan: **DP270778**

Plan of subdivision of lot 10 in DP270778
covered by Subdivision Certificate No.

Full name and
address of the
owner of the
land:

Fairmead Business Pty Ltd
(ACN 069 006 426)
Locked Bag 1400
MEADOWBANK NSW 2114

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 20 WIDE (W)	12	9
2	EASEMENT FOR SUPPORT AND SHELTER VARIABLE WIDTH (Z)	11 12	12 11
3	EASEMENT TO PERMIT ENCROACHING STRUCTURE AND SERVICES TO REMAIN VARIABLE WIDTH (AA)	11 12	12 11


.....
Council Authorised Person

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

ePlan (DOC.4)

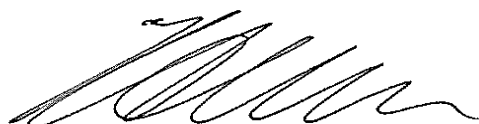
(Sheet 2 of 9 sheets)

Plan: **DP270778**

Plan of subdivision of lot 10 in DP270778
covered by Subdivision Certificate No.

PART 1A (Release)

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 20 WIDE (T) (VIDE DP270778) (DOC. 3) <i>let</i>	10 in DP270778	9 in DP270778
2	EASEMENT TO DRAIN WATER (VIDE K868355)	8 in DP735225	40 in DP270778 <i>let</i>



Council Authorised Person

ePlan (DOC.4)
(Sheet 3 of 9 sheets)

Plan: **DP270778**

Plan of subdivision of lot 10 in DP270778
covered by Subdivision Certificate No.

PART 2 (Terms)

In this instrument, unless the context clearly indicates otherwise:

Building means the building erected on lots 11 and 12 in DP270778 at the date of registration of this instrument.

Service means any service, including:

- (a) potable 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;
- (j) closed circuit television, video and audio services; and
- (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) recycled water supply;
- (q) an irrigation system; and



.....
Council Authorised Person

ePlan (DOC.4)
(Sheet 4 of 9 sheets)

Plan: **DP270778**

Plan of subdivision of lot 10 in DP270778
covered by Subdivision Certificate No.

- (r) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of a Benefited lot.

Service Equipment means any structures, machinery, plant, equipment and other things necessary 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.

Sunset Date means 31 December 2019.

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;
- (b) **including** is not a word of limitation;
- (c) the words **at any time** mean at any time and from time to time;
- (d) **maintain** includes keep clean and tidy;
- (e) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument;
- (f) 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;
- (g) a reference to a natural person includes their personal representatives, successors, and permitted assigns;
- (h) a reference to a corporation includes its successors and permitted assigns;
- (i) a reference to a document is a reference to a document of any kind, including a plan;
- (j) 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;


.....
Council Authorised Person

ePlan (DOC.4)
(Sheet 5 of 9 sheets)

Plan: **DP270778**

Plan of subdivision of lot 10 in DP270778
covered by Subdivision Certificate No.

- (k) 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;
- (l) a reference to a time is to that time in Sydney;
- (m) 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;
- (n) a requirement to do any thing includes a requirement to cause that thing to be done;
- (o) a word that is derived from a defined word has a corresponding meaning;
- (p) the singular includes the plural and vice-versa; and
- (q) words importing one gender include all other genders.

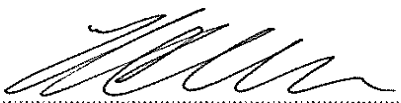
Any notice, demand, approval, request, application or communication under this instrument must be in writing.

1 Terms of RIGHT OF ACCESS 20 WIDE (W) numbered 1 in the Plan

- 1.1 A "Right of access" in the terms set out in Part 14 of Schedule 8 of the *Conveyancing Act 1919* (NSW).
- 1.2 This easement expires and has no further force or effect on and from the Sunset Date.

2 Terms of EASEMENT FOR SUPPORT AND SHELTER VARIABLE WIDTH (Z) numbered 2 in the Plan

- 2.1 Full and free right for the subjacent and lateral support of that part of the Building erected on the Benefited lot by all such other parts of the Building erected on the Burdened lot as are capable of affording support and all ancillary rights and obligations reasonably necessary to make this easement effective.
- 2.2 Full and free right for the shelter of that part of the Building erected on the Benefited lot by all such other parts of the Building erected on the Burdened lot as are capable of affording shelter and all ancillary rights and obligations reasonably necessary to make this easement effective.


.....
Council Authorised Person

ePlan (DOC.4)
(Sheet 6 of 9 sheets)

Plan: **DP270778**

Plan of subdivision of lot 10 in DP270778
covered by Subdivision Certificate No.

3 Terms of EASEMENT TO PERMIT ENCROACHING STRUCTURE AND SERVICES TO REMAIN VARIABLE WIDTH (AA) numbered 3 in the Plan

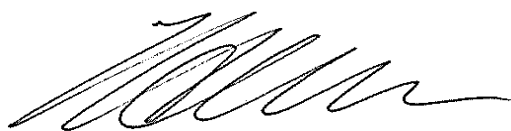
3.1 The owner of a Benefited lot has the right at all times:

- (a) to insist that the parts of the Building on the Benefited lot which encroached on the Burdened lot when this easement was created (**Encroaching Structures**) remain, but only to the extent they are within the site of this easement (**Easement Site**);
- (b) to insist that the Service Equipment providing Services to the Building on the Benefited lot (**Encroaching Service Equipment**) which, when this easement was created, encroached on or were installed on or in the Burdened lot remain;
- (c) the full and free right to the subjacent and lateral support by the Burdened lot of the Encroaching Structures and the Encroaching Services Equipment;
- (d) to access to all relevant parts of the Burdened lot (either with or without workmen, tools and equipment) for the purposes of inspecting and repairing the Encroaching Structures and the Encroaching Services Equipment;
- (e) to insist that the Encroaching Structures and the Encroaching Services Equipment remain; and
- (f) to do all other things necessary in connection with ownership of the Encroaching Structures and the Encroaching Services Equipment.

3.2 The owner of a Burdened lot must not do or allow anything to be done to damage or interfere with the Encroaching Structures and the Encroaching Services Equipment.

4 NAME OF AUTHORITY EMPOWERED TO RELEASE, VARY OR MODIFY THE EASEMENTS NUMBERED 1, 2, AND 3 IN THE PLAN,

Auburn City Council



.....
Council Authorised Person


ePlan (DOC.4)

(Sheet 7 of 9 sheets)

Plan: **DP270778**

Plan of subdivision of lot 10 in DP270778
covered by Subdivision Certificate No.

EXECUTED by FAIRMEAD BUSINESS PTY)
LTD (ACN 069 006 426) in accordance with)
section 127 of the Corporations Act:)


.....
Signature of Director

John Kinsella

.....
Name of Director (block letters)


.....
Signature of Director/Secretary

William Kinsella

.....
Name of Director/Secretary (block letters)

ePlan (DOC.4)

(Sheet 8 of 9 sheets)

Plan: **DP270778**

Plan of subdivision of lot 10 in DP270778
covered by Subdivision Certificate No.

SIGNED SEALED AND DELIVERED by)

LEIGH BOWMAN)

as attorney for AUSTRALIA AND NEW)
ZEALAND BANKING GROUP LIMITED ABN)
11 005 357 522 under registered power of)
attorney)

Book 4376 No. 410

dated 18/11/2002 in the presence of:

.....
Signature of witness ,

.....
Bernard Keylock
Name of witness (block letters)

.....
19/242 PTH ST SYDNEY
Address of witness (block letters)

.....
Y Bowman

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

15

ePlan (DOC.4)
(Sheet 9 of 9 sheets)

Plan: **DP270778**

Plan of subdivision of lot 10 in DP270778
covered by Subdivision Certificate No.

SIGNED SEALED AND DELIVERED by
JON ROBERT LEWIS *as*

11 AUTHORIZED SIGNATORY
~~as attorney for~~ PROMINENT INVESTMENT
HOLDING II (AUSTRALIA) LIMITED ACN
166 234 653 ~~under registered power of~~
~~attorney~~

11 Book _____ No. _____

dated _____ in the presence of:

Chg. Ching
Signature of witness

CHRISTIE CHING

.....
Name of witness (block letters)

15/F., AIA CENTRAL, 1 CONNAUGHT
ROAD CENTRAL, HONG KONG
.....

Address of witness (block letters)

[Signature]
.....
~~By executing this instrument the attorney~~
~~states that the attorney has received no~~
~~notice of revocation of the power of attorney~~

AUTHORIZED SIGNATORY



11

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

ePlan (DOC.5)

(Sheet 1 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
 DP270778 covered by Subdivision
 Certificate No. SC-30/2015

Full name and
 address of the
 owner of the
 land:

Fairmead Business Pty Ltd
 (ACN 069 006 426)
 Suite 101, 25 Angas Street
 MEADOWBANK NSW 2114

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 TO PERMIT ENCROACHING STRUCTURE TO REMAIN (WHOLE OF LOT)	13 14 15	14 and 15 13 and 15 13 and 14
2	EASEMENT FOR SERVICES (WHOLE OF LOT)	13 14 15	14 and 15 13 and 15 13 and 14
3	EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)	13 14 15	14 and 15 13 and 15 13 and 14



.....
 Council Authorised Person



ePlan (DOC.5)

(Sheet 2 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. SC-30/2015

PART 2 (Terms)

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this instrument, unless the context clearly indicates otherwise:

Authorised Person means every person authorised by the owner of a Benefited lot for the purposes of an easement, positive covenant or restriction on the use of land created by this instrument. Subject to the terms of the relevant easement, positive covenant or restriction on the use of land, as the case may be, an Authorised Person includes:

- (a) ~~for the purposes of any easement, positive covenant or restriction on the use of land that relates to a Facility, persons permitted by the Strata Management Statement, or any Rules, to access or use the particular Facility, and~~ WK JK MK
- (b) ~~for the purposes of all other easements, positive covenants and restrictions on the use of land,~~ the tenants, lessees, sub-lessees, employees, agents, contractors, licensees and invitees of the owner of the Benefited lot.


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 Association means the community association constituted on registration of the Community Plan.

Community Management Statement means the community management statement registered with the Community Plan.

Community Plan means DP270778.

Council means Auburn City Council.


.....
Council Authorised Person

WK
JK

ePlan (DOC.5)
(Sheet 3 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. SC-30/2015

Emergency means any emergency situation, including one that involves a risk to a person's health or safety.

Equipment means materials, tools, implements, machinery and vehicles.

Improvements means all improvements, structures and fixtures constructed, erected or installed at any time, including, any walls, support columns, slabs, foundations and footings.

Law means any:

- (a) act, ordinance, regulation, by-law, order, award and proclamation of the Commonwealth of Australia and State of New South Wales; and
- (b) certificate, licence, consent, permit, approval and requirement of organisations having jurisdiction over Works.

Maintain includes:

- (a) keep clean and tidy;
- (b) maintain in good and serviceable condition;
- (c) maintain in structurally sound condition;
- (d) repair as necessary; and
- (e) replace as necessary.

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 means any service ~~in the Building~~ including:

WK JK MK

NK

.....
Council Authorised Person

WK JK

ePlan (DOC.5)

(Sheet 4 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. **SC-30/2015**

- (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;
- (j) any service received and dispersed by a Special Receiving Facility;
- (k) a system for the removal and passage of sewage;
- (l) a system for the removal and passage of trade waste;
- (m) a system for the passage of water;
- (n) a mechanical ventilation system;
- (o) a fire safety or control system;
- (p) hydraulic services;
- (q) a security system;
- (r) escalators;
- (s) lifts;
- (t) closed circuit television video and audio services; and

.....
Council Authorised Person

ePlan (DOC.5)
(Sheet 5 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. SC-30/2015

- (u) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of the Building.

Service Equipment means the structures, machinery, plant, equipment and things ~~in the Building~~ 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.

WK
JK
MK


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 includes inspecting, testing, cleaning, maintenance, repairs, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

1.2 References to certain terms

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;
- (b) **including** is not a word of limitation;
- (c) the words **at any time** mean at any time and from time to time;
- (d) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument;
- (e) 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;
- (f) a reference to a natural person includes their personal representatives, successors, and permitted assigns;


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Council Authorised Person

WK
JK

ePlan (DOC.5)
(Sheet 6 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. SC-30/2015

- (g) a reference to a corporation includes its successors and permitted assigns;
- (h) a reference to a document is a reference to a document of any kind, including a plan;
- (i) where this instrument refers to a body or authority which no longer exists, unless otherwise prescribed by law, there is taken to be substituted a body or authority having substantially the same objects as the named body or authority;
- (j) 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;
- (k) a reference to a time is to that time in Sydney;
- (l) 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;
- (m) a requirement to do any thing includes a requirement to cause that thing to be done;
- (n) a word that is derived from a defined word has a corresponding meaning;
- (o) the singular includes the plural and vice-versa;
- (p) words importing one gender include all other genders; and
- (q) a reference to a **Burdened lot** or a **Benefited lot** includes, where the context permits, any Improvements on such a lot.

Any notice, demand, approval, request, application or communication under this instrument must be in writing.



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Council Authorised Person



ePlan (DOC.5)

(Sheet 7 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
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1.3 Complying with the Community Management Statement

For each easement, positive covenant and restriction on the use of land in this instrument, each owner of a Benefited lot must take all reasonable steps to ensure that its Authorised Persons:

- (a) comply with the terms of this instrument when exercising rights or complying with obligations under this instrument; and
- (b) comply with the Community Management Statement, where applicable.

1.4 Positive covenants and maintenance requirements

A requirement in an easement that an owner of a Benefited lot or an owner of a Burdened lot Maintain the site of an easement, or any thing in the site of an easement, is a reference to maintain or repair or maintain and repair in accordance with section 88BA of the *Conveyancing Act 1919* (NSW) and is therefore intended to create a positive covenant under that section.

1.5 Release and indemnity

- (a) This clause 1.5 applies to each easement in this instrument;
- (b) The owner of a Benefited lot and Authorised Persons release and indemnify the owner of a Burdened lot from and against all damage, expense, loss or liability of any nature suffered or incurred by the owner of the Burdened lot arising from or in consequence of the exercise by the owner of the Benefited lot and Authorised Persons of their rights under the easement and compliance by the owner of the Benefited lot and Authorised Persons with any obligations under the easement, including:
 - (i) loss or damage to the property of the owner or any occupier of the Burdened lot, except fair wear and tear;
 - (ii) loss, damage, expense or liability in respect of any other property; and


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Council Authorised Person

ePlan (DOC.5)

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Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
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(iii) loss, expense or liability in respect of personal injury, disease, illness or death.

(c) The relevant release and indemnity under **clause 1.5(b)** will be reduced proportionately to the extent that the damage, expense, loss or liability arises from a negligent act or omission of the owner of the Burdened lot or its officers, employees, contractors or agents.

2 TERMS OF EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (WHOLE OF LOT) NUMBERED 1 IN THE PLAN

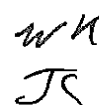
2.1 The terms of the easement to permit encroaching structure to remain as set out in Schedule 8 of the *Conveyancing Act 1919* (NSW) are incorporated into this document.

3 Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 2 in the Plan

3.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) the uninterrupted passage through a Burdened lot of any Service to or from the Benefited lot;
- (b) the use of any Service Equipment in a Burdened lot through which a Service passes to or from the Benefited lot (**Relevant Service Equipment**);
- (c) have Relevant Service Equipment remain in a Burdened lot and where necessary, have the Relevant Service Equipment supported vertically, horizontally and in each other plane, by the Burdened lot; and
- (d) enter and remain, or direct persons authorised by the owner of a Benefited lot to enter and remain on the Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works in


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Council Authorised Person



ePlan (DOC.5)

(Sheet 9 of 18 sheets)

Plan: DP270778

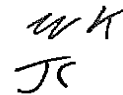
Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. SC-30/2015

relation to Relevant Service Equipment that is not being maintained by the
Community Association under the Community Management Statement.

- 3.2 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to carry out Works for the purpose of installing in a Burdened lot Service Equipment associated with a Service to or from a Benefited lot which is additional to any Service and Service Equipment actually existing at the date of registration of this instrument and this easement applies to any such additional Service and Service Equipment as though they existed at the date of registration of this instrument.
- 3.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that some Services and associated Service Equipment may be maintained by the Community Association in accordance with the Community Management Statement.
- 3.4 The owner of a Benefited lot has the right, but not the obligation, to carry out Works in relation to any Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.
- 3.5 Before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:
- (a) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (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.
- 3.6 The owner of a Burdened lot may only withhold consent under clause 3.5 to the carrying out of the Works if, in the opinion of the owner of the Burdened lot, reasonably held, the physical result after the Works are carried out will substantially



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ePlan (DOC.5)

(Sheet 10 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
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detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.

3.7 The owner of a Burdened lot may not withhold consent under clause 3.5 to the carrying out of Works if the Works:

- (a) need to be carried out in circumstances which involve an emergency or a danger to public safety;
- (b) are necessary to enable the owner of the Benefited lot to comply with any obligations under the Community Management Statement; or
- (c) result from or arise out of any relevant Laws or the requirements of any Authority.

3.8 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:

- (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
- (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
- (c) to ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with all relevant Laws and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as



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Council Authorised Person



ePlan (DOC.5)
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reasonably practicable to its condition before the carrying out of
the Works.

- 3.9 The owner of a Benefited lot 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.


**4 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
numbered 3 in the Plan**

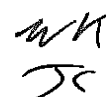
- 4.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) have Improvements within the Benefited lot which require support, supported vertically, horizontally, and in any other plane by Improvements on a Burdened lot which are capable of affording support (**Structural Improvements**);
- (b) require that the Structural Improvements on a Burdened lot remain at all times;
- (c) enjoy continued shelter by Improvements within a Burdened lot capable of providing shelter (**Sheltering Improvements**); and
- (d) require that the Sheltering Improvements on a Burdened lot remain at all times.

- 4.2 The owner of a Burdened lot must:

- (a) not permit Structural Improvements and Sheltering Improvements in its lot to become a hazard or a nuisance; and
- (b) carry out Works to Structural Improvements and Sheltering Improvements in its lot, as and when required, to ensure compliance with this **clause 4.2**.


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Council Authorised Person




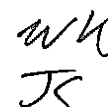
ePlan (DOC.5)
(Sheet 12 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
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- 4.3 If the owner of a Burdened lot fails to comply with its obligations under this easement, the owner of the Benefited lot has the right at any time to give a notice to the owner of the Burdened lot requiring compliance with those obligations.
- 4.4 If the owner of a Burdened lot fails to comply with a notice given under **clause 4.3** within a reasonable time after its service, having regard to the type of work or act required:
- (a) the owner of the Benefited lot has the right, but not the obligation, to carry out Works to remedy the failure to comply specified in the notice; and
 - (b) the owner of the Burdened lot must pay the owner of the Benefited lot, within 14 days of receipt of a demand from the owner of the Benefited lot, the costs reasonably and properly incurred by the owner of the Benefited lot in carrying out those Works.
- 4.5 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:
- (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
 - (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
 - (c) to ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with all relevant Laws and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as


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Council Authorised Person



ePlan (DOC.5)

(Sheet 13 of 18 sheets)

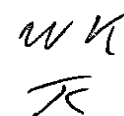
Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. **SC-30/2015**

reasonably practicable to its condition before the carrying out of
the Works.



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Council Authorised Person



ePlan (DOC.5)
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Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. SC-30/2015

EXECUTED by FAIRMEAD BUSINESS)
PTY LTD (ACN 069 006 426) in)
accordance with section 127 of the)
Corporations Act:)


.....
Signature of Director


John Kinsella

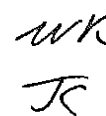
.....
Name of Director (block letters)


.....
Signature of Director/Secretary

William Kinsella

.....
Name of Director/Secretary (block letters)


.....
Council Authorised Person



ePlan (DOC.5)
(Sheet 15 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. SC-30/2015

SIGNED SEALED AND DELIVERED by)

John Malone)

as attorney for AUSTRALIA AND NEW
ZEALAND BANKING GROUP LIMITED)

ABN 11 005 357 522 under registered)

power of attorney)

Book 4692 No. 517)

dated 26 July 2012 in the presence)
of:)

AKalochannu

Signature of witness

ANASTASIA
KALOGIANNIS

Name of witness (block letters)

242 Pitt Street Sydney

Address of witness (block letters)

AK

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

AK

Council Authorised Person

AK
F

ePlan (DOC.5)

(Sheet 16 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. SC-30/2015

SIGNED SEALED AND DELIVERED by)

STUART PETER DIXON-SMITH)

as attorney for PROMINENT INVESTMENT
HOLDING II (AUSTRALIA) LIMITED ACN
166 234 653 under registered power of
attorney)

Book 4703 No. 403)

dated 13 March 2016 in the presence of)

Signature of witness

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

JANET CATHERINE DIXON-SMITH

Name of witness (block letters)

5 PUNCH ST, BALMAIN NSW

Address of witness (block letters)

.....
Council Authorised Person

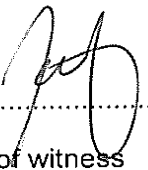
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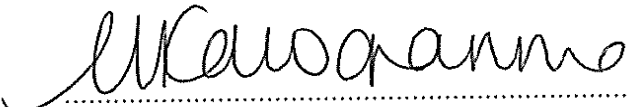
ePlan (DOC.5)
(Sheet 17 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. SC-30/2015

SIGNED SEALED AND DELIVERED by)
ANASTASIA)
KALOGIANNIS)
as attorney for ANZ FIDUCIARY)
SERVICES PTY LTD (ACN 100 709 493))
under registered power of attorney)
Book 4692 No. 517)
dated 04.08.15 in the presence)
of:)


Signature of witness




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

KIT LIEW

Name of witness (block letters)

242 Pitt St SYDNEY NSW 2000

Address of witness (block letters)


Council Authorised Person

WK
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ePlan (DOC.5)
(Sheet 18 of 18 sheets)

Plan: DP270778

Plan of subdivision of Lot 8 & 9 in
DP270778 covered by Subdivision
Certificate No. SC-30/2015

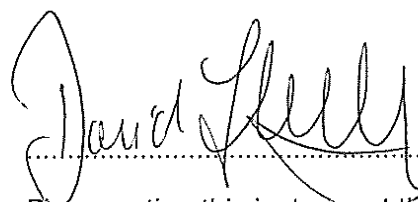
SIGNED SEALED AND DELIVERED by)
)
)


as attorney for A3 SG ALPHA PTE. LTD
under registered power of attorney)
Book 4700 No. 510)
dated 23 DECEMBER 2015 in the presence)
of:)
)


.....
Signature of witness

TIM MEIKLEJOHN
.....
Name of witness (block letters)

LEVEL 61, 1 FARREL PLACE, GOVERNOR PHILLIP TOWER,
SYDNEY NSW 2000
Address 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
DAVID FLANNERY


.....
Council Authorised Person

W K
Tc

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

ePlan (DOC.6)

(Sheet 1 of 36 sheets)

Plan: DP270778

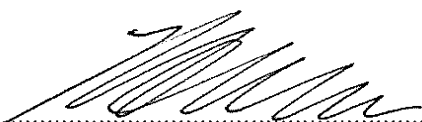
Plan of subdivision of Lot 7 in DP270778
 covered by Subdivision Certificate No.
 SC-11/2015

Full name and
 address of the
 owner of the
 land:

Fairmead Business Pty Ltd
 (ACN 069 006 426)
 Suite 101, 25 Angas Street
 MEADOWBANK NSW 2114

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 SUPPORT AND SHELTER (WHOLE OF LOT)	Lot 16 Lot 17 Lot 18	Lots 17 and 18 Lots 16 and 18 Lots 16 and 17
2	EASEMENT FOR SERVICES (WHOLE OF LOT)	Lot 16 Lot 17 Lot 18	Lots 17 and 18 Lots 16 and 18 Lots 16 and 17
3	EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (WHOLE OF LOT)	Lot 16 Lot 17 Lot 18	Lots 17 and 18 Lots 16 and 18 Lots 16 and 17
4	EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)	Lot 16 Lot 17	Lot 17 Lot 16
5	RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (AC)	Lot 18	Auburn City Council


 Council Authorised Person

Draft Deposited Plan Instrument



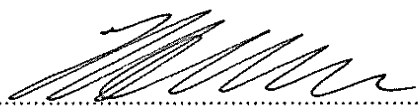
ePlan (DOC.6)

(Sheet 2 of 36 sheets)

Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
 covered by Subdivision Certificate No.
 SC-11/2015

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	RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AD)	Lot 16	Lot 17
7	RIGHT OF ACCESS 2.9 WIDE (LIMITED IN STRATUM) (AE)	Lot 16	Lot 17
8	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AF)	Lot 16	Lot 17
9	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AG)	Lot 16	Lot 17
10	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AH)	Lot 16 Lot 17	Lot 17 Lot 16
11	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AI)	Lot 16	Lot 17
12	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AJ)	Lot 17	Lot 16
13	EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (AK)	Lot 16	Lot 17
14	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AL)	Lot 16	Ausgrid


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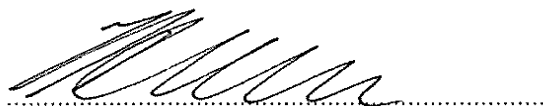
ePlan (DOC.6)

(Sheet 3 of 36 sheets)

Plan: DP270778

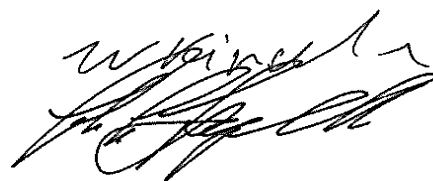
Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
SC-11/2015

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
15	EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (AM)	Lot 18	Auburn City Council and Lot 11 in DP270778



Council Authorised Person

Draft Deposited Plan Instrument



ePlan (DOC.6)

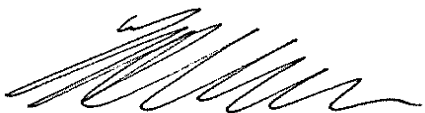
(Sheet 4 of 36 sheets)

Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
 covered by Subdivision Certificate No.
 SC-11/2015

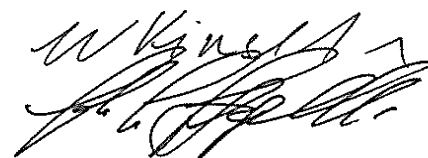
Part 1A (Release)

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 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 5.8 METER(S) WIDE (LIMITED IN STRATUM) (B) (VIDE DP270778 (DOC. 2))	CP/SP90076	Lot 18
2	EASEMENT FOR GARBAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (C) (VIDE DP270778 (DOC. 2))	CP/SP90076	Lot 18
3	EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (D) (VIDE DP270778 (DOC. 2))	CP/SP90076	Lot 18
4	RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (E) (VIDE DP270778 (DOC. 2))	CP/SP90076	Lot 18
5	EASEMENT FOR WASTE STORAGE AND COLLECTION VARIABLE WIDTH (LIMITED IN STRATUM) (H) (VIDE DP270778 (DOC. 2))	CP/SP90076	Lot 18
6	RIGHT OF ACCESS 5.8 WIDE (LIMITED IN STRATUM) (K) (VIDE DP270778 (DOC. 2))	CP/SP90076	Lot 18



Council Authorised Person

Draft Deposited Plan Instrument



ePlan (DOC.6)

(Sheet 5 of 36 sheets)

Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
SC-11/2015

PART 2 (Terms)

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this instrument, unless the context clearly indicates otherwise:

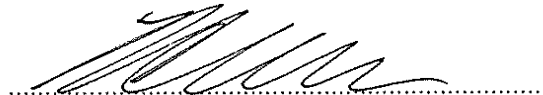
Authorised Person means every person authorised by the owner of a Benefited lot for the purposes of an easement, positive covenant or restriction on the use of land created by this instrument. Subject to the terms of the relevant easement, positive covenant or restriction on the use of land, as the case may be, an Authorised Person includes:

- (a) for the purposes of any easement, positive covenant or restriction on the use of land that relates to a Facility, persons permitted by the Strata Management Statement, or any Rules, to access or use the particular Facility; and
- (b) for the purposes of all other easements, positive covenants and restrictions on the use of land, the tenants, lessees, sub-lessees, employees, agents, contractors, licensees and invitees of the owner of the Benefited lot.

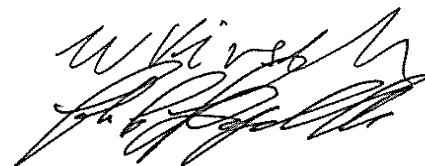
Authorised Vehicles means:

- (a) public transport vehicles;
- (b) emergency service vehicles;
- (c) any other vehicles undertaking services for or on behalf of an Authority, such as garbage trucks; and
- (d) any other vehicles of less than 2 tonnes in weight.

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.


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Council Authorised Person

Draft Deposited Plan Instrument



ePlan (DOC.6)
(Sheet 6 of 36 sheets)

Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
SC-11/2015

Building means the building constructed within lots 16 and 17 in the Plan.

Click and Collect Bay has the meaning given to it in **clause 11.2**.

Committee means the building management committee constituted in accordance with the Strata Management Statement.

Community Association means the community association constituted on registration of the Community Plan.

Community Management Statement means the community management statement registered with the Community Plan.

Community Plan means DP270778.

Council means Auburn City Council.

Emergency means any emergency situation, including one that involves a risk to a person's health or safety.

Emergency Equipment includes fire extinguishers, fire hoses and any other equipment available designed for a similar use.

Equipment means materials, tools, implements, machinery and vehicles.

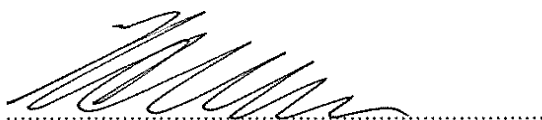
Facility has the meaning given to it in the Strata Management Statement.

Improvements means all improvements, structures and fixtures constructed, erected or installed at any time, including, any walls, support columns, slabs, foundations and footings.

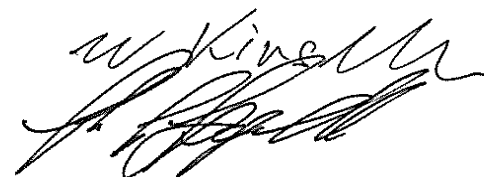
Last Registration Date means the date on which the strata plan subdividing lot 17 in the Plan is registered.

Law means any:

- (a) act, ordinance, regulation, by-law, order, award and proclamation of the Commonwealth of Australia and State of New South Wales; and


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- (b) certificate, licence, consent, permit, approval and requirement of organisations having jurisdiction over Works.

Maintain includes:

- (a) keep clean and tidy;
- (b) maintain in good and serviceable condition;
- (c) maintain in structurally sound condition;
- (d) repair as necessary; and
- (e) replace as necessary.

Rules has the meaning given to it in the Strata Management Statement.

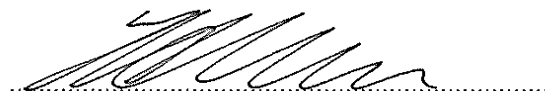
Schedule of Facilities has the meaning given to it in the Strata Management Statement.

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.

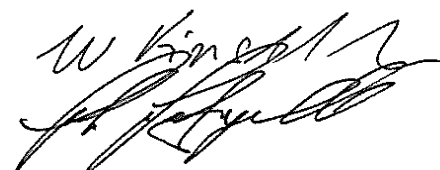
Service means any service in the Building including:

- (a) water supply;
- (b) gas supply;
- (c) electricity supply;
- (d) air conditioning;
- (e) a telephone service;



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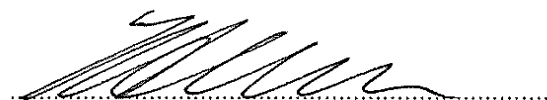
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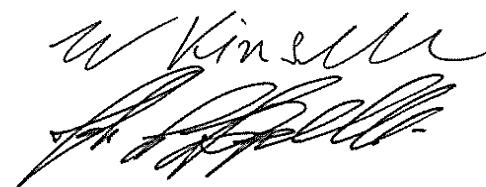
- (f) a high speed internet service;
- (g) a digital transmission service;
- (h) a radio service;
- (i) a television service;
- (j) any service received and dispersed by a Special Receiving Facility;
- (k) a system for the removal and passage of sewage;
- (l) a system for the removal and passage of trade waste;
- (m) a system for the passage of water;
- (n) a mechanical ventilation system;
- (o) a fire safety or control system;
- (p) hydraulic services;
- (q) a security system;
- (r) escalators;
- (s) lifts;
- (t) closed circuit television video and audio services; and
- (u) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of the Building.

Service Equipment means the structures, machinery, plant, equipment and things in the Building 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, motor, pole, aerial or other means by or through which a Service is or is to be provided or its provision to be facilitated.



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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.

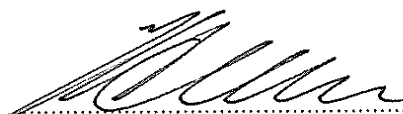
Strata Management Statement means the strata management statement in force in respect of the Building.

Works includes inspecting, testing, cleaning, maintenance, repairs, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

1.2 References to certain terms

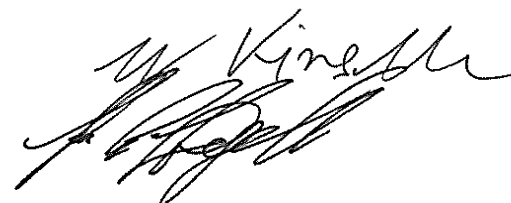
In this instrument unless the context clearly indicates otherwise:

- (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;
- (b) **including** is not a word of limitation;
- (c) the words **at any time** mean at any time and from time to time;
- (d) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument;
- (e) 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;
- (f) a reference to a natural person includes their personal representatives, successors, and permitted assigns;
- (g) a reference to a corporation includes its successors and permitted assigns;
- (h) a reference to a document is a reference to a document of any kind, including a plan;



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- (i) where this instrument refers to a body or authority which no longer exists, unless otherwise prescribed by law, there is taken to be substituted a body or authority having substantially the same objects as the named body or authority;
- (j) 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;
- (k) a reference to a time is to that time in Sydney;
- (l) 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;
- (m) a requirement to do any thing includes a requirement to cause that thing to be done;
- (n) a word that is derived from a defined word has a corresponding meaning;
- (o) the singular includes the plural and vice-versa;
- (p) words importing one gender include all other genders; and
- (q) a reference to a **Burdened lot** or a **Benefited lot** includes, where the context permits, any Improvements on such a lot.

Any notice, demand, approval, request, application or communication under this instrument must be in writing.

1.3 Complying with the Strata Management Statement and Community Management Statement

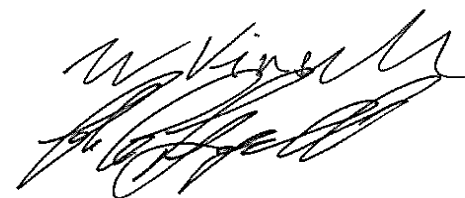
For each easement, positive covenant and restriction on the use of land in this instrument, each owner of a Benefited lot must take all reasonable steps to ensure that its Authorised Persons:

- (a) comply with the terms of this instrument when exercising rights or complying with obligations under this instrument;



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- (b) comply with the Community Management Statement, where applicable; and
- (c) comply with the Strata Management Statement, where applicable.

1.4 Positive covenants and maintenance requirements

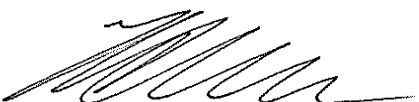
A requirement in an easement that an owner of a Benefited lot or an owner of a Burdened lot Maintain the site of an easement, or any thing in the site of an easement, is a reference to maintain or repair or maintain and repair in accordance with section 88BA of the *Conveyancing Act 1919* (NSW) and is therefore intended to create a positive covenant under that section.

1.5 Section 8AB of the *Strata Schemes (Freehold Development) Act 1973*

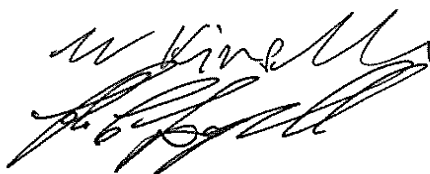
If section 8AB of the *Strata Schemes (Freehold Development) Act 1973* (NSW) operates to create rights and obligations in connection with any easement in this instrument, then the rights and obligations created under section 8AB are varied or negated to the extent that such rights and obligations are inconsistent with the rights and obligations provided for in the easement and the terms of the relevant easement prevail.

**2 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
numbered 1 in the Plan**

- 2.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:
- (a) have Improvements within the Benefited lot which require support, supported vertically, horizontally, and in any other plane by Improvements on a Burdened lot which are capable of affording support to the Benefited lot (**Structural Improvements**);
 - (b) require that the Structural Improvements remain on a Burdened lot at all times;
 - (c) enjoy continued shelter by Improvements within a Burdened lot capable of providing shelter to the Benefited lot (**Sheltering Improvements**); and


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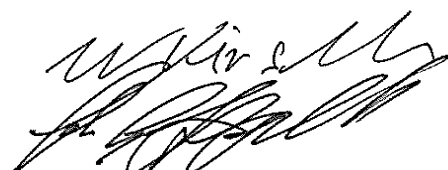
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- (d) require that the Sheltering Improvements remain on a Burdened lot at all times.
- 2.2 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that:
 - (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) some of the Structural Improvements and Sheltering Improvements will be Facilities which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Structural Improvements and the Sheltering Improvements as Facilities will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 2.3 For the purpose of the operation of section 8AA of the *Strata Schemes (Freehold Development) Act 1973* (NSW), if the terms of this easement and the terms referred to in section 8AA are inconsistent, to the extent of the inconsistency and as permitted by Law, the terms set out in this instrument prevail.
- 3 **Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 2 in the Plan**
- 3.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:
 - (a) the uninterrupted passage through a Burdened lot of any Service to or from the Benefited lot which, at the Last Registration Date, passes through, or is situated in, the Burdened lot;


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- (b) the ongoing use of any Service Equipment in a Burdened lot through which, at the Last Registration Date, a Service passes to or from the Benefited lot (**Relevant Service Equipment**);
- (c) have Relevant Service Equipment remain in a Burdened lot and, where necessary, have it supported vertically, horizontally, and in each other plane by the Burdened lot; and
- (d) enter and remain, or direct Authorised Persons to enter and remain, on a Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works and do anything else it is permitted or required to do under this easement in relation to Relevant Service Equipment in that lot.

3.2 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that:

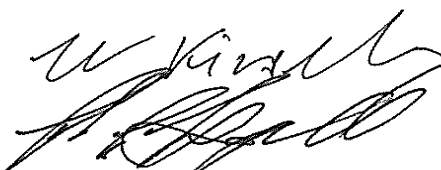
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) some of the Services and associated Relevant Service Equipment will be Facilities which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining such Services and associated Relevant Service Equipment as Facilities will be allocated under the Strata Management Statement and the Schedule of Facilities.

3.3 The owner of a Benefited lot must Maintain:

- (a) Relevant Service Equipment which is not a Facility, and for which no other person is responsible, so that it is not, or not likely to become, a hazard or a nuisance; and


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- (b) at its cost carry out Works and do anything else reasonably necessary in relation to such Relevant Service Equipment as and when required, to ensure compliance with this **clause 3.3**.
- 3.4 The owner of a Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to Relevant Service Equipment which:
 - (a) is a Facility; and
 - (b) if, in the opinion of the owner of the Benefited lot, reasonably held, neither the Committee nor the owner of a Burdened lot is properly Maintaining the Relevant Service Equipment,so that it is fit to be used for its intended purpose.
- 3.5 Subject to **clauses 3.6 and 3.7**, before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:
 - (a) provide the owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.
- 3.6 The owner of a Benefited lot is not obliged to comply with **clauses 3.5(a) to 3.5(d)** where, in the opinion of the owner of the Benefited lot, reasonably held, there is an Emergency.



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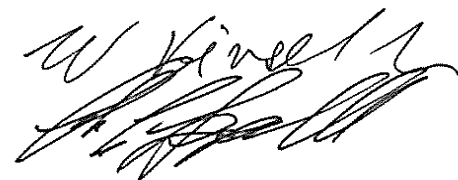
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- 3.7 The owner of a Benefited lot is not obliged to comply with **clauses 3.5(c) and 3.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under this easement;
 - (b) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement, or the Community Management Statement;
 - (c) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement or the Community Management Statement; or
 - (d) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 3.8 The owner of a Burdened lot may only withhold consent under **clause 3.5(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.
- 3.9 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and



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- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

3.10 If the owner of a Benefited lot fails to comply with its obligations under **clause 3.3(a)** in relation to Relevant Service Equipment on a Burdened lot, 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.


3.11 If the owner of a Benefited lot fails to comply with a notice given under **clause 3.10** within a reasonable time after its service, having regard to the type of work or act required:

- (a) the owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy the failure to comply specified in the notice; and
- (b) the owner of the Benefited lot must pay the owner of the Burdened lot, within 14 days of receipt of a demand from the owner of the Burdened lot, the costs reasonably and properly incurred by the owner of the Burdened lot under this **clause 3.11**.

3.12 In addition to its rights under **clauses 3.10** and **3.11** if, in the opinion of the owner of a Burdened lot, reasonably held, neither the Committee nor the owner of a Benefited lot is properly Maintaining Relevant Service Equipment on the Burdened lot which is a Facility, such that it is, or is at risk of becoming, a hazard or a nuisance, the owner


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of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy, or prevent, as the case may be, that hazard or nuisance.

- 3.13 The owner of a Benefited lot and the owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

4 Terms of EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN (WHOLE OF LOT) numbered 3 in the Plan

- 4.1 An easement in the terms set out in Part 13 of Schedule 8 of the *Conveyancing Act 1919* (NSW).

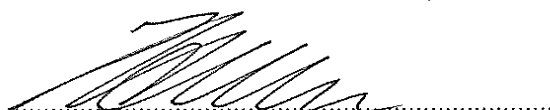
5 Terms of EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT) numbered 4 in the plan

- 5.1 The owner of a Benefited lot and Authorised Persons have the right, in an Emergency requiring the evacuation of the Benefited lot or a part of the Benefited lot, including for the purposes of a fire practice drill, consistent with the rights of other persons having the same or similar rights, to:

- (a) pass across the parts of a Burdened lot capable of being used for the purpose, including fire stairs and passages (**Easement Site**), in order to exit the Benefited lot; and
- (b) use any Emergency Equipment located on a Burdened lot.

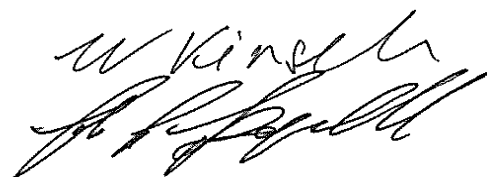
- 5.2 In exercising rights or complying with obligations under this easement, the owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site;



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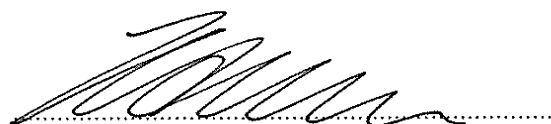
- (b) only use the Easement Site and Emergency Equipment for their intended purposes;
- (c) comply with the Strata Management Statement and any applicable Rules; and
- (d) comply with any reasonable directions of:
 - (i) the Committee or any person authorised by the Committee; or
 - (ii) the owner of the Burdened lot.

5.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) part of the Easement Site and the Emergency Equipment will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

6 Terms of RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (AC) numbered 5 in the Plan

6.1 The Council and persons authorised by the Council, which persons include members of the public (**Council Authorised Persons**), have the right to pass across the site of this easement (**Easement Site**), subject to complying with the terms set out in this easement.


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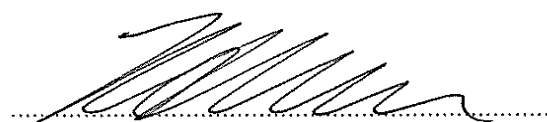
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6.2 The rights granted under this easement:

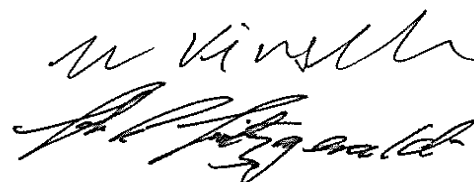
- (a) are subject to the rights of the owner and any occupier of the Burdened lot and other persons lawfully entitled to use the Burdened lot from time to time, to continue to use the Easement Site in any manner whatsoever that does not prevent the exercise of the rights granted under this easement;
- (b) are for the Council and Council Authorised Persons to use the Easement Site on a non-exclusive basis; and
- (c) may only be exercised on foot or using wheelchairs or disabled access aids or by Authorised Vehicles.

6.3 In exercising rights under this easement, the Council and Council Authorised Persons must:

- (a) not exercise its rights under this easement in a manner which permits the Click and Collect Bay to become a hazard or a nuisance;
- (b) cause as little disturbance and inconvenience as practicable to the owner or any occupier of the Burdened lot or any other person entitled to use the Click and Collect Bay;
- (c) only use the Click and Collect Bay for their intended purpose so as not to cause or permit any hazards or nuisances;
- (d) only park or stand a motor vehicle on the site of this easement where expressly permitted and for the time permitted;
- (e) comply with the reasonable directions on any signage erected on the Burdened lot;
- (f) take all reasonable precautions so that no damage is caused to the Click and Collect Bay, Easement Site or any other part of the Burdened lot; and
- (g) comply with all Laws and the requirements of all Authorities regarding the Easement Site.


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- 6.4 The Council and Council Authorised Persons must not park or stand a motor vehicle or trailer on the Burdened lot, except where expressly permitted and for the time permitted.

Name of Authority empowered to release, vary or modify the RIGHT OF PUBLIC ACCESS 16 WIDE (LIMITED IN STRATUM) (AC) numbered 5 in the Plan:

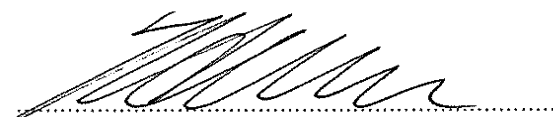
Auburn City Council

- 7 **Terms of RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AD) and RIGHT OF ACCESS 2.9 WIDE (LIMITED IN STRATUM) (AE) numbered 6 and 7 respectively in the Plan**


- 7.1 The owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) by any reasonable means to go to or from the Benefited lot.

- 7.2 When exercising rights or complying with obligations under this easement, the owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site;
- (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;
- (c) not park or stand a motor vehicle or trailer on the Easement Site, or any other part of a Burdened lot, except where expressly permitted;
- (d) comply with the Strata Management Statement and any applicable Rules; and
- (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.


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Council Authorised Person

Draft Deposited Plan Instrument

ePlan (DOC.6)
(Sheet 21 of 36 sheets)

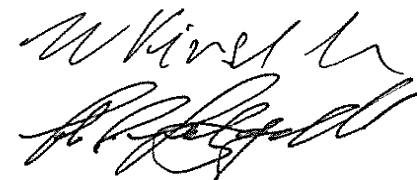
Plan: **DP270778**

Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
SC-11/2015

- 7.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Easement Site will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 7.4 If, in the opinion of the owner of a Benefited lot, reasonably held, neither the Committee nor the owner of a Burdened lot is properly Maintaining the Easement Site, the owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.
- 7.5 Subject to clauses 7.6 and 7.7, before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:
- (a) provide the owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.


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Draft Deposited Plan Instrument

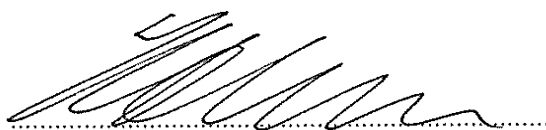


ePlan (DOC.6)
(Sheet 22 of 36 sheets)

Plan: DP270778

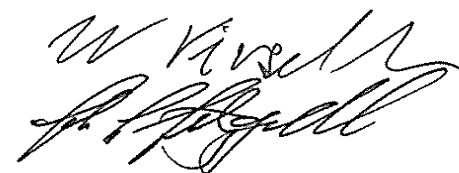
Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
SC-11/2015

- 7.6 The owner of a Benefited lot is not obliged to comply with **clauses 7.5(a) to 7.5(d)** where in the opinion of the owner of the Benefited lot, reasonably held, there is an Emergency.
- 7.7 The owner of a Benefited lot is not obliged to comply with **clauses 7.5(c) and 7.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 7.8 The owner of the Burdened lot may only withhold consent under **clause 7.5(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.
- 7.9 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and



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ePlan (DOC.6)

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Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
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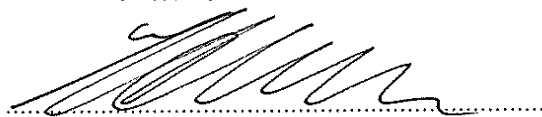
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

7.10 The owner of a Benefited lot and the owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

8 Terms of EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AF), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AG), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AH), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AI) and EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AJ) numbered 8, 9, 10, 11 and 12 respectively in the Plan

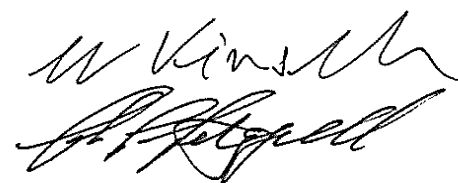
8.1 The owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) on foot or with wheelchairs or other disabled access aids, but excluding all other vehicles.

8.2 When exercising rights or complying with obligations under this easement, the owner of a Benefited lot and Authorised Persons must:



Council Authorised Person

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ePlan (DOC.6)

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Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
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- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site;
- (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;
- (c) comply with the Strata Management Statement and any applicable Rules; and
- (d) comply with any reasonable directions of the Committee or any person authorised by the Committee.

8.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that:

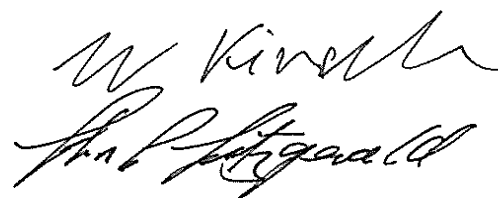
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the Easement Site will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

8.4 If, in the opinion of the owner of a Benefited lot, reasonably held, neither the Committee nor the owner of a Burdened lot is properly Maintaining the Easement Site, the owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.



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Council Authorised Person

Draft Deposited Plan Instrument



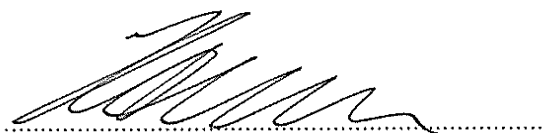
ePlan (DOC.6)

(Sheet 25 of 36 sheets)

Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
SC-11/2015

- 8.5 Subject to **clauses 8.6 and 8.7** before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:
- (a) provide the owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.
- 8.6 The owner of a Benefited lot is not obliged to comply with **clauses 8.5(a) to 8.5(d)** where in the opinion of the owner of the Benefited lot, reasonably held, there is an Emergency.
- 8.7 The owner of a Benefited lot is not obliged to comply with **clauses 8.5(c) and 8.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 8.8 The owner of the Burdened lot may only withhold consent under **clause 8.5(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;



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Plan: DP270778


Plan of subdivision of Lot 7 in DP270778
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- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.

8.9 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.



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Plan:DP270778

Plan of subdivision of Lot 7 in DP270778
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- 8.10 The owner of a Benefited lot and the owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.
- 9 Terms of EASEMENT FOR SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (AK) numbered 13 in the Plan**
- 9.1 The owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to access and use the services room located on the site of this easement (**Services Room**).
- 9.2 When exercising rights or complying with obligations under this easement, the owner of the Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of the Burdened lot or any other person entitled to use the Services Room;
 - (b) take all reasonable precautions so that no damage is caused to the Services Room or any other part of the Building;
 - (c) only use the Services Room for its intended purpose so as not to cause or permit any hazards or nuisances;
 - (d) comply with the Strata Management Statement and any applicable Rules; and
 - (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 9.3 The owner of the Benefited lot and the owner of the Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of the Burdened lot is


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Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
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required to Maintain a Facility located in its lot if the Committee fails to
comply with its obligations; and

(b) it is intended that:

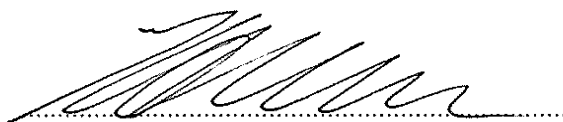
- (i) the Services Room will be a Facility which will be Maintained by
the Committee; and
- (ii) the costs associated with the Committee Maintaining the Services
Room as a Facility will be allocated under the Strata Management
Statement and the Schedule of Facilities.

9.4 If, in the opinion of the owner of the Benefited lot, reasonably held, neither the
Committee nor the owner of the Burdened lot is properly Maintaining the Services
Room, the owner of the Benefited lot has the right, but not the obligation, to carry
out Works and do anything else it considers reasonably necessary in relation to the
Services Room so that it is fit to be used for its intended purpose.

9.5 Subject to **clauses 9.6 and 9.7**, before carrying out Works under this easement on
the Burdened lot, the owner of the Benefited lot must:

- (a) provide the owner of the Burdened lot with reasonable prior notice of its
intention to enter the Burdened lot to carry out Works;
- (b) provide to the owner of the Burdened lot a Schedule of Works for the
Works;
- (c) provide to the owner of the Burdened lot any other information which the
owner of the Burdened lot reasonably requires so it can assess the effect of
the Works; and
- (d) obtain the consent of the owner of the Burdened lot to the carrying out of
the Works.

9.6 The owner of the Benefited lot is not obliged to comply with **clauses 9.5(a) to 9.5(d)**
where in the opinion of the owner of the Benefited lot, reasonably held, there is an
Emergency.



Council Authorised Person

Draft Deposited Plan Instrument



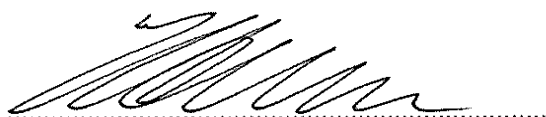
ePlan (DOC.6)

(Sheet 29 of 36 sheets)

Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
SC-11/2015

- 9.7 The owner of the Benefited lot is not obliged to comply with **clauses 9.5(c) and 9.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 9.8 The owner of the Burdened lot may only withhold consent under **clause 9.5(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.
- 9.9 The owner of the Benefited lot must, while Works are being carried out in the Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;



Council Authorised Person

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ePlan (DOC.6)

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Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
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- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

9.10 The owner of the Benefited lot and the owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

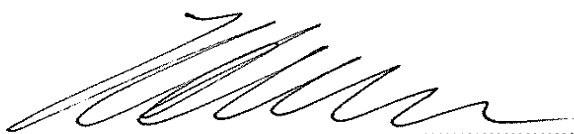
10 Terms of EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AL) numbered 14 in the Plan

10.1 An EASEMENT FOR ELECTRICITY AND OTHER PURPOSES in the terms set out in memorandum registered number AG823691. In this easement, "easement for electricity and other purposes" is taken to have the same meaning as "easement for electricity works" in the memorandum.

Name of Authority empowered to release, vary or modify the EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AL) numbered 14 in the Plan:

Ausgrid

11 Terms of EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (AM) numbered 15 in the Plan



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Draft Deposited Plan Instrument



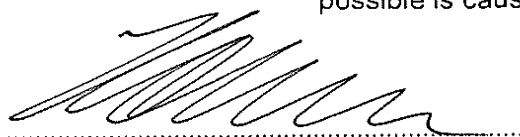
ePlan (DOC.6)

(Sheet 31 of 36 sheets)

Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
SC-11/2015

- 11.1 The Council and persons authorised by the Council, which persons include members of the public (**Council Authorised Persons**), have the right to pass across the site of this easement (**Easement Site**), subject to complying with the terms set out in this easement.
- 11.2 The owner of the Benefited lot and persons authorised by the owner of the Benefited lot (**Click and Collect Authorised Persons**), have the right, consistent with the rights of other persons having the same or similar rights, to access and use the parking bays which are located on the site of this easement (**Click and Collect Bay**).
- 11.3 The owner of the Benefited lot has the right to:
- (a) erect signage and place line markings on or around the Click and Collect Bay; and
 - (b) impose limitations on the length of time that a motor vehicle can remain within the Click and Collect Bay.
- 11.4 The owner of the Benefited lot must, whilst undertaking any works, including placing line marks, in the Burdened lot under this easement, take all reasonable steps to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and



Council Authorised Person

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ePlan (DOC.6)

(Sheet 32 of 36 sheets)

Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
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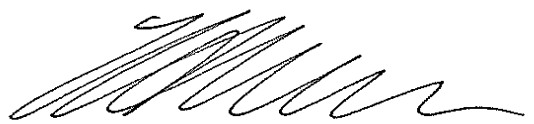
- (iv) as soon as reasonably practicable after completing the carrying out of the works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the works.

11.5 The rights granted under this easement:

- (a) are subject to the rights of the owner and any occupier of the Burdened lot and other persons lawfully entitled to use the Burdened lot from time to time, to continue to use the Easement Site in any manner whatsoever that does not prevent the exercise of the rights granted under this easement;
- (b) are for the Council and Council Authorised Persons to use the Easement Site on a non-exclusive basis; and
- (c) may only be exercised on foot or using wheelchairs or disabled access aids or by Authorised Vehicles.

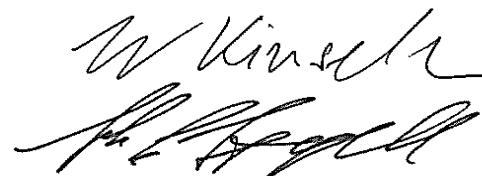
11.6 When exercising rights or complying with obligations under this easement, the Council and Council Authorised Persons must:

- (a) not exercise its rights under this easement in a manner which permits the Click and Collect Bay to become a hazard or a nuisance;
- (b) cause as little disturbance and inconvenience as practicable to the owner or any occupier of the Burdened lot or any other person entitled to use the Click and Collect Bay;
- (c) only use the Click and Collect Bay for their intended purpose so as not to cause or permit any hazards or nuisances;
- (d) only park or stand a motor vehicle on the site of this easement where expressly permitted and for the time permitted;
- (e) comply with the reasonable directions on any signage erected on the Burdened lot;



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Council Authorised Person

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ePlan (DOC.6)

(Sheet 33 of 36 sheets)

Plan: DP270778

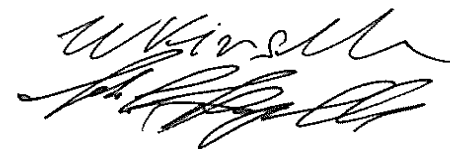
Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
SC-11/2015

- (f) take all reasonable precautions so that no damage is caused to the Click and Collect Bay, Easement Site or any other part of the Burdened lot; and
- (g) comply with all Laws and the requirements of all Authorities regarding the Easement Site.



Council Authorised Person

Draft Deposited Plan Instrument



ePlan (DOC.6)

^{34 36}
(Sheet ~~33~~ of 35 sheets)



Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
SC-11/2015

EXECUTED by FAIRMEAD BUSINESS
PTY LTD (ACN 069 006 426) in
accordance with section 127 of the
Corporations Act:

)
)
)
)



Signature of Director

John Kinsella

Name of Director (block letters)



Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

EXECUTED by WENTWORTH POINT
DEVELOPMENTS PTY LTD (ACN 146 480
640) in accordance with section 127 of the
Corporations Act:

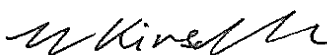
)
)
)
)



Signature of Director

John Kinsella

Name of Director (block letters)



Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

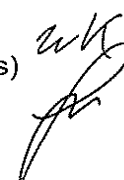
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Council Authorised Person

Draft Deposited Plan Instrument



ePlan (DOC.6)

^{36 36}
(Sheet 35 of 35 sheets)



Plan: DP270778

Plan of subdivision of Lot 7 in DP270778
covered by Subdivision Certificate No.
SC-11/2015

SIGNED SEALED AND DELIVERED by)

as attorney for **Ausgrid (ABN 67 505 337**)

385) under registered power of attorney)

Book **4693** No. **331**)

dated _____ in the presence of:)



Signature of witness

Lisa Jane Anderson

Name of witness (block letters)

570 GEORGE STREET
SYDNEY NSW 2000

Address 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

Michael McHugh

Manager - Property & Fleet

.....
Council Authorised Person

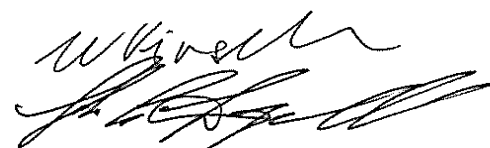
Draft Deposited Plan Instrument

S:3739945_7 MDP

REGISTERED



14.4.2016



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

ePlan (DOC.7)

(Sheet 1 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. SC/84/2016

Full name and address of the owner of the land:


Fairmead Business Pty Ltd
(ACN 069 006 426)
Locked Bag 1400
MEADOWBANK NSW 2114

WP Block H Pty Ltd
(ACN 606 790 872)
Locked Bag 1400
MEADOWBANK NSW 2114

Community Association DP270778
c/ - Netstrata
298 Railway Parade
CARLTON NSW 2218

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 Authority
1	EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)	19 20 21 22 23	20 to 22 inclusive 19 and 21 to 23 inclusive 19, 20 and 22 19 to 21 inclusive and 23 20 and 22


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Council Authorised Person


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

ePlan (DOC.7)
 (Sheet 2 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. SC/84/2016

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 Authority
2	EASEMENT FOR SERVICES (WHOLE OF LOT)	19 20 21 22 23	20 to 23 inclusive 19 and 21 to 23 inclusive 19, 20, 22 and 23 19 to 21 inclusive and 23 19 to 22 inclusive
3	EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT)	19 20 21 22 23 <i>MT</i>	20 to 22 inclusive 19 and 21 to 23 inclusive 19, 20, 22 and 23 19 to 21 inclusive and 23 19 to 22 inclusive
4	RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AO)	PART Lot 1 in DP270778, 21 and 22 PART LOT 1 in DP270778, 21 and 22 <i>MT</i>	Roads and Maritime Services and City of Parramatta Council


 Council Authorised Person

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

ePlan (DOC.7)

(Sheet 3 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778

covered by Subdivision Certificate No. SC/84/2016

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 Authority
5	EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AP)	<i>LT</i> PART Lot 1 in DP270778, 20, 21, 22 and 24	Roads and Maritime Services and Ausgrid <i>MF a</i>
6 <i>LT</i>	<i>AND VARIABLE</i> RIGHT OF PUBLIC ACCESS 20 WIDE (LIMITED IN STRATUM) (AQ)	20 and Lot 24	City of Parramatta Council
7	EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (AR)	19, 20, 21, 22 and Lot 1 in DP270778	Roads and Maritime Services
8	EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (AS)	20	Roads and Maritime Services
9	EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AT)	21 and 22	Roads and Maritime Services
10	POSITIVE COVENANT (AV) <i>LT</i>	<i>LT</i> PART Lot 1 in DP270778, 21 and 22	Roads and Maritime Services
11	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AV)	Lot 1 in DP270778, 19 to 22 inclusive	Ausgrid

M. Scott
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Council Authorised Person

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


ePlan (DOC.7)

(Sheet 4 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. *SC/84/2016*

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 Authority
12	EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM) (AW)	24	22 and 23
13	EASEMENT FOR OVERHANG 2 WIDE (LIMITED IN STRATUM) (AX)	20	22
14	RIGHT OF ACCESS 17.5 & ²⁵ 20 WIDE (AY)	Lot 11 in DP270778	Roads and Maritime Services
15	EASEMENT FOR ACCESS AND ¹⁰ 25 MAINTENANCE PURPOSES 17.5 & 20 WIDE (AZ)	Lot 11 in DP270778	Roads and Maritime Services
16	RESTRICTION ON USE OF LAND	Lot 1 in DP270778, 21 and 22	Ausgrid


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Council Authorised Person

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

ePlan (DOC.7)


(Sheet 5 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. SC/84/2016

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 PUBLIC ACCESS (VIDE 1156412)	14 and 12 in DP270778	City of Parramatta Council


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Council Authorised Person

ePlan (DOC.7)

(Sheet 6 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC/84/2016*

PART 2 (Terms)

1.1 In this instrument, unless the context clearly indicates otherwise:

Ausgrid Easement Area means the land the subject of the EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AV) numbered 11 in the Plan.

Authorised Bridge Vehicles means:

- (a) public transport vehicles, such as buses;
- (b) emergency service vehicles; and
- (c) any other vehicles undertaking services for or on behalf of an Authority.

Authorised Vehicles means

- (a) Authorised Bridge Vehicles; and
- (b) any other vehicles of less than 2 tonnes in weight.

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 and RMS.


Bridge means the public infrastructure owned by RMS and to be known as the Homebush Bay Bridge to be used for the purpose of, amongst other things, a bus transitway connecting Wentworth Point to Rhodes West.

Community Association means the community association constituted on registration of the Community Plan.

Community Scheme means the community scheme created on the registration of DP270778.

Communication Service means the communication services required to operate the bus lane camera located on the Bridge.

Community Management Statement means the community management statement registered with the Community Plan.


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Council Authorised Person

ePlan (DOC.7)

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Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. *SC184/2016*

Consent Authority means the Council or the relevant consent authority at the time.

Council means the City of Parramatta Council.

Emergency means any emergency situation, including one that involves a risk to a person's health or safety.

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.

Pedestrians means persons on foot or using wheelchairs or disabled access aids.

Prescribed Traffic Control Device has the meaning given to it in s 121 of the *Road Transport Act 2013* (NSW).

Prescribed Traffic Control Device Work means carry out any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a Prescribed Traffic Control Device.

Roads Act means the *Roads Act 1993* (NSW).

Roads Authority has the meaning given to it in the Roads Act.


RMS means Roads and Maritime Services (ABN 76 236 371 088).

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 means any service, including:

- (a) potable water supply;


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Council Authorised Person

ePlan (DOC.7)
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Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
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affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC184/2016*

- (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;
- (j) closed circuit television, video and audio services; and
- (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) recycled water supply;
- (q) an irrigation system; and
- (r) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of a Benefited lot.

Service Equipment means the structures, machinery, plant, equipment for the purposes of providing or facilitating the provision of a Communication Service, including any pump, pipe, conduit, wire, cable, duct, drain, gully, trap, pit, sump, tank, mast, motor, pole, aerial or other means by or through which a Communication Service is or is to be provided or its provision to be facilitated.

Strata Plan means a strata plan registered in accordance with the *Strata Schemes (Freehold Development) Act 1973* (NSW).


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Council Authorised Person

ePlan (DOC.7)

(Sheet 9 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. *SC/84/2016*

Strata Scheme means the strata scheme created on registration of the Strata Plan.

Traffic Control Work means the carrying out of any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a Traffic Control Facility.


Traffic Control Facility has the meaning given to it in the Transport Act.

Transport Act means the *Transport Administration Act 1988* (NSW).

Works means repairs, maintenance, testing, examining, cleaning, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

1.2 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 or community association and any other organisation or type of legal entity;
- (b) **including** is not a word of limitation;
- (c) the words **at any time** mean at any time and from time to time;
- (d) **maintain** includes keep clean and tidy;
- (e) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument under otherwise specified;
- (f) 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;
- (g) a reference to a natural person includes their personal representatives, successors, and permitted assigns;
- (h) a reference to a corporation includes its successors and permitted assigns;
- (i) a reference to a document is a reference to a document of any kind, including a plan;


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Council Authorised Person

ePlan (DOC.7)

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Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC 84/2016*


- (j) 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;
- (k) 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;
- (l) a reference to a time is to that time in Sydney;
- (m) 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;
- (n) a requirement to do any thing includes a requirement to cause that thing to be done;
- (o) a word that is derived from a defined word has a corresponding meaning;
- (p) the singular includes the plural and vice-versa; and
- (q) words importing one gender include all other genders.

Any notice, demand, approval, request, application or communication under this instrument must be in writing.

**3 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
numbered 1 in the Plan**

3.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) have Improvements within the Benefited lot which require support, supported vertically, horizontally, and in any other plane by Improvements on a Burdened lot which are capable of affording support (**Structural Improvements**);
- (b) require that the Structural Improvements on a Burdened lot remain at all times;


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Council Authorised Person


ePlan (DOC.7)

(Sheet 11 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC184/2016*

- (c) enjoy continued shelter by Improvements within a Burdened lot capable of providing shelter (**Sheltering Improvements**); and
 - (d) require that the Sheltering Improvements on a Burdened lot remain at all times.
- 3.2 The owner of a Burdened lot must:
 - (a) not permit Structural Improvements and Sheltering Improvements in its lot to become a hazard or a nuisance; and
 - (b) carry out Works to Structural Improvements and Sheltering Improvements in its lot, as and when required, to ensure compliance with this **clause 3.2**.
- 3.3 The owner of a Burdened lot must, while Works are being carried out in accordance with **clause 3.2**, take all reasonable steps to minimise interruption to or interference with any Service and any associated Service Equipment.
- 3.4 If the owner of a Burdened lot fails to comply with its obligations under this easement, the owner of a Benefited lot has the right at any time to give a notice to the owner of the Burdened lot requiring compliance with those obligations.
- 3.5 If the owner of a Burdened lot fails to comply with a notice given under **clause 3.4** within a reasonable time after its service, having regard to the type of work or act required, the owner of the Benefited lot has the right, but not the obligation, to do all things reasonably necessary to remedy the failure to comply specified in the notice.
- 3.6 The owner of the Burdened lot must pay the owner of the Benefited lot within 14 days of a demand from the owner of the Benefited lot, the costs reasonably and properly incurred by the owner of the Benefited lot to remedy the failure to comply specified in the notice given under **clause 3.4**.
- 3.7 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:
 - (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
 - (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
 - (c) to ensure that:


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Council Authorised Person

ePlan (DOC.7)

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Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. *SC 84/2016*

- (i) all necessary safety measures are taken;
- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with all relevant Laws and the requirements of all relevant Authorities;
- (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and

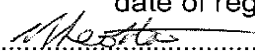
3.8 as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

4 Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 2 in the Plan

4.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) the uninterrupted passage through a Burdened lot of any Service to or from the Benefited lot;
- (b) the use of any Service Equipment in a Burdened lot through which a Service passes to or from the Benefited lot (**Relevant Service Equipment**);
- (c) have Relevant Service Equipment remain in a Burdened lot and where necessary, have the Relevant Service Equipment supported vertically, horizontally and in each other plane, by the Burdened lot; and
- (d) enter and remain, or direct persons authorised by the owner of a Benefited lot to enter and remain on the Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works in relation to Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.

4.2 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to carry out Works for the purpose of installing in a Burdened lot Service Equipment associated with a Service to or from a Benefited lot which is additional to any Service and Service Equipment actually existing at the date of registration of this instrument and this easement applies to any such


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Council Authorised Person

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Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC184/2016*

additional Service and Service Equipment as though they existed at the date of
registration of this instrument.

- 4.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge
that some Services and associated Service Equipment may be maintained by the
Community Association in accordance with the Community Management Statement.
- 4.4 The owner of a Benefited lot has the right, but not the obligation, to carry out Works
in relation to any Relevant Service Equipment that is not being maintained by the
Community Association under the Community Management Statement.
- 4.5 Before carrying out Works under this easement on a Burdened lot, the owner of a
Benefited lot must:
- (a) provide to the owner of the Burdened lot a Schedule of Works for the
Works;
 - (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.
- 4.6 The owner of a Burdened lot may only withhold consent under **clause 4.5(c)** to the
carrying out of the Works if, in the opinion of the owner of the Burdened lot,
reasonably held, the physical result after the Works are carried out will substantially
detrimentally affect the use and enjoyment of the Burdened lot by the owner or any
occupier of the Burdened lot.
- 4.7 The owner of a Burdened lot may not withhold consent under **clause 4.5(c)** to the
carrying out of Works if the Works:
- (a) need to be carried out in circumstances which involve an emergency or a
danger to public safety;
 - (b) are necessary to enable the owner of the Benefited lot to comply with any
obligations under the Community Management Statement; or
 - (c) result from or arise out of any relevant Laws or the requirements of any
Authority.


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Council Authorised Person

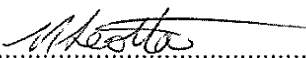
ePlan (DOC.7)

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Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. SC|84|2016

- 4.8 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:
- (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
 - (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
 - (c) to ensure that:
 - (iv) all necessary safety measures are taken;
 - (v) the Works are carried out in a proper and workmanlike manner and in accordance with all relevant Laws and the requirements of all relevant Authorities;
 - (vi) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (vii) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.
- 4.9 The owner of a Benefited lot 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.


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Council Authorised Person

ePlan (DOC.7)

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Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. *SC 84/2016*

5 Terms of EASEMENT FOR DRAINAGE OF WATER (WHOLE OF LOT) numbered 3 in the Plan

An "Easement for drainage of water" in the terms set out in Part 8 of Schedule 8 of the *Conveyancing Act 1919* (NSW).

6 Terms of RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AO) numbered 4 in the Plan


6.1 Council, RMS and persons authorised by Council or RMS, which persons include members of the public (**Authorised Persons**), have the right to pass across the site of this easement (**Easement Site**), subject to complying with the terms set out in this easement.

6.2 The rights granted under this easement:

- (a) are subject to the rights of any owners and occupiers of any lot of the Community Scheme and other persons lawfully entitled to use the Community Scheme from time to time, to continue to use the Easement Site in any manner whatsoever that does not prevent the exercise of the rights granted under this easement;
- (b) are for Council, RMS and Authorised Persons to use the Easement Site on a non-exclusive basis for the purpose of allowing:
 - (i) Authorised Bridge Vehicles, Pedestrians and cyclists to access the Bridge and any designated bus stops and shelters located within the Easement Site; and
 - (ii) Authorised Vehicles, Pedestrians and cyclists to access Hill Road and Burroway Road, Wentworth Point.

6.3 In exercising rights under this easement, Council, RMS and Authorised Persons must:

- (a) comply with the reasonable directions on any signage erected on the Burdened lot; and
- (b) cause as little inconvenience as is practicable to any owners or occupiers of the Community Scheme.


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Council Authorised Person


ePlan (DOC.7)

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Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
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Subdivision Certificate No. *SC/84/2016*

- 6.4 Members of the public must not park or stand a motor vehicle or trailer on the Burdened lot, except where expressly permitted or as otherwise authorised by the owner of the Burdened lot.
- 6.5 RMS has the same rights and powers in relation to the Easement Site that it would have under the Roads Act if the Easement Site was declared a public road to which the Roads Act applies, and RMS was declared to be the Road Authority for that road.
- 6.6 The owner of the Burdened lot must, at its cost, do all things required to maintain and repair the Easement Site to a safe and trafficable standard so that it can be used for its intended purpose as a road to the satisfaction of RMS.
- 6.7 If the owner of the Burdened lot fails to comply with its obligations under **clause 6.6** then RMS has the right at any time to give a notice to the owner of the Burdened lot requiring compliance with those obligations.
- 6.8 If the owner of the Burdened lot fails to comply with a notice given under **clause 6.7** within a reasonable time after its service, having regard to the nature of the action required, then RMS has the right, but not the obligation, to carry out Works to the Easement Site and do anything else reasonably necessary to remedy the failure to comply specified in the notice at the cost of the owner of the Burdened lot.
- 6.9 Subject to **clause 6.10**, before undertaking any action under **clause 6.8**, including the carrying out Works on the Easement Site, RMS must provide the owner of the Burdened lot:
- (a) with reasonable prior notice of its intention to enter the Burdened lot to exercise its rights under **clause 6.8**; and
 - (b) a Schedule of Works to be carried out on the Easement Site.


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Council Authorised Person

ePlan (DOC.7)

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Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. *SC184/2016*

- 6.10 RMS is not obliged to comply with **clause 6.9** where, in the opinion of RMS, reasonably held, there is an Emergency.

Name of Authority empowered to release, vary or modify the RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (AO) numbered 4 in the Plan:

City of Parramatta Council and Roads and Maritime Services

7 Terms of EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AP) numbered 5 in the Plan

- 7.1 RMS and persons authorised by RMS (**RMS Authorised Persons**) have the right to:

- (a) pass and repass over the site of this easement (**RMS Easement Site**); and
- (b) enter and remain, or direct RMS Authorised Persons to enter and remain, on the RMS Easement Site for a reasonable time, together with any Equipment or motor vehicles necessary,

for the purpose of accessing and inspecting the Bridge, and the abutment of the Bridge, and carrying out works to the Bridge, and the abutment of the Bridge, including undertaking works for repair, maintenance and other associated purposes, subject to complying with the terms set out in this easement.

- 7.2 The rights granted under this easement:

- (a) are subject to the rights of any owners and occupiers of any lot of the Community Scheme and other persons lawfully entitled to use the Burdened lot from time to time, to continue to use the RMS Easement Site in any manner whatsoever that does not prevent the exercise of the rights granted under this easement; and
- (b) are for RMS and RMS Authorised Persons to use the RMS Easement Site on a non-exclusive basis.

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Council Authorised Person

ePlan (DOC.7)

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Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
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affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC184/2016*

LT
Name of Authority empowered to release, vary or modify the **EASEMENT FOR
ACCESS FOR MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN
STRATUM) (AP) numbered 5 in the Plan:**

Roads and Maritime Services

**8 Terms of RIGHT OF PUBLIC ACCESS 20 WIDE^{AND VARIABLE} (LIMITED IN STRATUM) (AQ)
numbered 6 in the Plan** *LT*

8.1 The owner of the Burdened lot will not construct any building or wall closer than 20 metres from the eastern outer edge of the seawall, used to protect the Burdened lot from the tides in Homebush Bay (**20 Metre Zone**). The landward or western extent of the 20 Metre Zone coincides with the 'RIGHT OF PUBLIC ACCESS 20 WIDE AND VARIABLE (LIMITED IN STRATUM) (AQ)' within the Burdened lot (**Easement Site**).

8.2 The owner of the Burdened lot grants to the relevant Authority, including (without limitation) members of the public, the full and free right to go, pass and repass over the Easement Site on the terms set out in this easement.

8.3 The rights granted under this easement:

- (a) are subject to the right of the owner of the Burdened lot, and other persons lawfully entitled to use the Burdened lot from time to time, to continue to use the Easement Site in any manner whatsoever that does not prevent the exercise of the rights and the public access granted under this easement;
- (b) are for the relevant Authority and the public to utilise the Easement Site on a non-exclusive basis;
- (c) may be exercised on foot or using wheelchairs or disabled access aids or by vehicles less than 2 tonnes in weight;
- (d) may be exercised with or without animals;
- (e) may be exercised for recreational purposes only; and

M. Keogh
.....
Council Authorised Person

ePlan (DOC.7)

(Sheet 19 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. *SC 184/2016*

- (f) are subject to possible temporary restrictions imposed by the owner of the Burdened lot for reasons of maintenance, public security or safety or any restrictions imposed by a government agency for any reason.

8.4 The owner of the Burdened lot and the relevant Authority agree that:

- (a) the Easement Site (other than such parts as the Consent Authority agrees are reasonable to exempt from the Easement Site) is available for dedication or transfer to a public authority to create public open space (classified as community land categorised as a park under Chapter 6 Part 2 of the Local Government Act 1993 (NSW)) for a term no less than the life of the Strata Scheme at any time in the future and at no cost to the public authority; and
- (b) the dedication or transfer of the Easement Site will occur at a time agreed between the owner of the Burdened lot and the relevant Authority.

Name of Authority empowered to release, vary or modify the RIGHT OF PUBLIC ACCESS 20 WIDE AND VARIABLE (LIMITED IN STRATUM) (AQ) numbered 6 in the Plan:

City of Parramatta Council

9 Terms of EASEMENT FOR COMMUNICATION SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) (AR) numbered 7 in the Plan

9.1 The relevant Authority has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) the uninterrupted passage of any Communication Service which, passes through, or is situated in, Service Equipment located within the Burdened lot;
- (b) the ongoing use of any Service Equipment in a Burdened lot through which a Communication Service is provided by the Authority Benefited (**Relevant Service Equipment**);


.....
Council Authorised Person

ePlan (DOC.7)

(Sheet 20 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. *SC184/2016*

- (c) have Relevant Service Equipment remain in a Burdened lot and, where necessary, have it supported vertically, horizontally, and in each other plane by the Burdened lot; and
- (d) enter and remain, or direct Authorised Persons to enter and remain, on a Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works and do anything else it is permitted or required to do under this easement in relation to Relevant Service Equipment in that lot.

9.2 In exercising the rights provided under **clause 9.1** the relevant Authority must:

- (a) ensure that all work is done properly;
- (b) cause as little inconvenience as is practicable to the owners of the Burdened lots;
- (c) cause as little damage as is practicable to a Burdened lot and any improvement on it;
- (d) restore a Burdened lot as nearly as is practicable to its former condition; and
- (e) make good any collateral damage.


10 Terms of EASEMENT TO DRAIN WATER 1.5 WIDE (LIMITED IN STRATUM) (AS) numbered 8 in the Plan

An "Easement to drain water" in the terms set out in Part 3 of Schedule 4A of the *Conveyancing Act 1919* (NSW).

11 Terms of EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AT) numbered 9 in the Plan

11.1 The owner of the Burdened lot grants to the relevant Authority the rights to:

- (a) install any Traffic Control Facility and Prescribed Traffic Control Device by RMS;
- (b) carry out Traffic Control Work and Prescribed Traffic Control Work; and


.....
Council Authorised Person

ePlan (DOC.7)

(Sheet 21 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC184/2016*

- (c) do anything reasonably necessary for that purpose, including the right to pass and repass across the easement site, stand vehicles in the site of the easement, together with the right to enter onto the easement site at all reasonable times together with any Equipment necessary to carry out the Traffic Control Work and the Prescribed Traffic Control Work.

11.2 In exercising the rights provided under **clause 11.1** the relevant Authority must:

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

12 Terms of POSITIVE COVENANT numbered 10 in the Plan

12.1 This positive covenant applies to the parts of the Burdened lots identified as 'AU' in the Plan (**Covenant Site**).

12.2 The owners of the Burdened lots must:

- (a) maintain the Covenant Site to a safe and trafficable standard so that it can be used for its intended purpose as a road, to the satisfaction of RMS, acting reasonably;
- (b) insure the Covenant Site for:
 - (i) public and public products liability with an insurer approved by RMS, acting reasonably; and
 - (ii) public liability for not less than \$20 million for any single occurrence and unlimited in the aggregate as to the number of occurrences,


.....
Council Authorised Person

ePlan (DOC.7)

(Sheet 22 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC184/2016*

and note the interest of RMS on the policy;

- (c) provide RMS with the right to inspect the Covenant Site on at least 2 occasions per year and at any time on giving reasonable notice to the owner of the Burdened lot for the purpose of ensuring compliance with the maintenance obligations outlined in **clause 12.2(a)** above; and
- (d) comply with any notice validly served by RMS requiring compliance with the maintenance obligations outlined in **clause 12.2(a)** above.

- 12.3 The owners of the Burdened lots acknowledge that RMS has the rights granted under section 88F of the *Conveyancing Act 1919* (NSW) in connection with this positive covenant.

Name of Authority empowered to release, vary or modify the POSITIVE COVENANT numbered 10 in the Plan:

Roads and Maritime Services

- 13 Terms of EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AV) numbered 11 in the Plan**

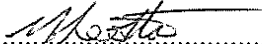
- 13.1 An 'Easement for electricity and other purposes' in the terms set out in memorandum registered number AG823691. In this easement, "Easement for electricity and other purposes" is taken to have the same meaning as "Easement for electricity works" in the memorandum.

Name of Authority empowered to release, vary or modify the EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (AV) numbered 11 in the Plan:

Ausgrid

- 14 Terms of EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM) (AW) numbered 12 in the Plan**

An "Easement to permit encroaching structure to remain" in the terms set out in Part 13 of Schedule 8 of the *Conveyancing Act 1919* (NSW).


.....
Council Authorised Person

ePlan (DOC.7)

(Sheet 23 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in DP270778 and easement affecting Lot 1 and Lot 11 in DP270778 and positive covenant affecting lot 1 in DP270778 covered by Subdivision Certificate No. *SC184/2016*

15 Terms of EASEMENT FOR OVERHANG 2 WIDE (LIMITED IN STRATUM) (AX) numbered 13 in the Plan

An "Easement for overhang" in the terms set out in Part 10 of Schedule 8 of the *Conveyancing Act 1919* (NSW).

16 Terms of RIGHT OF ACCESS ²⁵17.5 & ~~20~~ WIDE (AY) numbered 14 in the Plan

16.1 The rights under this easement are suspended until:

- (a) the owner of the Burdened lot completes construction of a road on the site of this easement (**Easement Site**); and
- (b) the road constructed on the Easement Site is able to be accessed by members of the public.

16.2 RMS and persons authorised by RMS, which persons include members of the public (**Authorised Persons**), have the right to pass across Easement Site, subject to complying with the terms set out in this easement.

16.3 The rights granted under this easement:

- (a) are subject to the rights of any owners and occupiers of any lot of the Community Scheme and other persons lawfully entitled to use the Community Scheme from time to time, to continue to use the Easement Site in any manner whatsoever that does not prevent the exercise of the rights granted under this easement;
- (b) are for RMS and Authorised Persons to use the Easement Site on a non-exclusive basis for the purpose of allowing:
 - (i) Authorised Bridge Vehicles, Pedestrians and cyclists to access the Bridge and any designated bus stops and shelters located within the Easement Site; and
 - (ii) Authorised Vehicles, Pedestrians and cyclists to access Hill Road and Burroway Road, Wentworth Point.


.....
Council Authorised Person

ePlan (DOC.7)

(Sheet 24 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC 184/2016*

- 16.4 In exercising rights under this easement, RMS and Authorised Persons must:
- (a) comply with the reasonable directions on any signage erected on the Burdened lot; and
 - (b) cause as little inconvenience as is practicable to any owners or occupiers of the Community Scheme.
- 16.5 Members of the public must not park or stand a motor vehicle or trailer on the Burdened lot, except where expressly permitted or as otherwise authorised by the owner of the Burdened lot.
- 16.6 RMS has the same rights and powers in relation to the Easement Site that it would have under the Roads Act if the Easement Site was declared a public road to which the Roads Act applies, and RMS was declared to be the Road Authority for that road.
- 16.7 The owner of the Burdened lot must, at its cost, do all things required to maintain and repair the Easement Site to a safe and trafficable standard so that it can be used for its intended purpose as a road to the satisfaction of RMS.
- 16.8 If the owner of the Burdened lot fails to comply with its obligations under **clause 16.7** then RMS has the right at any time to give a notice to the owner of the Burdened lot requiring compliance with those obligations.
- 16.9 If the owner of the Burdened lot fails to comply with a notice given under **clause 16.8** within a reasonable time after its service, having regard to the nature of the action required, then RMS has the right, but not the obligation, to carry out Works to the Easement Site and do anything else reasonably necessary to remedy the failure to comply specified in the notice at the cost of the owner of the Burdened lot.
- 16.10 Subject to **clause 16.11**, before undertaking any action under **clause 16.9**, including the carrying out Works on the Easement Site, RMS must provide the owner of the Burdened lot with:
- (a) reasonable prior notice of its intention to enter the Burdened lot to exercise its rights under **clause 16.9**; and
 - (b) a Schedule of Works to be carried out on the Easement Site.


.....
Council Authorised Person

ePlan (DOC.7)

(Sheet 25 of 33 sheets)

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affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC 184/2016*

- 16.11 RMS is not obliged to comply with **clause 16.10** where, in the opinion of RMS,
reasonably held, there is an Emergency.

**Name of Authority empowered to release, vary or modify the RIGHT OF
ACCESS 17.5 & ~~20~~ WIDE (AY) numbered 14 in the Plan:**

25 lot

Roads and Maritime Services

**17 Terms of EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 17.5 &
~~25~~ *lot* ~~20~~ WIDE (AZ) numbered 15 in the Plan**

- 17.1 The rights under this easement are suspended until:

- (a) the owner of the Burdened lot completes construction of a road on the site
of this easement (**RMS Easement Site**); and
- (b) the road constructed on the RMS Easement Site is able to be accessed
by members of the public.

- 17.2 RMS and persons authorised by RMS (**RMS Authorised Persons**) have the right
to:

- (a) pass and repass over the site of the RMS Easement Site; and
- (b) enter and remain, or direct RMS Authorised Persons to enter and remain,
on the RMS Easement Site for a reasonable time, together with any
Equipment or motor vehicles necessary,

for the purpose of accessing and inspecting the Bridge, and the abutment of the
Bridge, and carrying out works to Bridge, and the abutment of the Bridge, including
undertaking works for repair, maintenance and other associated purposes, subject
to complying with the terms set out in this easement.

- 17.3 The rights granted under this easement:

- (a) are subject to the rights of any owners and occupiers of any lot of the
Community Scheme and other persons lawfully entitled to use the
Burdened lot from time to time, to continue to use the RMS Easement Site
in any manner whatsoever that does not prevent the exercise of the rights
granted under this easement; and

M. Keating

.....
Council Authorised Person

ePlan (DOC.7)

(Sheet 26 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
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Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC 184/2016*

- (b) are for RMS and RMS Authorised Persons to use the RMS Easement Site
on a non-exclusive basis.

**Name of Authority empowered to release, vary or modify the EASEMENT FOR
ACCESS AND MAINTENANCE PURPOSES 17.5 & 20 WIDE (AZ) numbered 15
in the Plan:** *25 LG*

Roads and Maritime Services

18 Terms of RESTRICTION ON USE OF LAND numbered 16 in the Plan

- 18.1 The Landowner must not, and must not permit any Person (other than the
prescribed authority), to install, erect, place, construct or do anything on, in or in
respect of the Ausgrid Easement Area without first obtaining the written consent of
Ausgrid (ABN 67 505 337 385).

**Name of Authority empowered to release, vary or modify the RESTRICTION
ON USE OF LAND numbered 16 in the Plan:**

Ausgrid


.....
Council Authorised Person

ePlan (DOC.7)

(Sheet 27 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC 184/2016*

EXECUTED by FAIRMEAD BUSINESS PTY
LTD (ACN 069 006 426) in accordance with
section 127 of the Corporations Act:

John Kinsella

Signature of Director

John Kinsella

Name of Director (block letters)

John Fitzgerald

Signature of Director/Secretary

John Fitzgerald

Name of ~~Director~~ Secretary (block letters)

EXECUTED by WP BLOCK H PTY LTD (ACN
606 790 872) in accordance with section 127
of the Corporations Act:

John Kinsella

Signature of Director

John Kinsella

Name of Director (block letters)

John Fitzgerald

Signature of Director/Secretary

John Fitzgerald

Secretary

Name of ~~Director~~ Secretary (block letters)

M. Costa

Council Authorised Person

ePlan (DOC.7)

(Sheet 28 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC 184/2016*

SIGNED SEALED AND DELIVERED by)

as attorney for **ROADS AND MARITIME**
SERVICES (ABN 76 236 371 088) under)

registered power of attorney)

Book _____ No.)

dated _____ in the presence of:)

By its authorised delegate
in the presence of:

Signature of witness *[Signature]*

Suthes Kumar

Name of witness (block letters)

RMS - YENNORA

Address of witness (block letters)

*129A - 139 ORCHARDLEIGH STREET
YENNORA NSW 2161*



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

Delegate



Name of delegate (block letters)
Susannah Webb



Council Authorised Person

ePlan (DOC.7)

(Sheet 29 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC184/2016*

SIGNED SEALED AND DELIVERED by
Michael McHugh
as attorney for **AUSGRID (ABN 67 505 337**
385) under registered power of attorney
Book *4693* No. *331*
dated _____ in the presence of:

)
)
)
)
)
)
)



Signature of witness

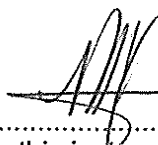
Lisa Jane Anderson

Name of witness (block letters)

570 GEORGE STREET

SYDNEY NSW 2000

Address 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

Manager - Property & Fleet



Council Authorised Person

ePlan (DOC.7)

(Sheet 30 of 33 sheets)

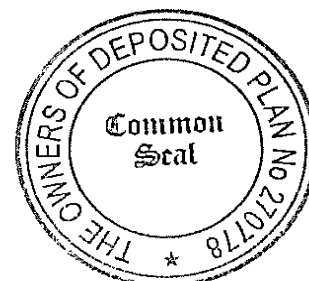
Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 in
DP270778 and positive covenant affecting
lot 1 in DP270778 covered by Subdivision
Certificate No. *SC184/2016*

**Approved Form 21
COMMUNITY LAND DEVELOPMENT ACT
CERTIFICATE OF ASSOCIATION**

CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/*Precinct/*Neighbourhood Association Deposited Plan No. 270778
certifies that on *9/8/16*..... it passed a unanimous resolution consenting to the:
Creation of an easement, restriction on the use of land or positive covenant which burdens
association property.



**Approved Form 18
COMMUNITY LAND DEVELOPMENT ACT
ATTESTATION**

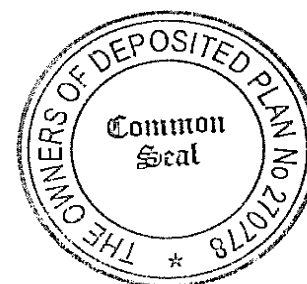
The common seal of the *Community/*Precinct/*Neighbourhood Association Deposited
Plan No. 270778, was affixed hereto on *22/8/16*..... in the presence of;

Brad Wood.....

and

Melissa Buckmaster.....

Signature(s) *MBuckmaster*.....
being the person(s) authorised by section 8 Community Land Management Act 1989 to
attest to the affixing of the seal.



M. Keogh.....
Council Authorised Person

ePlan (DOC.7)

(Sheet 31 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC 184/2016*

SIGNED SEALED AND DELIVERED by **ANASTASIA KALOGIANNIS**

ANZ FIDUCIARY SERVICES PTY LTD
as attorney for **AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED (ABN**

11-005-357-522) under registered power of

attorney

Book *4692* No. *517*

dated *04/08/15* in the presence of:

Penny Kakaris
Signature of witness

Penny Kakaris

Name of witness (block letters)

242 PITT STREET

SYDNEY NSW 2000

Address of witness (block letters)

M Kewananno

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

ANASTASIA KALOGIANNIS

as attorney for **ANZ FIDUCIARY SERVICES**

PTY LIMITED (ACN 100 709 493) under

registered power of attorney

Book *4708* No. *366*

dated *07/06/16* in the presence of:

Penny Kakaris
Signature of witness

Penny Kakaris

Name of witness (block letters)

242 PITT STREET

SYDNEY NSW 2000

Address of witness (block letters)

M Kewananno

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

M Kewananno
Council Authorised Person

ePlan (DOC.7)

(Sheet 32 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No.

SC/84/2016

SIGNED SEALED AND DELIVERED by)

GREG LINKLATER)

as attorney for **A3 SG ALPHA PTE. LTD**)

under registered power of attorney)

Book 4700 No. 510)

dated 23 December 2015 in the)
presence of:)



Signature of witness

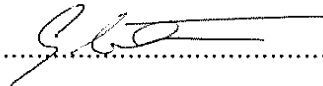
MAXIMILIAN STIER

Name of witness (block letters)

Sydney NSW 2000

Level 40, 264-278 George St

Address 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

SIGNED SEALED AND DELIVERED by)

John Malone)

as attorney for **AUSTRALIA AND NEW**)

ZEALAND BANKING GROUP LIMITED (ABN)

11 005 357 522) under registered power of)

attorney)

Book 4636 No. 566)

dated 26 Feb 2012 in the presence of:)



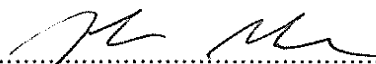
Signature of witness


ANASTASIA
KALOGIANNIS

Name of witness (block letters)

242 PIPPI STREET
SYDNEY NSW 2000

Address 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



Council Authorised Person

ePlan (DOC.7)

(Sheet 33 of 33 sheets)

Plan: **DP270778**

Plan of subdivision of lots 12, 13 and 14 in
DP270778 and easement affecting Lot 1 and
Lot 11 in DP270778 and positive covenant
affecting lot 1 in DP270778 covered by
Subdivision Certificate No. *SC 184 2016*

EXECUTED by)

as delegate of **CITY OF PARRAMATTA**)
COUNCIL)

I *MARK LEOTTA* have
been granted delegated authority by the
General Manager to sign instruments under
the Conveyancing Act on behalf of the City
of Parramatta Council

MARK LEOTTA

.....
Name of Delegate (block letters)

Mark Leotta

.....
Signature of Delegate

MANAGER-DEVELOPMENT & TRAFFIC

.....
Position of Delegate

REGISTERED



31.10.2016

.....
Council Authorised Person

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to section 88B of the Conveyancing Act 1919. ePlan (DOC.8)

(Sheet 1 of 67 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 19 in DP270778 and easements affecting Lot 15 covered by Subdivision Certificate No. *SC1131/2016*

Full name and address of the owner of the land:

Fairmead Business Pty Ltd
 (ACN 069 006 426)
 Suite 101, 25 Angas Street
 MEADOWBANK NSW 2114

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 SUPPORT AND SHELTER (WHOLE OF LOT)	Lots 25 to 28 inclusive and 30 Lot 29	Lot 29 Lots 25 to 28 inclusive and 30
2	EASEMENT FOR SERVICES (WHOLE OF LOT)	Lots 25 to 28 inclusive and 30 Lot 29	Lot 29 Lots 25 to 28 inclusive and 30
3	EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)	Lot 25 Lot 26 Lot 27 Lot 28 Lot 30	Lots 26 to 28 inclusive and 30 Lots 25, 27, 28 and 30 Lots 25, 26, 28 and 30 Lots 25 to 27 inclusive and 30 Lots 25 to 28


 Council Authorised Person

ePlan (DOC.8)

(Sheet 2 of 67 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 19 in DP270778
 and easements affecting Lot 15 covered by
 Subdivision Certificate No.

SC131/2016

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
			inclusive
4	EASEMENT FOR SERVICES (WHOLE OF LOT)	Lot 25 Lot 26 Lot 27 Lot 28 Lot 30	Lots 26 to 28 inclusive and 30 Lots 25, 27, 28 and 30 Lots 25, 26, 28 and 30 Lots 25 to 27 inclusive and 30 Lots 25 to 28 inclusive
5	EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)	Lot 25 Lot 26 Lot 27 Lot 28 Lot 30	Lots 26 to 28 inclusive and 30 Lots 25, 27, 28 and 30 Lots 25, 26, 28 and 30 Lots 25 to 27 inclusive and 30 Lots 25 to 28 inclusive
6	EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)	Lot 25 Lot 26	Lots 26 to 28 inclusive and 30 Lots 25, 27, 28



 Council Authorised Person

ePlan (DOC.8)

(Sheet 3 of 67 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 19 in DP270778
 and easements affecting Lot 15 covered by
 Subdivision Certificate No.

SC/131/2016

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
		Lot 27 Lot 28 Lot 30	and 30 Lots 25, 26, 28 and 30 Lots 25 to 27 inclusive and 30 Lots 25 to 28 inclusive
7	RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM) (BA)	Lot 25	Lots 26, 27 and 30
8	RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BB)	Lot 25 <i>LA</i>	Lots 26, 27 and 30
9	RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BC)	Lot 15 and 29 Lot 29 and Lot 15 in DP270778	City of Parramatta Council
10	RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BD) <i>LA</i>	Lots 25, 26, 28 and 29	City of Parramatta Council
11	RIGHT TO USE LIFT ^{VARIABLE WIDTH} (LIMITED IN STRATUM) (BE)	Lot 25	Lots 26, 27 and 30
12	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BF)	Lot 25	Lots 26, 27 and 30



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Plan: **DP270778**

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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
13	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BG)	Lot 25 Lot 26	Lots 26, 27 and 30 Lots 27 and 30
14	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BH)	Lot 25	Lots 26, 27 and 30
15	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BI)	Lot 25	Lot 27 and 30
16	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BJ)	Lot 25	Lots 26, 27 and 30
17	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BK)	Lot 25	Lot 26
18	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BL)	Lot 25	Lot 26
19	EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (BM)	Lot 25	Lots 26, 27 and 30
20	EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (BN)	Lot 25	Lot 26
21	EASEMENT FOR ATM VARIABLE WIDTH (LIMITED IN STRATUM) (BO)	Lot 28	Lot 26


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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
22	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BP)	Lot 25 <i>LT</i>	Ausgrid
23	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BQ)	Lot 29, Lot 25 and Lot 15 in DP270778	Ausgrid
24	RIGHT TO USE CARWASH BAY VARIABLE WIDTH (LIMITED IN STRATUM) (BR)	Lot 25	Lots 26, 27 and 30
25	RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (BS)	Lot 25	Lot 26
26	RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (BT)	Lot 30	Lot 27
27	EASEMENT FOR TEMPORARY SERVICES 3.885 WIDE (LIMITED IN STRATUM) (BU)	Lot 25 <i>LT</i>	Lot 11 in DP270778, Lot 20 in DP270778 and Lot 24 in DP270778
28	EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (BV)	Lot 29	City of Parramatta Council
29	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BW)	Lot 28	Lot 27 and 30


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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
30	RESTRICTION ON THE USE OF LAND	Lot 25	City of Parramatta Council

PART 1A (Release)

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 TO DRAIN WATER (VIDE K868355)	8 in DP735225	15 and 19 in <i>15</i> DP270778 and 15 in DP270778

PART 2 (Terms)

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this instrument, unless the context clearly indicates otherwise:

Authorised Person means every person authorised by the owner of a Benefited lot for the purposes of an easement, positive covenant or restriction on the use of land created by this instrument. Subject to the terms of the relevant easement, positive covenant or restriction on the use of land, as the case may be, an Authorised Person includes:



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- (a) for the purposes of any easement, positive covenant or restriction on the use of land that relates to a Facility, persons permitted by the Strata Management Statement, or any Rules, to access or use the particular Facility; and
- (b) for the purposes of all other easements, positive covenants and restrictions on the use of land, the tenants, lessees, sub-lessees, employees, agents, contractors, licensees and invitees of the owner of the Benefited lot.

Authorised Vehicles means:

- (a) public transport vehicles;
- (b) emergency service vehicles;
- (c) any other vehicles undertaking services for or on behalf of an Authority, such as garbage trucks; and
- (d) any other vehicles of less than 2 tonnes in weight.

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.

Building means the building constructed within lots 25, 26, 27 and 28 in the Plan.

Committee means the building management committee constituted in accordance with the Strata Management Statement.

Car Share Parking Spaces means the car parking spaces located on the site of EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (BV).

Car Share Scheme means the car share scheme operating within the site of EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (BV) required to be established under the relevant development consent.


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Community Association means the community association constituted on registration of the Community Plan.

Community Management Statement means the community management statement registered with the Community Plan.

Community Plan means DP270778.

Council means City of Parramatta Council.

Emergency means any emergency situation, including one that involves a risk to a person's health or safety.

Emergency Equipment includes fire extinguishers, fire hoses and any other equipment available designed for a similar use.

Equipment means materials, tools, implements, machinery and vehicles.

Facility has the meaning given to it in the Strata Management Statement.

Improvements means all improvements, structures and fixtures constructed, erected or installed at any time, including, any walls, support columns, slabs, foundations and footings.

Last Registration Date means the date on which lot 26 is subdivided by a strata plan.

Law means any:

- (a) act, ordinance, regulation, by-law, order, award and proclamation of the Commonwealth of Australia and State of New South Wales; and
- (b) certificate, licence, consent, permit, approval and requirement of organisations having jurisdiction over Works.

Maintain includes:

- (a) keep clean and tidy;
- (b) maintain in good and serviceable condition;


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(c) maintain in structurally sound condition;

(d) repair as necessary; and

(e) replace as necessary.

Rules has the meaning given to it in the Strata Management Statement.

Schedule of Facilities has the meaning given to it in the Strata Management Statement.

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 means any service in the Building including:

(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;

(j) any service received and dispersed by a Special Receiving Facility;



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- (k) a system for the removal and passage of sewage;
- (l) a system for the removal and passage of trade waste;
- (m) a system for the passage of water;
- (n) a mechanical ventilation system;
- (o) a fire safety or control system;
- (p) hydraulic services;
- (q) a security system;
- (r) escalators;
- (s) lifts;
- (t) closed circuit television video and audio services; and
- (u) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of the Building.

Service Equipment means the structures, machinery, plant, equipment and things in the Building 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.

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.

Strata Management Statement means the strata management statement in force in respect of the Building.

Sunset Date means 31 December 2020.

Temporary Service means:



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- (a) water supply;
- (b) gas supply;
- (c) a system for the removal and passage of sewage;
- (d) a system for the removal and passage of trade waste;
- (e) a system for the passage of water; and
- (f) a fire safety or control system;

Temporary Service Equipment means the structures, machinery, plant, equipment and things in the Burdened lot for the purposes of providing or facilitating the provision of a Temporary 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 Temporary Service is or is to be provided or its provision to be facilitated.

Vehicle includes motor cars, motor bicycles, bicycles, boats, caravans, trucks and trailers.

Works includes inspecting, testing, cleaning, maintenance, repairs, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

1.2 References to certain terms

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;
- (b) **including** is not a word of limitation;


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- (c) the words **at any time** mean at any time and from time to time;
- (d) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument;
- (e) 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;
- (f) a reference to a natural person includes their personal representatives, successors, and permitted assigns;
- (g) a reference to a corporation includes its successors and permitted assigns;
- (h) a reference to a document is a reference to a document of any kind, including a plan;
- (i) where this instrument refers to a body or authority which no longer exists, unless otherwise prescribed by law, there is taken to be substituted a body or authority having substantially the same objects as the named body or authority;
- (j) 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;
- (k) a reference to a time is to that time in Sydney;
- (l) 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;
- (m) a requirement to do any thing includes a requirement to cause that thing to be done;
- (n) a word that is derived from a defined word has a corresponding meaning;
- (o) the singular includes the plural and vice-versa;


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- (p) words importing one gender include all other genders; and
- (q) a reference to a **Burdened lot** or a **Benefited lot** includes, where the context permits, any Improvements on such a lot.

Any notice, demand, approval, request, application or communication under this instrument must be in writing.

1.3 **Complying with the Strata Management Statement and Community Management Statement**

For each easement, positive covenant and restriction on the use of land in this instrument, each owner of a Benefited lot must take all reasonable steps to ensure that its Authorised Persons:

- (a) comply with the terms of this instrument when exercising rights or complying with obligations under this instrument;
- (b) comply with the Community Management Statement, where applicable; and
- (c) comply with the Strata Management Statement, where applicable.

1.4 **Positive covenants and maintenance requirements**

A requirement in an easement that an owner of a Benefited lot or an owner of a Burdened lot Maintain the site of an easement, or any thing in the site of an easement, is a reference to maintain or repair or maintain and repair in accordance with section 88BA of the *Conveyancing Act 1919* (NSW) and is therefore intended to create a positive covenant under that section.

1.5 **Section 8AB of the *Strata Schemes (Freehold Development) Act 1973***

If section 8AB of the *Strata Schemes (Freehold Development) Act 1973* (NSW) operates to create rights and obligations in connection with any easement in this instrument, then the rights and obligations created under section 8AB are varied or negated to the extent that such rights and obligations are inconsistent with the rights and obligations provided for in the easement and the terms of the relevant easement prevail.


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1.6 Release and indemnity

- (a) This **clause 1.6** applies to each easement in this instrument, except the following easements:
- (i) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BC);
 - (ii) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BD);
 - (iii) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BP);
 - (iv) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BQ); and
 - (v) EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (BW).
- (b) The owner of a Benefited lot and Authorised Persons release and indemnify the owner of a Burdened lot from and against all damage, expense, loss or liability of any nature suffered or incurred by the owner of the Burdened lot arising from or in consequence of the exercise by the owner of the Benefited lot and Authorised Persons of their rights under the easement and compliance by the owner of the Benefited lot and Authorised Persons with any obligations under the easement, including:
- (i) loss or damage to the property of the owner or any occupier of the Burdened lot, except fair wear and tear;
 - (ii) loss, damage, expense or liability in respect of any other property; and
 - (iii) loss, expense or liability in respect of personal injury, disease, illness or death.
- (c) The relevant release and indemnity under **clause 1.6(a)(ii)** will be reduced proportionately to the extent that the damage, expense, loss or liability


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arises from a negligent act or omission of the owner of the Burdened lot or
its officers, employees, contractors or agents.

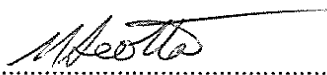
**2 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
numbered 1 in the Plan**

2.1 The owner of a Benefited lot has the right, consistent with the rights of other persons
having the same or similar rights, to:

- (a) have Improvements within the Benefited lot which require support,
supported vertically, horizontally, and in any other plane by Improvements
on a Burdened lot which are capable of affording support (**Structural
Improvements**);
- (b) require that the Structural Improvements on a Burdened lot remain at all
times;
- (c) enjoy continued shelter by Improvements within a Burdened lot capable of
providing shelter (**Sheltering Improvements**); and
- (d) require that the Sheltering Improvements on a Burdened lot remain at all
times.

2.2 The owner of a Burdened lot must:

- (a) not permit Structural Improvements and Sheltering Improvements in its lot
to become a hazard or a nuisance; and
- (b) carry out Works to Structural Improvements and Sheltering Improvements
in its lot, as and when required, to ensure compliance with this **clause 2.2**.


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- 2.3 If the owner of a Burdened lot fails to comply with its obligations under this easement, the owner of the Benefited lot has the right at any time to give a notice to the owner of the Burdened lot requiring compliance with those obligations.
- 2.4 If the owner of a Burdened lot fails to comply with a notice given under **clause 2.3** within a reasonable time after its service, having regard to the type of work or act required:
- (a) the owner of the Benefited lot has the right, but not the obligation, to carry out Works to remedy the failure to comply specified in the notice; and
 - (b) the owner of the Burdened lot must pay the owner of the Benefited lot, within 14 days of receipt of a demand from the owner of the Benefited lot, the costs reasonably and properly incurred by the owner of the Benefited lot in carrying out those Works.
- 2.5 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:
- (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
 - (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
 - (c) to ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as


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reasonably practicable to its condition before the carrying out of
the Works.

3 Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 2 in the Plan

3.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) the uninterrupted passage through a Burdened lot of any Service to or from the Benefited lot;
- (b) the use of any Service Equipment in a Burdened lot through which a Service passes to or from the Benefited lot (**Relevant Service Equipment**);
- (c) have Relevant Service Equipment remain in a Burdened lot and where necessary, have the Relevant Service Equipment supported vertically, horizontally, and in each other plane by the Burdened lot; and
- (d) enter and remain, or direct Authorised Persons to enter and remain, on the Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works in relation to Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.

3.2 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to carry out Works for the purpose of installing in a Burdened lot Service Equipment associated with a Service to or from a Benefited lot which is additional to any Service and Service Equipment actually existing at the date of registration of this instrument and this easement applies to any such additional Service and Service Equipment as though they existed at the date of registration of this instrument.



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- 3.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that some Services and associated Service Equipment may be maintained by the Community Association in accordance with the Community Management Statement.
- 3.4 The owner of a Benefited lot has the right, but not the obligation, to carry out Works in relation to any Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.
- 3.5 Before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:
- (a) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (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.
- 3.6 The owner of a Burdened lot may only withhold consent under **clause 3.5(c)** to the carrying out of the Works if, in the opinion of the owner of the Burdened lot, reasonably held, the physical result after the Works are carried out will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.
- 3.7 The owner of a Burdened lot may not withhold consent under **clause 3.5(c)** to the carrying out of Works if the Works:
- (a) need to be carried out in circumstances which involve an emergency or a danger to public safety;
 - (b) are necessary to enable the owner of the Benefited lot to comply with any obligations under the Community Management Statement; or


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- (c) result from or arise out of any relevant Laws or the requirements of any Authority.
- 3.8 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps to:
 - (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.
- 3.9 The owner of a Benefited lot 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.


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**4 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
numbered 3 in the Plan**

4.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) have Improvements within the Benefited lot which require support, supported vertically, horizontally, and in any other plane by Improvements on a Burdened lot which are capable of affording support to the Benefited lot (**Structural Improvements**);
- (b) require that the Structural Improvements remain on a Burdened lot at all times;
- (c) enjoy continued shelter by Improvements within a Burdened lot capable of providing shelter to the Benefited lot (**Sheltering Improvements**); and
- (d) require that the Sheltering Improvements remain on a Burdened lot at all times.

4.2 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the Structural Improvements and Sheltering Improvements will be Facilities which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Structural Improvements and the Sheltering Improvements as Facilities will be allocated under the Strata Management Statement and the Schedule of Facilities.


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- 4.3 For the purpose of the operation of section 8AA of the *Strata Schemes (Freehold Development) Act 1973* (NSW), if the terms of this easement and the terms referred to in section 8AA are inconsistent, to the extent of the inconsistency and as permitted by Law, the terms set out in this easement prevail.


5 Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 4 in the Plan

- 5.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) the uninterrupted passage through a Burdened lot of any Service to or from the Benefited lot which, at the Last Registration Date, passes through, or is situated in, the Burdened lot;
- (b) the ongoing use of any Service Equipment in a Burdened lot through which, at the Last Registration Date, a Service passes to or from the Benefited lot (**Relevant Service Equipment**);
- (c) have Relevant Service Equipment remain in a Burdened lot and, where necessary, have it supported vertically, horizontally, and in each other plane by the Burdened lot; and
- (d) enter and remain, or direct Authorised Persons to enter and remain, on a Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works and do anything else it is permitted or required to do under this easement in relation to Relevant Service Equipment in that lot.

- 5.2 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and


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- (b) it is intended that:
- (i) some of the Services and associated Relevant Service Equipment will be Facilities which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining such Services and associated Relevant Service Equipment as Facilities will be allocated under the Strata Management Statement and the Schedule of Facilities.

5.3 The owner of a Benefited lot must:

- (a) Maintain Relevant Service Equipment which is not a Facility, and for which no other person is responsible, so that it is not, or not likely to become, a hazard or a nuisance; and
- (b) at its cost carry out Works and do anything else reasonably necessary in relation to such Relevant Service Equipment as and when required, to ensure compliance with this **clause 5.3**.

5.4 The owner of a Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to Relevant Service Equipment which:

- (a) is a Facility; and
- (b) if, in the opinion of the owner of the Benefited lot, reasonably held, neither the Committee nor the owner of a Burdened lot is properly Maintaining the Relevant Service Equipment,

so that it is fit to be used for its intended purpose.

5.5 Subject to **clauses 5.6 and 5.7**, before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:

- (a) provide the owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;


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- (b) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.
- 5.6 The owner of a Benefited lot is not obliged to comply with **clauses 5.5(a) to 5.5(d)** where, in the opinion of the owner of the Benefited lot, reasonably held, there is an Emergency.
- 5.7 The owner of a Benefited lot is not obliged to comply with **clauses 5.5(c) and 5.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under this easement;
 - (b) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (c) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (d) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 5.8 The owner of a Burdened lot may only withhold consent under **clause 5.5(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or


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- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.

5.9 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.


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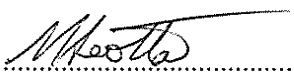
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- 5.10 If the owner of a Benefited lot fails to comply with its obligations under **clause 5.3(a)** in relation to Relevant Service Equipment on a Burdened lot, the owner of the Burdened lot has the right at any time to give a notice to the owner of the Benefited lot requiring compliance with those obligations.
- 5.11 If the owner of a Benefited lot fails to comply with a notice given under **clause 5.10** within a reasonable time after its service, having regard to the type of work or act required:
- (a) the owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy the failure to comply specified in the notice; and
 - (b) the owner of the Benefited lot must pay the owner of the Burdened lot, within 14 days of receipt of a demand from the owner of the Burdened lot, the costs reasonably and properly incurred by the owner of the Burdened lot under this **clause 5.11**.
- 5.12 In addition to its rights under **clauses 5.10** and **5.11** if, in the opinion of the owner of a Burdened lot, reasonably held, neither the Committee nor the owner of a Benefited lot is properly Maintaining Relevant Service Equipment on the Burdened lot which is a Facility, such that it is, or is at risk of becoming, a hazard or a nuisance, the owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy, or prevent, as the case may be, that hazard or nuisance.
- 5.13 The owner of a Benefited lot and the owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.


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6 Terms of EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT) numbered 5 in the Plan

6.1 The owner of a Benefited lot and Authorised Persons have the right, in an Emergency requiring the evacuation of the Benefited lot or a part of the Benefited lot, including for the purposes of a fire practice drill, consistent with the rights of other persons having the same or similar rights, to:

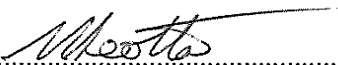
- (a) pass across the parts of a Burdened lot capable of being used for the purpose, including fire stairs and passages (**Easement Site**), in order to exit the Benefited lot; and
- (b) use any Emergency Equipment located on a Burdened lot.

6.2 When exercising rights or complying with obligations under this easement, the owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site;
- (b) only use the Easement Site and Emergency Equipment for their intended purposes;
- (c) comply with the Strata Management Statement and any applicable Rules; and
- (d) comply with any reasonable directions of:
 - (i) the Committee or any person authorised by the Committee; or
 - (ii) the owner of the Burdened lot.

6.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is


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required to Maintain a Facility located in its lot if the Committee fails to
comply with its obligations; and

- (b) it is intended that:
- (i) part of the Easement Site and the Emergency Equipment will be a
Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the
Easement Site as a Facility will be allocated under the Strata
Management Statement and the Schedule of Facilities.

**7 Terms of EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)
numbered 6 in the Plan**

7.1 The owner of a Benefited lot and Authorised Persons have the right, consistent with
the rights of other persons having the same or similar rights, to access and use any
Facilities on a Burdened lot that they are entitled to use under the Strata
Management Statement and the Schedule of Facilities, subject to the terms of the
Strata Management Statement.

7.2 When exercising rights or complying with obligations under this easement, the
owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the owner
or any occupier of the Burdened lot or any other person entitled to use the
relevant Facilities;
- (b) take all reasonable precautions so that no damage is caused to the
relevant Facilities or any other part of the Burdened lot;
- (c) comply with the Strata Management Statement and any applicable Rules;
and
- (d) comply with any reasonable direction of the Committee or any person
authorised by the Committee.


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- 7.3 The owner of each Benefited lot and the owner of the Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) the costs associated with Maintaining Facilities Maintained by the Committee will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 7.4 The terms of this easement do not apply in relation to any Facilities specifically the subject of another easement in this instrument.
- 8 Terms of RIGHT OF ACCESS 5.8 WIDE & VARIABLE (LIMITED IN STRATUM) (BA) and RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BB) numbered 7 and 8 respectively in the Plan**
- 8.1 The owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) by any reasonable means to go to or from the Benefited lot.
- 8.2 When exercising rights or complying with obligations under this easement, the owner of a Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site;
 - (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;
 - (c) not park or stand a motor vehicle or trailer on the Easement Site, or any other part of a Burdened lot, except where expressly permitted;



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- (d) comply with the Strata Management Statement and any applicable Rules;
and
 - (e) comply with any reasonable directions of the Committee or any person
authorised by the Committee.
- 8.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge
that:
 - (a) under the Strata Management Statement, the Committee has the primary
responsibility to Maintain Facilities, but the owner of a Burdened lot is
required to Maintain a Facility located in its lot if the Committee fails to
comply with its obligations; and
 - (b) it is intended that:
 - (i) the Easement Site will be a Facility which will be Maintained by the
Committee; and
 - (ii) the costs associated with the Committee Maintaining the
Easement Site as a Facility will be allocated under the Strata
Management Statement and the Schedule of Facilities.
- 8.4 If, in the opinion of the owner of a Benefited lot, reasonably held, neither the
Committee nor the owner of a Burdened lot is properly Maintaining the Easement
Site, the owner of the Benefited lot has the right, but not the obligation, to carry out
Works and do anything else it considers reasonably necessary in relation to the
Easement Site so that it is fit to be used for its intended purpose.
- 8.5 Subject to **clauses 8.6 and 8.7**, before carrying out Works under this easement on a
Burdened lot, the owner of a Benefited lot must:
 - (a) provide the owner of the Burdened lot with reasonable prior notice of its
intention to enter the Burdened lot to carry out Works;
 - (b) provide to the owner of the Burdened lot a Schedule of Works for the
Works;


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- (c) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.
- 8.6 The owner of a Benefited lot is not obliged to comply with **clauses 8.5(a) to 8.5(d)** where in the opinion of the owner of the Benefited lot, reasonably held, there is an Emergency.
- 8.7 The owner of a Benefited lot is not obliged to comply with **clauses 8.5(c) and 8.5(d)** if the carrying out of the Works:
 - (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement ;
 - (b) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 8.8 The owner of the Burdened lot may only withhold consent under **clause 8.5(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:
 - (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.


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8.9 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

8.10 The owner of a Benefited lot and the owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

9 Terms of RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BC) numbered 9 in the Plan

9.1 Members of the public and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, have the right to pass


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across the site of this easement (**Easement Site**), subject to complying with the terms set out in this easement.

9.2 The rights granted under this easement:

- (a) are subject to the rights of the owner and any occupier of the Burdened lot and other persons lawfully entitled to use the Burdened lot from time to time, to continue to use the Easement Site in any manner whatsoever that does not prevent the exercise of the rights granted under this easement;
- (b) may only be exercised on foot or using wheelchairs or disabled access aids or by Authorised Vehicles;
- (c) may be exercised with or without animals; and
- (d) are subject to possible temporary restrictions imposed by the owner of the Burdened lot for reasons of maintenance, public security or safety or any restrictions imposed by a government agency for any reason.

9.3 When exercising rights under this easement, members of the public and Authorised Persons must:

- (a) comply with the reasonable directions on any signage erected on the Burdened lot; and
- (b) cause as little inconvenience as is practicable to the owner and any occupier of the Burdened lot.

9.4 Members of the public and Authorised Persons must not park or stand a motor vehicle or trailer on the Burdened lot, except where expressly permitted.


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9.5 The rights granted under this 'RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BC)' do not apply to the part of the Easement Site in which Car Share Parking Spaces are located until such time as:

- (a) the rights granted under the EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (BV) are suspended or released; or
- (b) the Car Share Scheme ceases to operate.

Name of Authority empowered to release, vary or modify the RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BC) numbered 9 in the Plan:

City of Parramatta Council

10 Terms of RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BD) numbered 10 respectively in the Plan

10.1 Members of the public have the right, consistent with the rights of other persons having the same or similar rights, to pass and repass over the site of this easement (**Easement Site**) on foot or with wheelchairs or other disable access aids, but excluding all other vehicles.

10.2 The rights granted under this easement:

- (a) are subject to the rights of the owner and any occupier of the Burdened lot and other persons lawfully entitled to use the Burdened lot from time to time, to continue to use the Easement Site in any manner whatsoever that does not prevent the exercise of the rights granted under this easement;
- (b) may only be exercised on foot or using wheelchairs or disabled access aids; and


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- (c) are subject to possible temporary restrictions imposed by the owner of the Burdened lot for reasons of maintenance, public security or safety or any restrictions imposed by a government agency for any reason.

10.3 When exercising rights under this easement, members of the public must:

- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site;
- (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building; and
- (c) comply with any reasonable directions of the owner or any occupier of a Burdened lot.

Name of Authority empowered to release, vary or modify the RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BD) NUMBERED 10 in the Plan:

City of Parramatta Council

11 **Terms of RIGHT TO USE LIFT (LIMITED IN STRATUM) (BE) numbered 11 in the Plan**

11.1 The owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to access and use the waste lift located on the site of this easement (**Waste Lift**) to transport waste receptacles to and from the Benefited lot.

11.2 When exercising rights or complying with obligations under this easement, the owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of the Burdened lot or any other person entitled to use the Waste Lift;


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- (b) take all reasonable precautions so that no damage is caused to the Waste Lift or any other part of the Burdened lot;
 - (c) leave the Waste Lift clean and tidy after use;
 - (d) comply with the Strata Management Statement and any applicable Rules; and
 - (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 11.3 The owner of the Benefited lot and the owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Waste Lift will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Waste Lift as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.


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- 11.4 If, in the opinion of the owner of a Benefited lot, reasonably held, neither the Committee nor the owner of a Burdened lot is properly Maintaining the Waste Lift, the owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Waste Lift so that it is fit to be used for its intended purpose.
- 11.5 Subject to **clauses 11.6 and 11.7**, before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:
- (a) provide the owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.
- 11.6 The owner of a Benefited lot is not obliged to comply with **clauses 11.5(a) to 11.5(d)** where in the opinion of the owner of the Benefited lot, reasonably held, there is an Emergency.
- 11.7 The owner of a Benefited lot is not obliged to comply with **clauses 11.5(c) and 11.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.


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11.8 The owner of the Burdened lot may only withhold consent under **clause 11.5(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.

11.9 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.


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- 11.10 The owner of a Benefited lot and the owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.
- 12 Terms of EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BF), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BG), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BH), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BI), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BJ), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BK), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BL) AND EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BW) numbered 12, 13, 14, 15, 16, 17, 18 and 29 respectively in the Plan**
- 12.1 The owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) on foot or with wheelchairs or other disabled access aids, but excluding all other vehicles.
- 12.2 When exercising rights or complying with obligations under this easement, the owner of a Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site;
 - (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;
 - (c) comply with the Strata Management Statement and any applicable Rules; and


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- (d) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 12.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Easement Site will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 12.4 If, in the opinion of the owner of a Benefited lot, reasonably held, neither the Committee nor the owner of a Burdened lot is properly Maintaining the Easement Site, the owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.
- 12.5 Subject to **clauses 12.6 and 12.7** before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:
- (a) provide the owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and


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- (d) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.
- 12.6 The owner of a Benefited lot is not obliged to comply with **clauses 12.5(a) to 12.5(d)** where in the opinion of the owner of the Benefited lot, reasonably held, there is an Emergency.
- 12.7 The owner of a Benefited lot is not obliged to comply with **clauses 12.5(c) and 12.5(d)** if the carrying out of the Works:
 - (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 12.8 The owner of the Burdened lot may only withhold consent under **clause 12.5(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:
 - (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.
- 12.9 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
 - (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;


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- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

12.10 The owner of a Benefited lot and the owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

13 Terms of EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (BM) numbered 19 in the Plan

13.1 The owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights:

- (a) to use the loading dock and associated facilities on the site of this easement (**Loading Dock**) for the parking of vehicles in connection with the loading and unloading of those vehicles; and
- (b) for those vehicles to enter and pass across that part of a Burdened lot which provides access to and egress from the Loading Dock.



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- 13.2 When exercising rights or complying with obligations under this easement, the owner of a Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Loading Dock;
 - (b) take all reasonable precautions so that no damage is caused to the Loading Dock or any other part of a Burdened lot;
 - (c) leave the Loading Dock and any areas surrounding it clean and tidy after use;
 - (d) comply with the Strata Management Statement and any applicable Rules; and
 - (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 13.3 The owner of each Benefited lot and the owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Loading Dock will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Loading Dock as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 13.4 If, in the opinion of the owner of a Benefited lot, reasonably held, neither the Committee nor the owner of a Burdened lot is properly Maintaining the Loading


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Dock, the owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Loading Dock so that it is fit to be used for its intended purpose.

- 13.5 Subject to **clauses 13.6 and 13.7**, before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:
- (a) provide the owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.
- 13.6 The owner of a Benefited lot is not obliged to comply with **clauses 13.5(a) to 13.5(d)** where in the opinion of the owner of the Benefited lot, reasonably held, there is an Emergency.
- 13.7 The owner of a Benefited lot is not obliged to comply with **clauses 13.5(c) and 13.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.


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13.8 The owner of the Burdened lot may only withhold consent under **clause 13.5(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.

13.9 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.


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- 13.10 The owner of a Benefited lot and the owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.
- 14 Terms of EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (BN) numbered 20 in the Plan**
- 14.1 The owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to use the waste storage room located on the site of this easement (**Waste Storage Room**).
- 14.2 When exercising rights or complying with obligations under this easement, the owner of the Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of the Burdened lot or any other person entitled to use the Waste Storage Room;
 - (b) only dispose of waste in the waste receptacles in the Waste Storage Room;
 - (c) only use the Waste Storage Room for its intended purpose so as not to cause or permit any hazards or nuisances;
 - (d) take all reasonable precautions so that no damage is caused to the Waste Storage Room or any other part of the Burdened lot;
 - (e) take all reasonable steps to keep the Waste Storage Room clean and tidy, free of vermin and minimise the emission of unpleasant odours;
 - (f) comply with all Laws and the requirements of all Authorities regarding the disposal of waste;
 - (g) comply with the Strata Management Statement and any applicable Rules; and


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- (h) comply with any reasonable direction of the Committee or any person authorised by the Committee.
- 14.3 The owner of the Benefited lot and the owner of the Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Waste Storage Room will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Waste Storage Room as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 14.4 If, in the opinion of the owner of the Benefited lot, reasonably held, neither the Committee nor the owner of the Burdened lot is properly Maintaining the Waste Storage Room, the owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Waste Storage Room so that it is fit to be used for its intended purpose.
- 14.5 Subject to **clauses 14.6 and 14.7**, before carrying out Works under this easement on the Burdened lot, the owner of the Benefited lot must:
- (a) provide the owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and


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- (d) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.
- 14.6 The owner of the Benefited lot is not obliged to comply with **clauses 14.5(a) to 14.5(d)** where in the opinion of the owner of the Benefited lot, reasonably held, there is an Emergency.
- 14.7 The owner of the Benefited lot is not obliged to comply with **clauses 14.5(c) and 14.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 14.8 The owner of the Burdened lot may only withhold consent under **clause 14.5(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.
- 14.9 The owner of the Benefited lot must, while Works are being carried out in the Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;


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- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

14.10 The owner of the Benefited lot and the owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

15 Terms of EASEMENT FOR ATM VARIABLE WIDTH (LIMITED IN STRATUM) (BO) numbered 21 in the Plan

15.1 The owner of the Benefited lot and Authorised Persons have the right:

- (a) to pass across the site of this easement (**Easement Site**) by any reasonable means for the purpose of accessing the Automated Teller Machine located on that part Benefited lot immediately adjacent to this Easement Site (**ATM**); and
- (b) to erect bollards on the Easement Site for the purpose of protecting the ATM.


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15.2 The owner of the Benefited lot must, whilst undertaking any Works, including installation of bollards, in the Burdened lot under this easement, take all reasonable steps to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

15.3 When exercising its rights or complying with obligations under this easement the owner of the Benefited lot and Authorised Persons must:

- (a) not exercise its rights under this easement in a manner which permits the Easement Site to become a hazard or a nuisance;
- (b) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site; and
- (c) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Burdened lot.


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- 15.4 The owner of the Benefited lot must, at its cost, do all things reasonably necessary, as and when required, to ensure compliance with its obligations and its Authorised Persons' obligations under this easement.
- 15.5 If the owner of the Benefited lot 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.
- 15.6 If the owner of a Benefited lot fails to comply with a notice given under **clause 15.5** 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 remedy the failure to comply specified in the notice.
- 15.7 The owner of a Benefited lot 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 to remedy the failure to comply specified in the notice given under **clause 15.5**.
- 16 Terms of EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BP) numbered 22 in the Plan**
- 16.1 An 'Easement for electricity and other purposes' in the terms set out in memorandum registered number AG823691. In this easement, "Easement for electricity and other purposes" is taken to have the same meaning as "Easement for electricity works" in the memorandum.

Name of Authority empowered to release, vary or modify the EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BP) numbered 22 in the Plan:

Ausgrid



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17 Terms of EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BQ) numbered 23 in the Plan

- 17.1 An 'Easement for electricity and other purposes' in the terms set out in memorandum registered number AG823691. In this easement, "Easement for electricity and other purposes" is taken to have the same meaning as "Easement for electricity works" in the memorandum.

Name of Authority empowered to release, vary or modify the EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BQ) numbered 23 in the Plan:

Ausgrid

18 Terms of RIGHT TO USE CARWASH BAY VARIABLE WIDTH (LIMITED IN STRATUM) (BR) numbered 24 in the Plan

- 18.1 The owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights:

- (a) to use the carwash bay on the site of this easement (**Carwash Bay**) for the washing and cleaning of Vehicles; and
- (b) for those Vehicles to enter and pass across that part of the Burdened lot which provides access to and egress from the Carwash Bay.

- 18.2 When exercising rights or complying with obligations under this easement, the owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of the Burdened lot or any other person entitled to use the Carwash Bay;
- (b) take all reasonable precautions so that no damage is caused to the Carwash Bay or any other part of the Burdened lot;


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- (c) leave the Carwash Bay and any areas surrounding them clean and tidy after use;
 - (d) comply with the Strata Management Statement and any applicable Rules; and
 - (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 18.3 The owner of a Benefited lot and Authorised Persons must not park or stand any Vehicle in the Carwash Bay other than for the washing and cleaning of Vehicles, except where expressly permitted.
- 18.4 The owner of each Benefited lot and the owner of the Burdened lot acknowledge that:
 - (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Carwash Bay will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Carwash Bay as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.


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- 18.5 If, in the opinion of the owner of a Benefited lot, reasonably held, neither the Committee nor the owner of the Burdened lot is properly Maintaining the Carwash Bay, the owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Carwash Bay so that it is fit to be used for its intended purpose.
- 18.6 Subject to **clauses 18.7** and **18.8**, before carrying out Works under this easement on the Burdened lot, the owner of a Benefited lot must:
- (a) provide the owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the owner of the Burdened lot any other information which the owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the owner of the Burdened lot to the carrying out of the Works.
- 18.7 The owner of a Benefited lot is not obliged to comply with **clauses 18.6(a) to 18.6(d)** where in the opinion of the owner of the Benefited lot, reasonably held, there is an Emergency.
- 18.8 The owner of a Benefited lot is not obliged to comply with **clauses 18.6(c) and 18.6(d)** if the carrying out of the Works:
- (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.


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18.9 The owner of the Burdened lot may only withhold consent under **clause 18.6(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.

18.10 The owner of a Benefited lot must, while Works are being carried out in the Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.


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- 18.11 The owner of a Benefited lot and the owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.
- 19 **Terms of RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (BS) and RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (BT) numbered 25 and 26 respectively in the Plan**
- 19.1 The owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to access and use the lifts located on the site of this easement (Lifts) to go to or from the Benefited lot.
- 19.2 When exercising rights or complying with obligations under this easement, the owner of a Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of the Burdened lot or any other person entitled to use the Lifts;
 - (b) take all reasonable precautions so that no damage is caused to the Lifts or any other part of the Burdened lot;
 - (c) leave the Lifts clean and tidy after use;
 - (d) comply with the Strata Management Statement and any applicable Rules; and
 - (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 19.3 The owner of each Benefited lot and the owner of the Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the owner of a Burdened lot is


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required to Maintain a Facility located in its lot if the Committee fails to
comply with its obligations; and


(b) it is intended that:

- (i) the Lifts will be a Facility which will be Maintained by the
Committee; and
- (ii) the costs associated with the Committee Maintaining the Lifts as a
Facility will be allocated under the Strata Management Statement
and the Schedule of Facilities.

19.4 If, in the opinion of the owner of a Benefited lot, reasonably held, neither the
Committee nor the owner of a Burdened lot is properly Maintaining the Lifts, the
owner of the Benefited lot has the right, but not the obligation, to carry out Works
and do anything else it considers reasonably necessary in relation to the Lifts so that
they are fit to be used for their intended purpose.

19.5 Subject to **clauses 19.6 and 19.7** before carrying out Works under this easement on
a Burdened lot, the owner of a Benefited lot must:

- (a) provide the owner of the Burdened lot with reasonable prior notice of its
intention to enter the Burdened lot to carry out Works;
- (b) provide to the owner of the Burdened lot a Schedule of Works for the
Works;
- (c) provide to the owner of the Burdened lot any other information which the
owner of the Burdened lot reasonably requires so it can assess the effect of
the Works; and
- (d) obtain the consent of the owner of the Burdened lot to the carrying out of
the Works.


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- 19.6 The owner of a Benefited lot is not obliged to comply with **clauses 19.5(a) to 19.5(d)** where in the opinion of the owner of the Benefited lot, reasonably held, there is an Emergency.
- 19.7 The owner of a Benefited lot is not obliged to comply with **clauses 19.5(c) and 19.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 19.8 The owner of a Burdened lot may only withhold consent under **clause 19.5(d)** to the carrying out of Works if, in the opinion of the owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.
- 19.9 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and


.....
Council Authorised Person

ePlan (DOC.8)

(Sheet 58 of 67 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 19 in DP270778
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SC/13/2016

- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

19.10 The owner of a Benefited lot and the owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

**20 EASEMENT FOR TEMPORARY SERVICES 3.885 WIDE (LIMITED IN STRATUM)
(BU) numbered 27 in the Plan**

20.1 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) the uninterrupted passage through a Burdened lot of any Temporary Service to or from the Benefited lot;
- (b) the use of any Temporary Service Equipment in a Burdened lot through which a Temporary Service passes to or from the Benefited lot (**Relevant Service Equipment**);


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Council Authorised Person

ePlan (DOC.8)

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Plan: **DP270778**

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- (c) have Relevant Service Equipment remain in a Burdened lot and where necessary, have the Relevant Service Equipment supported vertically, horizontally and in each other plane, by the Burdened lot; and
 - (d) enter and remain, or direct persons authorised by the owner of a Benefited lot to enter and remain on the Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works in relation to Relevant Service Equipment.
- 20.2 The owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to carry out Works for the purpose of installing in a Burdened lot Temporary Service Equipment associated with a Temporary Service to or from a Benefited lot which is additional to any Temporary Service and Temporary Service Equipment actually existing at the date of registration of this instrument and this easement applies to any such additional Temporary Service and Temporary Service Equipment as though they existed at the date of registration of this instrument.
- 20.3 The owner of a Benefited lot has the right, but not the obligation, to carry out Works in relation to any Relevant Service Equipment.
- 20.4 Before carrying out Works under this easement on a Burdened lot, the owner of a Benefited lot must:
- (a) provide to the owner of the Burdened lot a Schedule of Works for the Works;
 - (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.
- 20.5 The owner of a Burdened lot may only withhold consent under **clause 20.4(c)** to the carrying out of the Works if, in the opinion of the owner of the Burdened lot, reasonably held, the physical result after the Works are carried out will substantially



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Council Authorised Person

ePlan (DOC.8)

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Plan: **DP270778**

Plan of subdivision of Lot 19 in DP270778
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detrimentally affect the use and enjoyment of the Burdened lot by the owner or any occupier of the Burdened lot.

20.6 The owner of a Burdened lot may not withhold consent under **clause 20.4(c)** to the carrying out of Works if the Works:

- (a) need to be carried out in circumstances which involve an emergency or a danger to public safety; or
- (b) result from or arise out of any relevant Laws or the requirements of any Authority.

20.7 The owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:

- (a) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
- (b) to ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

20.8 The owner of a Benefited lot 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.


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Council Authorised Person

ePlan (DOC.8)

(Sheet 61 of 67 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 19 in DP270778
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20.9 The rights under this easement will cease to apply to the Benefited Lot after the Sunset Date.

**21 EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE
VARIABLE WIDTH (LIMITED IN STRATUM) (BV) numbered 28 in the Plan**

21.1 The operator of, and members of the public participating in, the Car Share Scheme (**Car Share Users**) have the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) pass across the site of this easement (**Easement Site**) by any reasonable means to go to or from the Car Share Parking Spaces; and
- (b) park motor vehicles used as part of the operation of the Car Share Scheme in the Car Share Parking Spaces.

21.2 When exercising rights under this easement, the Car Share Users must:

- (a) cause as little disturbance and inconvenience as practicable to the owner or any occupier of a Burdened lot or any other person entitled to use the Easement Site;
- (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;
- (c) comply with any signs within the Burdened lot;
- (d) not park or stand a motor vehicle used as part of the operation of the Car Share Scheme on the Easement Site, or any other part of the Building, other than within a Car Share Parking Space; and
- (e) comply with any reasonable direction of the Burdened lot or any person authorised by the Burdened lot.


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Council Authorised Person

ePlan (DOC.8)

(Sheet 62 of 67 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 19 in DP270778
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SC1312016

22 RESTRICTION ON THE USE OF LAND numbered 30 in the Plan

A car parking space or storage space within, or forming part of a Burdened lot, must not be used other than by a proprietor or occupier of the building within which the Burdened lot is located.



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Council Authorised Person

ePlan (DOC.8)


(Sheet 63 of 67 sheets)

Plan: **DP270778**

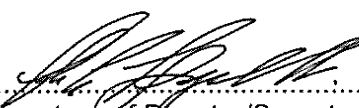
Plan of subdivision of Lot 19 in DP270778
and easements affecting Lot 15 covered by
Subdivision Certificate No.

SC1131/2016

EXECUTED by **FAIRMEAD BUSINESS**
PTY LTD (ACN 069 006 426) in
accordance with section 127 of the
Corporations Act:


.....
Signature of Director

John Kinsella
.....
Name of Director (block letters)


.....
Signature of Director/Secretary

John Fitzgerald
Secretary
.....
Name of Director/Secretary (block letters)


.....
Council Authorised Person

ePlan (DOC.8)

(Sheet 64 of 67 sheets)

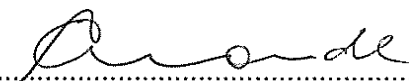
Plan: **DP270778**

Plan of subdivision of Lot 19 in DP270778
and easements affecting Lot 15 covered by
Subdivision Certificate No.

SC131/2016

SIGNED SEALED AND DELIVERED by)

MICHAEL DAWKINS)
as attorney for ANZ FIDUCIARY)
SERVICES PTY LIMITED (ACN 100 709)
493) under registered power of attorney)
Book 42492 No. 517)
dated 4/8/2015 in the)
presence of:)


Signature of witness


ASSUNTA MAUDE
Name of witness (block letters)

88 ELLIOTT ST BALMAIN
Address of witness (block letters)

Solicitor



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


Council Authorised Person

ePlan (DOC.8)

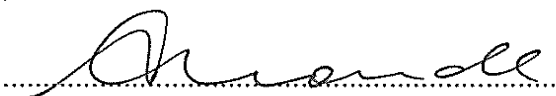
(Sheet 65 of 67 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 19 in DP270778
and easements affecting Lot 15 covered by
Subdivision Certificate No.

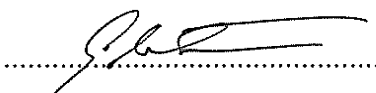
SC/131/2016


SIGNED SEALED AND DELIVERED by)
GREG LINKLATER)
as attorney for **A3 SG ALPHA PTE. LTD**)
under registered power of attorney)
Book 4700 No. 510)
dated ~~23 DECEMBER 2015~~.....in the)
presence of:)


.....
Signature of witness

ASSUNTA MARINDE.....
.....
Name of witness (block letters)

88 ELLIOTT ST BALMAIN.....
.....
Address of witness (block letters)
Solicitor


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


.....
Council Authorised Person

ePlan (DOC.8)

(Sheet 66 of 67 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 19 in DP270778
and easements affecting Lot 15 covered by
Subdivision Certificate No.

SC/131/2016

SIGNED SEALED AND DELIVERED by)
Michael McHugh)
as attorney for **Ausgrid (ABN 67 505 337**)
385) under registered power of attorney)
Book **4693** No. **331**)
dated **10 October 2016** in the presence of:)



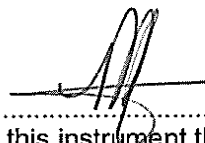
Signature of witness

Lisa Jane Anderson

Name of witness (block letters)

570 GEORGE STREET
SYDNEY NSW 2000

Address 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



Council Authorised Person

ePlan (DOC.8)

(Sheet 67 of 67 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 19 in DP270778
and easements affecting Lot 15 covered by
Subdivision Certificate No.

SC131/2016

EXECUTED by

as delegate of **CITY OF PARRAMATTA
COUNCIL**

I MARK LECTA have
been granted delegated authority by the
General Manager to sign instruments under
the Conveyancing Act on behalf of the City
of Parramatta Council

MARK LECTA
Name of Delegate (block letters)


Signature of Delegate

MANAGER-DEVELOPMENT & TRAFFIC
Position of Delegate


Council Authorised Person

REGISTERED



4.11.2016

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

ePlan (DOC.9)

(Sheet 1 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of lot 20 in DP270778
 and easements affecting Lot 1 in
 DP270778 covered by Subdivision
 Certificate No. SC/33/2017

Full name and
 address of the
 Owner of the
 land:

Fairmead Business Pty Ltd
 (ACN 069 006 426)
 Suite 101, 25 Angas Street
 MEADOWBANK NSW 2114

Community Association DP270778
 c/ - Netstrata
 298 Railway Parade
 CARLTON NSW 2218

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 SUPPORT AND SHELTER (WHOLE OF LOT)	Lot 34 Lots 31 to 33 inclusive	Lots 31 to 33 inclusive Lot 34
2	EASEMENT FOR SERVICES (WHOLE OF LOT)	Lot 34 Lots 31 to 33 inclusive	Lots 31 to 33 inclusive Lot 34
3	EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)	Lot 31 Lot 32 Lot 33	Lots 32 and 33 Lots 31 and 33 Lots 31 and 32


 Council Authorised Person


ePlan (DOC.9)

(Sheet 2 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
 and easements affecting Lot 1 in
 DP270778 covered by Subdivision
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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
4	EASEMENT FOR SERVICES (WHOLE OF LOT)	Lot 31 Lot 32 Lot 33	Lots 32 and 33 Lots 31 and 33 Lots 31 and 32
5	EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)	Lot 31 Lot 32 Lot 33	Lots 32 and 33 Lots 31 and 33 Lots 31 and 32
6	EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)	Lot 31 Lot 32 Lot 33	Lots 32 and 33 Lots 31 and 33 Lots 31 and 32
7	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BX)	Lots 31, 32 and 34	Alpha Distribution Ministerial Holding Corporation
8	RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BY)	Lot 34	City of Parramatta Council
9	RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BZ)	Lot 31 Lot 32	Lots 32 and 33 Lots 31 and 33


 Council Authorised Person


ePlan (DOC.9)

(Sheet 3 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
 and easements affecting Lot 1 in
 DP270778 covered by Subdivision
 Certificate No. *SC/33/2017*

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
10	EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (CA)	Lot 1 in DP270778 and Lot 34	Roads and Maritime Services
11	RIGHT TO USE CARWASH BAY VARIABLE WIDTH (LIMITED IN STRATUM)(CB)	Lot 31	Lot 32
12	RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM) (CC)	Lot 32	Lots 31 and 33
13	RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM) (CD)	Lot 31	Lot 32
14	RIGHT TO USE WASTE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CE)	Lot 32	Lot 31
15	EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM) (CF)	Lot 32	Lot 31
16	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CG)	Lot 31 Lot 32 Lot 33	Lot 32 and 33 Lot 31 and 33 Lot 31 and 32
17	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CH)	Lot 31 Lot 32	Lots 32 and 33 Lots 31 and 33


 Council Authorised Person

ePlan (DOC.9)

(Sheet 4 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
 and easements affecting Lot 1 in
 DP270778 covered by Subdivision
 Certificate No. *SC/33/2017*

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
18	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CI)	Lots 31 and 32	Lot 33
19	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CJ)	Lot 32 Lot 33	Lots 31 and 33 Lots 31 and 32
20	EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (CK)	Lot 32	Lots 31 and 33
21	EASEMENT FOR WASTE COLLECTION VARIABLE WIDTH (LIMITED IN STRATUM) (CL)	Lot 32	Lots 31 and 33
22	EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (CM)	Lot 32	Lots 31 and 33
23	EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (CN)	Lot 1 in DP270778 and Lot 34	City of Parramatta Council
24	RESTRICTION ON THE USE OF LAND	Lots 31 to 33 inclusive	City of Parramatta Council
25	RESTRICTION ON THE USE OF LAND 5 WIDE (CO)	Part Lot 34	City of Parramatta Council
26	POSITIVE COVENANT 5 WIDE (CP)	Part Lot 34	City of Parramatta Council



 Council Authorised Person

ePlan (DOC.9)


(Sheet 5 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
 and easements affecting Lot 1 in
 DP270778 covered by Subdivision
 Certificate No. *SC/33/2017*

PART 1A (Release)

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 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 (VIDE K868355)	Lot 8 in DP735225	Lot 20 in DP270778 and Lot 1 in DP270778
2	EASEMENT FOR DRAINAGE OF WATER 2 WIDE (DP270778 DOC.3)	Lot 20 in DP270778	CP/SP94476, Lot 27 in DP270778, Lot 28 in DP270778, Lot 30 in DP270778, Lot 1 in DP270778 and CP/SP95128 Lot 20 in DP270778
3	RIGHT OF ACCESS 20 WIDE (DP270778 DOC.4)	Lot 1, 20, 23 and 24 in DP270778	Lot 1, 20 and 23 in DP270778
4	EASEMENT FOR OVERHANG 2 WIDE (LIMITED IN STRATUM) (DP270778 DOC.7)	Lot 20 in DP270778	Lot 1 in DP270778


 Council Authorised Person

ePlan (DOC.9)

(Sheet 6 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. SC/33/2017

PART 2 (Terms)

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this instrument, unless the context clearly indicates otherwise:


Authorised Person means every person authorised by the Owner of a Benefited lot for the purposes of an easement, positive covenant or restriction on the use of land created by this instrument. Subject to the terms of the relevant easement, positive covenant or restriction on the use of land, as the case may be, an Authorised Person includes:

- (a) for the purposes of any easement, positive covenant or restriction on the use of land that relates to a Facility, persons permitted by the Strata Management Statement, or any Rules, to access or use the particular Facility; and
- (b) for the purposes of all other easements, positive covenants and restrictions on the use of land, the tenants, lessees, sub-lessees, employees, agents, contractors, licensees and invitees of the Owner of the Benefited lot.

Authorised Vehicles means:

- (a) public transport vehicles;
- (b) emergency service vehicles;
- (c) any other vehicles undertaking services for or on behalf of an Authority, such as garbage trucks; and
- (d) any other vehicles of less than 2 tonnes in weight.

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.


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Council Authorised Person

ePlan (DOC.9)

(Sheet 7 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
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Building means the building constructed within lots 31 to 33 inclusive in the Community Plan.

Car Share Parking Spaces means the car parking spaces located on the site of EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (CN).

Car Share Scheme means the car share scheme operating within the site of EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (CN) required to be established under the relevant development consent.

Committee means the building management committee constituted in accordance with the Strata Management Statement.

Community Association means the community association constituted on registration of the Community Plan.

Community Management Statement means the community management statement registered with the Community Plan.

Community Plan means DP270778.

Council means City of Parramatta Council.

Emergency means any emergency situation, including one that involves a risk to a person's health or safety.

Emergency Equipment includes fire extinguishers, fire hoses and any other equipment available designed for a similar use.

Equipment means materials, tools, implements, machinery and vehicles.

Facility has the meaning given to it in the Strata Management Statement.

GPT Facility means the gross pollutant trap, including any pump, pipe, conduit, wire, cable, duct, drain, gully, trap or pit forming part of the gross pollutant trap which is contained within the site marked '(CO)' and '(CP)' in the Plan.


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Council Authorised Person

ePlan (DOC.9)

(Sheet 8 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
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Improvements means all improvements, structures and fixtures constructed, erected or installed at any time, including any walls, support columns, slabs, foundations and footings.

Last Registration Date means the date which is 3 years after registration of the strata plan subdividing lot 33 in the Community Plan.

Law means any:

- (a) act, ordinance, regulation, by-law, order, award and proclamation of the Commonwealth of Australia and State of New South Wales; and
- (b) certificate, licence, consent, permit, approval and requirement of organisations having jurisdiction over Works.

Maintain includes:

- (a) keep clean and tidy;
- (b) maintain in good and serviceable condition;
- (c) maintain in structurally sound condition;
- (d) repair as necessary; and
- (e) replace as necessary.

Occupier means:

- (a) a lessee;
- (b) a licensee; or
- (c) other person, not being an Owner, lessee or licensee that is in lawful occupation.

Owner means:

- (a) a person registered or entitled to be registered as proprietor;


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Council Authorised Person

ePlan (DOC.9)

(Sheet 9 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. *SC/33/2017*

- (b) a mortgagee in possession; or
- (c) a covenant chargee in possession.

Prescribed Traffic Control Device has the meaning given to it in s 121 of the *Road Transport Act 2013* (NSW).

Prescribed Traffic Control Device Work means carry out any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a Prescribed Traffic Control Device.

RMS means Roads and Maritime Services (ABN 76 236 371 088).

Rules has the meaning given to it in the Strata Management Statement.

Schedule of Facilities has the meaning given to it in the Strata Management Statement.

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 means any service in the Building including:

- (a) water supply;
- (b) gas supply;
- (c) electricity supply;
- (d) air conditioning;
- (e) a telephone service;
- (f) a high speed internet service;


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Council Authorised Person

ePlan (DOC.9)

(Sheet 10 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
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Certificate No. *SC/33/2017*

- (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 the removal and passage of sewage;
- (l) a system for the removal and passage of trade waste;
- (m) a system for the passage of water;
- (n) a mechanical ventilation system;
- (o) a fire safety or control system;
- (p) hydraulic services;
- (q) a security system;
- (r) escalators;
- (s) lifts;
- (t) closed circuit television video and audio services; and
- (u) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of the Building.

Service Equipment means the structures, machinery, plant, equipment and things in the Building 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.

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.


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Council Authorised Person

ePlan (DOC.9)

(Sheet 11 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. *SC/33/2017*

Strata Management Statement means the strata management statement in force in respect of the Building.

Traffic Control Facility has the meaning given to it in the Transport Act.

Traffic Control Work means the carrying out of any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a Traffic Control Facility.

Transport Act means the *Transport Administration Act 1988* (NSW).

Vehicle includes motor cars, motor bicycles, bicycles, boats, caravans, trucks and trailers.

Works includes inspecting, testing, cleaning, maintenance, repairs, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

1.2 References to certain terms

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;
- (b) **including** is not a word of limitation;
- (c) the words **at any time** mean at any time and from time to time;
- (d) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument;
- (e) 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;


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- (f) a reference to a natural person includes their personal representatives, successors, and permitted assigns;
- (g) a reference to a corporation includes its successors and permitted assigns;
- (h) a reference to a document is a reference to a document of any kind, including a plan;
- (i) where this instrument refers to a body or authority which no longer exists, unless otherwise prescribed by law, there is taken to be substituted a body or authority having substantially the same objects as the named body or authority;
- (j) 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;
- (k) a reference to a time is to that time in Sydney;
- (l) 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;
- (m) a requirement to do any thing includes a requirement to cause that thing to be done;
- (n) a word that is derived from a defined word has a corresponding meaning;
- (o) the singular includes the plural and vice-versa;
- (p) words importing one gender include all other genders; and
- (q) a reference to a **Burdened lot** or a **Benefited lot** includes, where the context permits, any Improvements on such a lot.

Any notice, demand, approval, request, application or communication under this instrument must be in writing.


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1.3 Complying with the Strata Management Statement and Community Management Statement

For each easement, positive covenant and restriction on the use of land in this instrument, each Owner of a Benefited lot must take all reasonable steps to ensure that its Authorised Persons:

- (a) comply with the terms of this instrument when exercising rights or complying with obligations under this instrument;
- (b) comply with the Community Management Statement, where applicable; and
- (c) comply with the Strata Management Statement, where applicable.

1.4 Positive covenants and maintenance requirements

A requirement in an easement that an Owner of a Benefited lot or an Owner of a Burdened lot Maintain the site of an easement, or any thing in the site of an easement, is a reference to maintain or repair or maintain and repair in accordance with section 88BA of the *Conveyancing Act 1919* (NSW) and is therefore intended to create a positive covenant under that section.

1.5 Section 106 of the *Strata Schemes Development Act 2015*

If section 106 of the *Strata Schemes Development Act 2015* (NSW) operates to create rights and obligations in connection with any easement in this instrument, then the rights and obligations created under section 106 are varied or negated to the extent that such rights and obligations are inconsistent with the rights and obligations provided for in the easement and the terms of the relevant easement prevail.



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1.6 Release and indemnity

- (a) This clause 1.6 applies to each easement in this instrument, except the following easements:
- (i) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRUTUM) (BX) numbered 7 in the Plan;
 - (ii) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BY) numbered 8 in the Plan;
 - (iii) EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (CN) numbered 23 in the Plan;
 - (iv) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (CA) numbered 10 in the Plan;
 - (v) RESTRICTION ON THE USE OF LAND numbered 24 in the Plan;
 - (vi) RESTRICTION ON THE USE OF LAND 5 WIDE (CO) numbered 25 in the Plan; and
 - (vii) POSITIVE COVENANT 5 WIDE (CP) numbered 26 in the Plan.
- (b) The Owner of a Benefited lot and Authorised Persons release and indemnify the Owner of a Burdened lot from and against all damage, expense, loss or liability of any nature suffered or incurred by the Owner of the Burdened lot arising from or in consequence of the exercise by the Owner of the Benefited lot and Authorised Persons of their rights under the easement and compliance by the Owner of the Benefited lot and Authorised Persons with any obligations under the easement, including:
- (i) loss or damage to the property of the Owner or any Occupier of the Burdened lot, except fair wear and tear;
 - (ii) loss, damage, expense or liability in respect of any other property; and


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- (iii) loss, expense or liability in respect of personal injury, disease, illness or death.
- (c) The relevant release and indemnity under **clause 1.6(b)** will be reduced proportionately to the extent that the damage, expense, loss or liability arises from a negligent act or omission of the Owner of the Burdened lot or its officers, employees, contractors or agents.

2 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) numbered 1 in the Plan

2.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) have Improvements within the Benefited lot which require support, supported vertically, horizontally, and in any other plane by Improvements on a Burdened lot which are capable of affording support (**Structural Improvements**);
- (b) require that the Structural Improvements on a Burdened lot remain at all times;
- (c) enjoy continued shelter by Improvements within a Burdened lot capable of providing shelter (**Sheltering Improvements**); and
- (d) require that the Sheltering Improvements on a Burdened lot remain at all times.

2.2 The Owner of a Burdened lot must:

- (a) not permit Structural Improvements and Sheltering Improvements in its lot to become a hazard or a nuisance; and
- (b) carry out Works to Structural Improvements and Sheltering Improvements in its lot, as and when required, to ensure compliance with this **clause 2.2**.


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- 2.3 If the Owner of a Burdened lot fails to comply with its obligations under this easement, the Owner of the Benefited lot has the right at any time to give a notice to the Owner of the Burdened lot requiring compliance with those obligations.
- 2.4 If the Owner of a Burdened lot fails to comply with a notice given under clause 2.3 within a reasonable time after its service, having regard to the type of work or act required:
- (a) the Owner of the Benefited lot has the right, but not the obligation, to carry out Works to remedy the failure to comply specified in the notice; and
 - (b) the Owner of the Burdened lot must pay the Owner of the Benefited lot, within 14 days of receipt of a demand from the Owner of the Benefited lot, the costs reasonably and properly incurred by the Owner of the Benefited lot in carrying out those Works.
- 2.5 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:
- (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
 - (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
 - (c) to ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as


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reasonably practicable to its condition before the carrying out of
the Works.

3 Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 2 in the Plan

3.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) the uninterrupted passage through a Burdened lot of any Service to or from the Benefited lot;
- (b) the use of any Service Equipment in a Burdened lot through which a Service passes to or from the Benefited lot (**Relevant Service Equipment**);
- (c) have Relevant Service Equipment remain in a Burdened lot and where necessary, have the Relevant Service Equipment supported vertically, horizontally, and in any other plane by the Burdened lot; and
- (d) enter and remain, or direct Authorised Persons to enter and remain, on the Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works in relation to Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.

3.2 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to carry out Works for the purpose of installing in a Burdened lot Service Equipment associated with a Service to or from a Benefited lot which is additional to any Service and Service Equipment actually existing at the date of registration of this instrument and this easement applies to any such additional Service and Service Equipment as though they existed at the date of registration of this instrument.


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- 3.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that some Services and associated Service Equipment may be maintained by the Community Association in accordance with the Community Management Statement.
- 3.4 The Owner of a Benefited lot has the right, but not the obligation, to carry out Works in relation to any Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.
- 3.5 Before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
- (a) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (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.
- 3.6 The Owner of a Burdened lot may only withhold consent under **clause 3.5(c)** to the carrying out of the Works if, in the opinion of the Owner of the Burdened lot, reasonably held, the physical result after the Works are carried out will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.
- 3.7 The Owner of a Burdened lot may not withhold consent under **clause 3.5(c)** to the carrying out of Works if the Works:
- (a) need to be carried out in circumstances which involve an emergency or a danger to public safety;
 - (b) are necessary to enable the Owner of the Benefited lot to comply with any obligations under the Community Management Statement; or


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- (c) result from or arise out of any relevant Laws or the requirements of any Authority.

3.8 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

3.9 The Owner of a Benefited lot 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.


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**4 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
numbered 3 in the Plan**

4.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) have Improvements within the Benefited lot which require support, supported vertically, horizontally, and in any other plane by Improvements on a Burdened lot which are capable of affording support to the Benefited lot (**Structural Improvements**);
- (b) require that the Structural Improvements remain on a Burdened lot at all times;
- (c) enjoy continued shelter by Improvements within a Burdened lot capable of providing shelter to the Benefited lot (**Sheltering Improvements**); and
- (d) require that the Sheltering Improvements remain on a Burdened lot at all times.

4.2 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the Structural Improvements and Sheltering Improvements will be Facilities which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Structural Improvements and the Sheltering Improvements as Facilities will be allocated under the Strata Management Statement and the Schedule of Facilities.


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- 4.3 For the purpose of the operation of section 106 of the *Strata Schemes Development Act 2015* (NSW), if the terms of this easement and the terms referred to in section 106 are inconsistent, to the extent of the inconsistency and as permitted by Law, the terms set out in this easement prevail.

5 Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 4 in the Plan

- 5.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:
- (a) the uninterrupted passage through a Burdened lot of any Service to or from the Benefited lot which, at the Last Registration Date, passes through, or is situated in, the Burdened lot;
 - (b) the ongoing use of any Service Equipment in a Burdened lot through which, at the Last Registration Date, a Service passes to or from the Benefited lot (**Relevant Service Equipment**);
 - (c) enter and remain, or direct Authorised Persons to enter and remain, on a Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to install additional Service Equipment in the Burdened lot, which:
 - (i) is required in order to enhance the capacity or otherwise alter Relevant Service Equipment;
 - (ii) is ancillary in nature to the Relevant Service Equipment; and
 - (iii) does not result in a change to the intended purpose and use of that Relevant Service Equipment,(**Additional Service Equipment**);
 - (d) have Relevant Service Equipment and the Additional Service Equipment, if applicable, remain in a Burdened lot and, where necessary, have it



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supported vertically, horizontally, and in any other plane by the Burdened lot; and

- (e) enter and remain, or direct Authorised Persons to enter and remain, on a Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works and do anything else it is permitted or required to do under this easement in relation to Relevant Service Equipment and the Additional Service Equipment, if applicable, in that lot.

5.2 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement , the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) some of the Services, associated Relevant Service Equipment and the Additional Service Equipment, if applicable, will be Facilities which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining such Services, associated Relevant Service Equipment and the Additional Service Equipment, if applicable, as Facilities will be allocated under the Strata Management Statement and the Schedule of Facilities.

5.3 The Owner of a Benefited lot must:

- (a) Maintain Relevant Service Equipment and the Additional Service Equipment, if applicable, which is not a Facility, and for which no other person is responsible, so that it is not, or not likely to become, a hazard or a nuisance; and
- (b) at its cost carry out Works and do anything else reasonably necessary in relation to such Relevant Service Equipment and the Additional Service


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Equipment, if applicable, as and when required, to ensure compliance with
this **clause 5.3**.

5.4 The Owner of a Benefited lot has the right, but not the obligation, to carry out Works
and do anything else it considers reasonably necessary in relation to Relevant
Service Equipment and the Additional Service Equipment, if applicable, which:

- (a) is a Facility; and
- (b) is, in the opinion of the Owner of the Benefited lot, reasonably held, not
properly Maintained by either the Committee or the Owner of a Burdened
lot,

so that it is fit to be used for its intended purpose.

5.5 Subject to **clauses 5.6 and 5.7**, before carrying out Works under this easement on a
Burdened lot, the Owner of a Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its
intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the
Works;
- (c) provide to the Owner of the Burdened lot any other information which the
Owner of the Burdened lot reasonably requires so it can assess the effect
of the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of
the Works.

5.6 The Owner of a Benefited lot is not obliged to comply with **clauses 5.5(a) to 5.5(d)**
where, in the opinion of the Owner of the Benefited lot, reasonably held, there is an
Emergency.

5.7 The Owner of a Benefited lot is not obliged to comply with **clauses 5.5(c) and 5.5(d)**
if the carrying out of the Works:


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- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under this easement;
- (b) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
- (c) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
- (d) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.


5.8 The Owner of a Burdened lot may only withhold consent under **clause 5.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

5.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;


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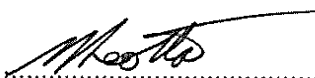
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- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.
- 5.10 If the Owner of a Benefited lot fails to comply with its obligations under **clause 5.3(a)** in relation to Relevant Service Equipment or Additional Service Equipment on a Burdened lot, 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.
- 5.11 If the Owner of a Benefited lot fails to comply with a notice given under **clause 5.10** within a reasonable time after its service, having regard to the type of work or act required:
 - (a) the Owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy the failure to comply specified in the notice; and
 - (b) the Owner of the Benefited lot must pay the Owner of the Burdened lot, within 14 days of receipt of a demand from the Owner of the Burdened lot, the costs reasonably and properly incurred by the Owner of the Burdened lot under this **clause 5.11**.
- 5.12 In addition to its rights under **clauses 5.10** and **5.11**, if, in the opinion of the Owner of a Burdened lot, reasonably held, neither the Committee nor the Owner of a Benefited lot is properly Maintaining Relevant Service Equipment or the Additional Service Equipment, if applicable, on the Burdened lot which is a Facility, such that it is, or is at risk of becoming, a hazard or a nuisance, the Owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it


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considers reasonably necessary to remedy, or prevent, as the case may be, that hazard or nuisance.

- 5.13 The Owner of a Benefited lot and the Owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

6 Terms of EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT) numbered 5 in the Plan

- 6.1 The Owner of a Benefited lot and Authorised Persons have the right, in an Emergency requiring the evacuation of the Benefited lot or a part of the Benefited lot, including for the purposes of a fire practice drill, consistent with the rights of other persons having the same or similar rights, to:

- (a) pass across the parts of a Burdened lot capable of being used for the purpose, including fire stairs and passages (**Easement Site**), in order to exit the Benefited lot; and
- (b) use any Emergency Equipment located on a Burdened lot.

- 6.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Easement Site;
- (b) only use the Easement Site and Emergency Equipment for their intended purposes;
- (c) comply with the Strata Management Statement and any applicable Rules; and
- (d) comply with any reasonable directions of:


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- (i) the Committee or any person authorised by the Committee; or
- (ii) the Owner of the Burdened lot.

6.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:


- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) part of the Easement Site and the Emergency Equipment will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

**7 Terms of EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)
numbered 6 in the Plan**

7.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to access and use any Facilities on a Burdened lot that they are entitled to use under the Strata Management Statement and the Schedule of Facilities, subject to the terms of the Strata Management Statement.

7.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the relevant Facilities;


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- (b) take all reasonable precautions so that no damage is caused to the relevant Facilities or any other part of the Burdened lot;
- (c) comply with the Strata Management Statement and any applicable Rules; and
- (d) comply with any reasonable direction of the Committee or any person authorised by the Committee.

7.3 The Owner of each Benefited lot and the Owner of the Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) the costs associated with Maintaining Facilities Maintained by the Committee will be allocated under the Strata Management Statement and the Schedule of Facilities.

7.4 The terms of this easement do not apply in relation to any Facilities specifically the subject of another easement in this instrument.


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8 Terms of EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BX) numbered 7 in the Plan

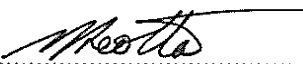
- 8.1 An 'Easement for electricity and other purposes' in the terms set out in memorandum registered number AK980903. In this easement, "Easement for electricity and other purposes" is taken to have the same meaning as "Easement for electricity works" in the memorandum.

Name of Authority empowered to release, vary or modify the EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (BX) NUMBERED 7 IN THE PLAN:

Alpha Distribution Ministerial Holding Corporation (ABN 67 505 337 385)

9 Terms of RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BY) numbered 8 in the Plan

- 9.1 Members of the public and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, have the right to pass across the site of this easement (**Easement Site**), subject to complying with the terms set out in this easement.
- 9.2 The Owner of the Burdened lot must:
- (a) provide subjacent support to the persons permitted to traverse across the Easement Site during the currency of this easement;
 - (b) take out and maintain all relevant insurances that a prudent owner would maintain in respect of its part of the Easement Site (including public risk insurance);
 - (c) maintain, clean and keep in good repair the Easement Site and carry out work within the Easement Site, including constructing, placing and maintain trafficable surfaces, driveways, pylons and structures and ensure all such work is done properly;


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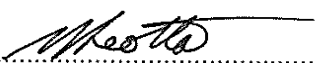
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- (d) ensure that any overhanging structures above the Easement Site are maintained and do not impact on the use of this easement; and
 - (e) make good any collateral damage.
- 9.3 If the Owner of the Burdened lot fails to comply with its obligations under **clauses 9.2(c) to 9.2(e)** then City of Parramatta Council has the right at any time to give a written notice to the Owner of the Burdened lot requiring compliance with those obligations.
- 9.4 If the Owner of the Burdened lot fails to comply with a written notice given under **clause 9.3** within a reasonable time after its service, having regard to the nature of the action required, then City of Parramatta Council has the right, but not the obligation, to carry out Works to the Easement Site and do anything else reasonably necessary to remedy the failure to comply specified in the notice and recover the costs from the Owner of the Burdened lot as a debt immediately due and payable.
- 9.5 Subject to **clause 9.6**, before undertaking any action under **clause 9.4**, including the carrying out Works on the Easement Site, City of Parramatta Council must provide the Owner of the Burdened lot:
 - (a) with reasonable prior notice of its intention to enter the Burdened lot to exercise its rights under **clause 9.4**; and
 - (b) a Schedule of Works to be carried out on the Easement Site.
- 9.6 City of Parramatta Council is not obliged to comply with **clause 9.5** where, in the opinion of City of Parramatta Council, reasonably held, there is an Emergency.
- 9.7 The rights granted under this easement:
 - (a) are subject to the rights of the Owner and any Occupier of the Burdened lot and other persons lawfully entitled to use the Burdened lot from time to time, to continue to use the Easement Site in any manner whatsoever that does not prevent the exercise of the rights granted under this easement;


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- (b) may only be exercised on foot or using wheelchairs or disabled access aids or by Authorised Vehicles;
 - (c) may be exercised with or without animals; and
 - (d) are subject to possible temporary restrictions imposed by the Owner of the Burdened lot for reasons of maintenance, public security or safety or any restrictions imposed by a government agency for any reason.
- 9.8 When exercising rights under this easement, members of the public and Authorised Persons must:
 - (a) comply with the reasonable directions on any signage erected on the Burdened lot; and
 - (b) cause as little inconvenience as is practicable to the Owner and any Occupier of the Burdened lot.
- 9.9 Members of the public and Authorised Persons must not park or stand a Vehicle on the Burdened lot, except where expressly permitted.
- 9.10 The rights granted under this 'RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BY)' do not apply to the part of the Easement Site in which Car Share Parking Spaces are located until such time as:
 - (a) the rights granted under the EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (CN) are suspended or released; or
 - (b) the Car Share Scheme ceases to operate.

Name of Authority empowered to release, vary or modify the RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BY) numbered 8 in the Plan:

City of Parramatta Council


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**10 Terms of RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BZ)
numbered 9 in the Plan**


10.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) by any reasonable means to go to or from the Benefited lot.

10.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Easement Site;
- (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;
- (c) not park or stand a Vehicle on the Easement Site, or any other part of a Burdened lot, except where expressly permitted;
- (d) comply with the Strata Management Statement and any applicable Rules; and
- (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.

10.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:


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- (i) the Easement Site will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 10.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Easement Site, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.
- 10.5 Subject to **clauses 10.6 and 10.7**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
 - (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 10.6 The Owner of a Benefited lot is not obliged to comply with **clauses 10.5(a) to 10.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 10.7 The Owner of a Benefited lot is not obliged to comply with **clauses 10.5(c) and 10.5(d)** if the carrying out of the Works:


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- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement ;
- (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
- (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.

10.8 The Owner of the Burdened lot may only withhold consent under **clause 10.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

10.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;


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- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

10.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

11 Terms of EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (CA) numbered 10 in the Plan

11.1 The Owner of the Burdened lot grants to the relevant Authority the rights to:

- (a) install any Traffic Control Facility and Prescribed Traffic Control Device;
- (b) carry out Traffic Control Work and Prescribed Traffic Control Device Work; and
- (c) do anything reasonably necessary for that purpose, including the right to pass and repass across the easement site, stand Vehicles in the site of the easement, together with the right to enter onto the easement site together with any Equipment necessary to carry out the Traffic Control Work and the Prescribed Traffic Control Device Work.

11.2 In exercising the rights provided under **clause 11.1** the relevant Authority must:

- (a) ensure that all work is done properly;


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- (b) cause as little inconvenience as is practicable to the Owner of the Burdened lot;
- (c) cause as little damage as is practicable to the Burdened lot and any improvement on it;
- (d) restore the Burdened lot as nearly as is practicable to its former condition; and
- (e) make good any collateral damage.

**NAME OF AUTHORITY EMPOWERED TO RELEASE, VARY OR MODIFY THE
EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED
IN STRATUM) (CA) numbered 10 in the Plan:**

Roads and Maritime Services

**12 Terms of RIGHT TO USE CARWASH BAY VARIABLE WIDTH (LIMITED IN
STRATUM) (CB) numbered 11 in the Plan**

12.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights:

- (a) to use the carwash bay on the site of this easement (**Carwash Bay**) for the washing and cleaning of Vehicles; and
- (b) for those Vehicles to enter and pass across that part of the Burdened lot which provides access to and egress from the Carwash Bay.

12.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Carwash Bay;


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- (b) take all reasonable precautions so that no damage is caused to the Carwash Bay or any other part of the Burdened lot;
 - (c) leave the Carwash Bay and any areas surrounding them clean and tidy after use;
 - (d) comply with the Strata Management Statement and any applicable Rules; and
 - (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 12.3 The Owner of a Benefited lot and Authorised Persons must not park or stand any Vehicle in the Carwash Bay other than for the washing and cleaning of Vehicles, except where expressly permitted.
- 12.4 The Owner of each Benefited lot and the Owner of the Burdened lot acknowledge that:
 - (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Carwash Bay will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Carwash Bay as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 12.5 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of the Burdened lot is properly Maintaining the Carwash Bay, the Owner of the Benefited lot has the right, but not the obligation, to carry out


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Works and do anything else it considers reasonably necessary in relation to the Carwash Bay so that it is fit to be used for its intended purpose.

- 12.6 Subject to **clauses 12.7** and **12.8**, before carrying out Works under this easement on the Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 12.7 The Owner of a Benefited lot is not obliged to comply with **clauses 12.6(a) to 12.6(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 12.8 The Owner of a Benefited lot is not obliged to comply with **clauses 12.6(c) and 12.6(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.


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12.9 The Owner of the Burdened lot may only withhold consent under **clause 12.6(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

12.10 The Owner of a Benefited lot must, while Works are being carried out in the Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.


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- 12.11 The Owner of a Benefited lot and the Owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.
- 13 Terms of RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM) (CC) numbered 12 and RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM) (CD) numbered 13 in the Plan**
- 13.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights:
- (a) to use the recreation area and associated facilities on the site of this easement (**Recreation Area**) for recreational purposes; and
 - (b) to enter and pass across that part of a Burdened lot which provides access to and egress from the Recreational Area on foot or with wheelchairs or other disabled access aids, but excluding all other Vehicles.
- 13.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Recreation Area;
 - (b) take all reasonable precautions so that no damage is caused to the Recreation Area or any other part of the Building;
 - (c) comply with the Strata Management Statement and any applicable Rules; and
 - (d) comply with any reasonable directions of the Committee or any person authorised by the Committee.


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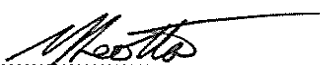
13.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the Recreation Area will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Recreation Area as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

13.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Recreation Area, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Recreation Area so that it is fit to be used for its intended purpose.

13.5 Subject to **clauses 13.6 and 13.7** before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.


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- 13.6 The Owner of a Benefited lot is not obliged to comply with **clauses 13.5(a) to 13.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 13.7 The Owner of a Benefited lot is not obliged to comply with **clauses 13.5(c) and 13.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 13.8 The Owner of the Burdened lot may only withhold consent under **clause 13.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.
- 13.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and


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- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

13.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

14 Terms of RIGHT TO USE WASTE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CE) numbered 14 in the Plan

14.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to access and use the waste lift located on the site of this easement (**Waste Lift**) to transport waste receptacles to and from the Benefited lot.

14.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Waste Lift;


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- (b) take all reasonable precautions so that no damage is caused to the Waste Lift or any other part of the Burdened lot;
- (c) leave the Waste Lift clean and tidy after use;
- (d) comply with the Strata Management Statement and any applicable Rules; and
- (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.

14.3 The Owner of the Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the Waste Lift will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Waste Lift as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.



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- 14.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Waste Lift, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Waste Lift so that it is fit to be used for its intended purpose.
- 14.5 Subject to **clauses 14.6 and 14.7**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 14.6 The Owner of a Benefited lot is not obliged to comply with **clauses 14.5(a) to 14.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 14.7 The Owner of a Benefited lot is not obliged to comply with **clauses 14.5(c) and 14.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.


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14.8 The Owner of the Burdened lot may only withhold consent under **clause 14.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

14.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.


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- 14.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.
- 15 Terms of EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM) (CF) numbered 15 in the Plan**
- 15.1 The Owner of each Benefited lot has the right to the uninterrupted passage of air, in any quantities, to the Benefited lot through the plenum located within the site of this easement (**Easement Site**).
- 15.2 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Easement Site will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 15.3 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Easement Site, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.


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- 15.4 Subject to **clauses 15.5 and 15.6**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 15.5 The Owner of a Benefited lot is not obliged to comply with **clauses 15.4(a) to 15.4(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 15.6 The Owner of a Benefited lot is not obliged to comply with **clauses 15.4(c) and 15.4(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement ;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 15.7 The Owner of the Burdened lot may only withhold consent under **clause 15.4(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;


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- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

15.8 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

15.9 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.


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- 16 Terms of EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CG), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CH), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CI), EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CJ) numbered 16, 17, 18, and 19 respectively in the Plan**
- 16.1** The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) on foot or with wheelchairs or other disabled access aids, but excluding all other Vehicles.
- 16.2** When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Easement Site;
 - (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;
 - (c) comply with the Strata Management Statement and any applicable Rules; and
 - (d) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 16.3** The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and


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(b) it is intended that:

- (i) the Easement Site will be a Facility which will be Maintained by the Committee; and
- (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

16.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Easement Site, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.

16.5 Subject to **clauses 16.6 and 16.7** before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.

16.6 The Owner of a Benefited lot is not obliged to comply with **clauses 16.5(a) to 16.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.

16.7 The Owner of a Benefited lot is not obliged to comply with **clauses 16.5(c) and 16.5(d)** if the carrying out of the Works:


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- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
- (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
- (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.

16.8 The Owner of the Burdened lot may only withhold consent under **clause 16.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

16.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;


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- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

16.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

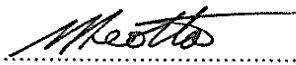
17 Terms of EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (CK) numbered 20 in the Plan

17.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights:

- (a) to use the loading dock and associated facilities on the site of this easement (**Loading Dock**) for the parking of Vehicles in connection with the loading and unloading of those Vehicles; and
- (b) for those Vehicles to enter and pass across that part of a Burdened lot which provides access to and egress from the Loading Dock.

17.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Loading Dock;


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- (b) take all reasonable precautions so that no damage is caused to the Loading Dock or any other part of a Burdened lot;
- (c) leave the Loading Dock and any areas surrounding it clean and tidy after use;
- (d) comply with the Strata Management Statement and any applicable Rules; and
- (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.

17.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the Loading Dock will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Loading Dock as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

17.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Loading Dock, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Loading Dock so that it is fit to be used for its intended purpose.

17.5 Subject to **clauses 17.6 and 17.7**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:


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- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 17.6 The Owner of a Benefited lot is not obliged to comply with **clauses 17.5(a) to 17.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 17.7 The Owner of a Benefited lot is not obliged to comply with **clauses 17.5(c) and 17.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 17.8 The Owner of the Burdened lot may only withhold consent under **clause 17.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or


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- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

17.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

17.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.


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18 Terms of EASEMENT FOR WASTE COLLECTION VARIABLE WIDTH (LIMITED IN STRATUM) (CL) NUMBERED 21 in the Plan

18.1 The Owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to use the waste storage collection bay located on the site of this easement (**Waste Storage Collection Bay**) for the purpose of storing waste storage receptacles pending their collection.

18.2 When exercising rights or complying with obligations under this easement, the Owner of the Benefited lot and Authorised Persons must:

- (a) not exercise its rights under this easement in a manner which permits the Waste Storage Collection Bay to become a hazard or a nuisance;
- (b) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Waste Storage Collection Bay;
- (c) only dispose of waste in the waste receptacles in the Waste Storage Collection Bay;
- (d) only use the Waste Storage Collection Bay for its intended purpose so as not to cause or permit any hazards or nuisances;
- (e) take all reasonable precautions so that no damage is caused to the Waste Storage Collection Bay or any other part of the Burdened lot; and
- (f) comply with all Laws and the requirements of all Authorities regarding the storage and disposal of waste.

18.3 The Owner of the Benefited lot and the Owner of the Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is


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required to Maintain a Facility located in its lot if the Committee fails to
comply with its obligations; and


(b) it is intended that:

- (i) the Waste Storage Collection Bay will be a Facility which will be
Maintained by the Committee; and
- (ii) the costs associated with the Committee Maintaining the Waste
Storage Collection Bay as a Facility will be allocated under the
Strata Management Statement and the Schedule of Facilities.

18.4 If, in the opinion of the Owner of the Benefited lot, reasonably held, neither the
Committee nor the Owner of the Burdened lot is properly Maintaining the Waste
Storage Collection Bay, the Owner of the Benefited lot has the right, but not the
obligation, to carry out Works and do anything else it considers reasonably
necessary in relation to the Waste Storage Collection Bay so that it is fit to be used
for its intended purpose.

18.5 Subject to **clauses 18.6 and 18.7** before carrying out Works under this easement on
the Burdened lot, the Owner of the Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its
intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the
Works;
- (c) provide to the Owner of the Burdened lot any other information which the
Owner of the Burdened lot reasonably requires so it can assess the effect
of the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of
the Works.


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- 18.6 The Owner of the Benefited lot is not obliged to comply with **clauses 18.5(a) to 18.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 18.7 The Owner of the Benefited lot is not obliged to comply with **clauses 18.5(c) and 18.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 18.8 The Owner of the Burdened lot may only withhold consent under **clause 18.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.
- 18.9 The Owner of the Benefited lot must, while Works are being carried out in the Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and


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(c) ensure that:

- (i) all necessary safety measures are taken;
- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

18.10 The Owner of the Benefited lot and the Owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

19 Terms of EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (CM) numbered 22 in the Plan

19.1 The Owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to use the waste storage room located on the site of this easement (**Waste Storage Room**).

19.2 When exercising rights or complying with obligations under this easement, the Owner of the Benefited lot and Authorised Persons must:

- (g) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Waste Storage Room;
- (h) only dispose of waste in the waste receptacles in the Waste Storage Room;

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- (i) only use the Waste Storage Room for its intended purpose so as not to cause or permit any hazards or nuisances;
- (j) take all reasonable precautions so that no damage is caused to the Waste Storage Room or any other part of the Burdened lot;
- (k) take all reasonable steps to keep the Waste Storage Room clean and tidy, free of vermin and minimise the emission of unpleasant odours;
- (l) comply with all Laws and the requirements of all Authorities regarding the disposal of waste;
- (m) comply with the Strata Management Statement and any applicable Rules; and
- (n) comply with any reasonable direction of the Committee or any person authorised by the Committee.

19.3 The Owner of the Benefited lot and the Owner of the Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the Waste Storage Room will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Waste Storage Room as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

19.4 If, in the opinion of the Owner of the Benefited lot, reasonably held, neither the Committee nor the Owner of the Burdened lot is properly Maintaining the Waste Storage Room, the Owner of the Benefited lot has the right, but not the obligation, to


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carry out Works and do anything else it considers reasonably necessary in relation to the Waste Storage Room so that it is fit to be used for its intended purpose.

19.5 Subject to **clauses 19.6 and 19.7**, before carrying out Works under this easement on the Burdened lot, the Owner of the Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.

19.6 The Owner of the Benefited lot is not obliged to comply with **clauses 19.5(a) to 19.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.

19.7 The Owner of the Benefited lot is not obliged to comply with **clauses 19.5(c) and 19.5(d)** if the carrying out of the Works:

- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
- (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
- (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.


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19.8 The Owner of the Burdened lot may only withhold consent under **clause 19.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

19.9 The Owner of the Benefited lot must, while Works are being carried out in the Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.


.....
Council Authorised Person

ePlan (DOC.9)

(Sheet 64 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. SC/33/2017

19.10 The Owner of the Benefited lot and the Owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

20 Terms of EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (CN) numbered 23 in the Plan

20.1 The operator of, and members of the public participating in, the Car Share Scheme (**Car Share Users**) have the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) pass across the site of this easement (**Easement Site**) by any reasonable means to go to or from the Car Share Parking Spaces; and
- (b) park motor vehicles used as part of the operation of the Car Share Scheme in the Car Share Parking Spaces.

20.2 The Owner of the Burdened lot must:

- (a) provide subjacent support to the persons permitted to traverse across the Easement Site during the currency of this easement;
- (b) take out and maintain all relevant insurances that a prudent owner would maintain in respect of its part of the Easement Site (including public risk insurance);
- (c) maintain, clean and keep in good repair the Easement Site and carry out work within the Easement Site, including constructing, placing and maintain trafficable surfaces, driveways, pylons and structures and ensure all such work is done properly;
- (d) ensure that any overhanging structures above the Easement Site are maintained and do not impact on the use of this easement; and


.....
Council Authorised Person

ePlan (DOC.9)

(Sheet 65 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. *SC/33/2017*

(e) make good any collateral damage.

20.3 If the Owner of the Burdened lot fails to comply with its obligations under **clauses 20.2(c) to 20.2(e)** then City of Parramatta Council has the right at any time to give a written notice to the Owner of the Burdened lot requiring compliance with those obligations.

20.4 If the Owner of the Burdened lot fails to comply with a written notice given under **clause 20.3** within a reasonable time after its service, having regard to the nature of the action required, then City of Parramatta Council has the right, but not the obligation, to carry out Works to the Easement Site and do anything else reasonably necessary to remedy the failure to comply specified in the notice and recover the costs from the Owner of the Burdened lot as a debt immediately due and payable.

20.5 Subject to **clause 20.6**, before undertaking any action under **clause 20.4**, including the carrying out Works on the Easement Site, City of Parramatta Council must provide the Owner of the Burdened lot:

(a) with reasonable prior notice of its intention to enter the Burdened lot to exercise its rights under **clause 20.4**; and

(b) a Schedule of Works to be carried out on the Easement Site.

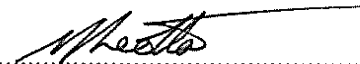
20.6 City of Parramatta Council is not obliged to comply with **clause 20.5** where, in the opinion of City of Parramatta Council, reasonably held, there is an Emergency.

20.7 When exercising rights under this easement, the Car Share Users must:

(a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Easement Site;

(b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;

(c) comply with any signs within the Burdened lot;


.....
Council Authorised Person

ePlan (DOC.9)

(Sheet 66 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. **SC/33/2017**

- (d) not park or stand a motor vehicle used as part of the operation of the Car Share Scheme on the Easement Site, or any other part of the Building, other than within a Car Share Parking Space; and
- (e) comply with any reasonable direction of the Owner of the Burdened lot or any person authorised by the Owner of the Burdened lot.

21 Terms of RESTRICTION ON THE USE OF LAND numbered 24 in the Plan

- 21.1 A car parking space or storage space within, or forming part of a Burdened lot, must not be used other than by an Owner or Occupier of the Building.

22 Terms of RESTRICTION ON THE USE OF LAND 5 WIDE (CO) numbered 25 in the Plan

- 22.1 The Owner of the Burdened lot must not make or permit or suffer the making of any alterations to the GPT Facility constructed within the Burdened lot without the prior consent in writing of the City of Parramatta Council.

Name of Authority empowered to release, vary or modify the RESTRICTION ON THE USE OF LAND 5 WIDE (CO) numbered 25 in the Plan:

City of Parramatta Council

23 TERMS OF POSITIVE COVENANT 5 WIDE (CP) NUMBERED 26 IN THE PLAN

The Owner of the Burdened lot covenants as follows with the City of Parramatta Council of the GPT Facility constructed and/or installed on the Burdened lot, that they will:

- (a) keep the GPT Facility clean and free from silt, rubbish and debris;
- (b) maintain and repair the GPT Facility at the sole expense of the Owner proprietor of the Burdened lot, so that it functions in a safe and efficient manner;


.....
Council Authorised Person

ePlan (DOC.9)

(Sheet 67 of 76 sheets)


Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
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DP270778 covered by Subdivision
Certificate No. SC/33/2017

- (c) for the purposes of ensuring observance of this covenant, permit the City of Parramatta Council to enter the burdened lot and inspect the condition of the GPT Facility and the state of construction, maintenance or repair of the GPT Facility, for compliance with the requirements of this covenant; and
- (d) comply with the terms of any written notice issued by the City of Parramatta to attend to any matter and carry out such work within the time stated in the notice, to ensure the proper and efficient performance of the GPT Facility and to that extent section 88F(2)(a) of the *Conveyancing Act 1919* (NSW) is hereby agreed to be amended accordingly.

23.2 Pursuant to section 88F(3) of the *Conveyancing Act 1919* (NSW) the City of Parramatta Council shall have the following additional powers pursuant to this covenant:

- (a) in the event that the Owner of the Burdened lot fails to comply with the terms of any written notice issued by the City of Parramatta Council as set out above, the City of Parramatta Council may enter the Burdened lot with all necessary equipment and carry out any work considered by the City of Parramatta Council to be reasonable to comply with the said notice referred to above; and
- (b) The City of Parramatta Council may recover from the Owner of the Burdened lot in a court of competent jurisdiction:
 - (i) any expense reasonably incurred by it in exercising its powers under **clause 23.2(a)**. Such expense shall include reasonable wages for employees engaged in effecting, supervising and administering the said work, together with costs, reasonably estimated by the City of Parramatta Council, for the use of materials, machinery, tools and equipment used in conjunction with the said work; and
 - (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 *Conveyancing Act 1919* (NSW) or


.....
Council Authorised Person

ePlan (DOC.9)

(Sheet 68 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. SC/33/2017

providing any certificate required pursuant to section 88G of the
Conveyancing Act 1919 (NSW) or obtaining any injunction
pursuant to section 88H of the *Conveyancing Act 1919* (NSW).

**NAME OF AUTHORITY EMPOWERED TO RELEASE, VARY OR MODIFY THE
POSITIVE COVENANT NUMBERED 26 IN THE PLAN:**

City of Parramatta Council



.....
Council Authorised Person

ePlan (DOC.9)

(Sheet 69 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. SC/33/2017

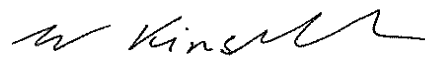
EXECUTED by FAIRMEAD BUSINESS)
PTY LTD (ACN 069 006 426) in)
accordance with section 127 of the)
Corporations Act 2001 (Cth):)



.....
Signature of Director

Joseph Kinsella

.....
Director
Name of Director (block letters)



.....
Signature of Director/Secretary

William Kinsella

.....
Name of Director/Secretary (block letters)



.....
Council Authorised Person

ePlan (DOC.9)

(Sheet 70 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. SC/33/2017

SIGNED SEALED AND DELIVERED by
ANASTASIA KALOYIANNIS
as attorney for ANZ FIDUCIARY
SERVICES PTY LIMITED (ACN 100 709
493 under registered power of attorney
Book 4711 No. 227
dated 12.07.16 in the
presence of:

Signature of witness

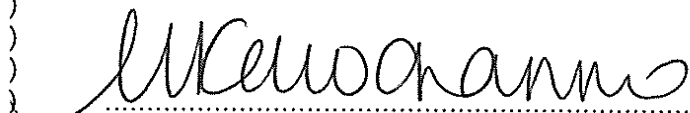
KIT LIEW

Name of witness (block letters)

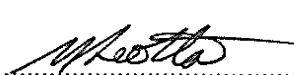
242 PITT STREET

SYDNEY NSW 2000

Address 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

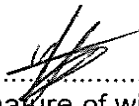

Council Authorised Person

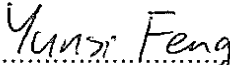
ePlan (DOC.9)
(Sheet 71 of 76 sheets)

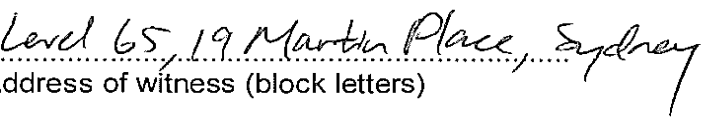
Plan: **DP270778**

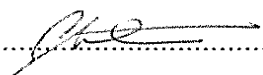
Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. SC/33/2017


SIGNED SEALED AND DELIVERED by)
GREG LINKLATER)
as attorney for A3 SG ALPHA PTE. LTD)
under registered power of attorney)
Book 4719 No. 757)
dated 17 JANUARY 2016..... in the)
presence of:)


.....
Signature of witness


.....
Name of witness (block letters)


.....
Address 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


.....
Council Authorised Person

ePlan (DOC.9)

72 76
(Sheet 68 of 74 sheets) *HR*

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. *SC/33/2017*

SIGNED SEALED AND DELIVERED ~~by for and~~
~~on behalf of~~)
~~as attorney for Alpha Distribution Ministerial~~)
~~Holding Corporation (ABN 67 505 387 385))~~
~~under registered power of attorney~~)
Book ~~_____~~ No. ~~_____~~)
dated ~~_____~~ in the presence of:)



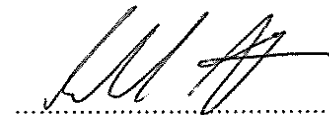
Signature of witness

YANNICK TRAN

Name of witness (block letters)

126 Phillip Street Sydney

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

RICHARD DENT

Name of Agent in Full

.....
Council Authorised Person

Draft Deposited Plan Instrument

HR
SC/33/2017_9-5AA

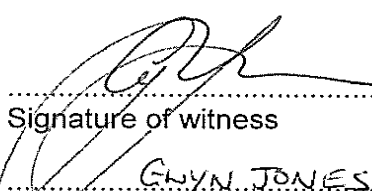
ePlan (DOC.9)

(Sheet 73 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. *SC/33/2017*


SIGNED SEALED AND DELIVERED by)
)
as attorney for Roads and Maritime Services)
(ABN 76 236 371 088) under registered power)
of attorney *by its authorised delegate*)
Book *No.*)
dated *in the presence of*)


.....
Signature of witness

Gwyn Jones
.....
Name of witness (block letters)

33 JAMES CRAIG ROAD, ROZELLE, NSW 2039
.....
Address 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 *SI*
Gary Inberg
Authorised delegate 


.....
Council Authorised Person

ePlan (DOC.9)

(Sheet 74 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. **SC/33/2017**

**Approved Form 21
COMMUNITY LAND DEVELOPMENT ACT
CERTIFICATE OF ASSOCIATION**

CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/~~*Precinct~~/~~*Neighbourhood~~ Association Deposited Plan No. 270778
certifies that on **30/3/17**..... it passed a unanimous resolution consenting to the:
Creation of an easement, ~~restriction on the use of land or positive covenant~~ which burdens association
property.

**Approved Form 21
COMMUNITY LAND DEVELOPMENT ACT
CERTIFICATE OF ASSOCIATION**

CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

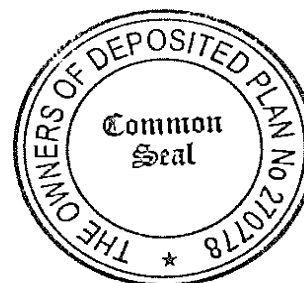
The *Community/~~*Precinct~~/~~*Neighbourhood~~ Association Deposited Plan No. 270778
certifies that on **30/3/17**..... it passed a unanimous resolution consenting to the:
Release of an easement, ~~restriction on the use of land or positive covenant~~ which ~~benefits~~ association
property. **benefits**

**Approved Form 18
COMMUNITY LAND DEVELOPMENT ACT
ATTESTATION**

The common seal of the *Community/~~*Precinct~~/~~*Neighbourhood~~ Association Deposited
Plan No. 270778. was affixed hereto on **5.1.2017**..... in the presence of;

.....
Melissa Elliott and **Maddalene Toner**

Signature(s).....
being the person(s) authorised by section 8 Community Land Management Act 1989 to
attest to the affixing of the seal.



.....
Council Authorised Person

ePlan (DOC.9)

(Sheet 75 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. SC/33/2017

Approved Form 13

Certificate of Owners Corporation Special Resolution

The owners corporation certifies that on 24/4/17, it passed a special resolution, pursuant to the Strata Schemes Development Act 2015, authorising the dealing or plan with this certificate. The resolution was passed after the expiration of the initial period.

The seal of The Owners - Strata Plan No 94476 was affixed on 5-5-17 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal.

Signature: M Elliott
Name: Melissa Elliott
Authority: Strata Manager

Signature: [Signature]
Name: SAILESH SHAKYA
Authority: STRATA MANAGER

Approved Form 13

Certificate of Owners Corporation Special Resolution

The owners corporation certifies that on 26/4/17, it passed a special resolution, pursuant to the Strata Schemes Development Act 2015, authorising the dealing or plan with this certificate. The resolution was passed after the expiration of the initial period.

The seal of The Owners - Strata Plan No 95128 was affixed on 5-5-17 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal.

Signature: M Elliott
Name: Melissa Elliott
Authority: Strata Manager

Signature: [Signature]
Name: SAILESH SHAKYA
Authority: STRATA MANAGER



[Signature]
Council Authorised Person

ePlan (DOC.9)
(Sheet 76 of 76 sheets)

Plan: **DP270778**

Plan of subdivision of Lot 20 in DP270778
and easements affecting Lot 1 in
DP270778 covered by Subdivision
Certificate No. *SC/33/2017*

EXECUTED by CITY OF PARRAMATTA)
COUNCIL by its authorised delegate)
pursuant to section 377 of the *Local*)
Government Act 1993 (NSW))

MARK LEOTTA

Name of Delegate (block letters)

Mark Leotta

Signature of Delegate

MANAGER-DEVELOPMENT & TRAFFIC

Position of Delegate

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

EVA COSENTINO

Name of Witness (block letters)

Eva Cosentino

Signature of Witness

126 CHURCH STREET PARRAMATTA

Address of Witness

Mark Leotta

Council Authorised Person

REGISTERED



24.5.2017

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

ePlan (DOC.10)

(Sheet 1 of 116 sheets)

Plan: **DP270778**

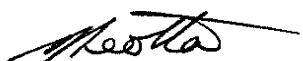
Plan of subdivision of lot 11 in DP270778 and easements affecting lots 1 and 24 in DP270778 covered by Subdivision Certificate No. *SC/16/2018*

Full name and address of the owner of the land:

Fairmead Business Pty Ltd
 (ACN 069 006 426)
 Suite 101, 25 Angas Street
 MEADOWBANK NSW 2114

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 SUPPORT AND SHELTER (WHOLE OF LOT)	Lot 39 Lots 35 to 38 inclusive	Lots 35 to 38 inclusive Lot 39
2	EASEMENT FOR SERVICES (WHOLE OF LOT)	Lot 39 Lots 35 to 38 inclusive	Lots 35 to 38 inclusive Lot 39
3	EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)	Lot 35 Lot 36 Lot 37 Lot 38	Lots 36 to 38 inclusive Lots 35, 37 and 38 Lots 35, 36 and 38 Lots 35 to 37 inclusive
4	EASEMENT FOR SERVICES (WHOLE OF LOT)	Lot 35 Lot 36	Lots 36 to 38 inclusive Lots 35, 37 and 38


 Council Authorised Person

Deposited Plan Instrument – Marina Square

ePlan (DOC.10)

(Sheet 2 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
 and easements affecting lots 1 and 24 in
 DP270778 covered by Subdivision
 Certificate No. *54/16/2018*

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
		Lot 37 Lot 38	Lots 35, 36 and 38 Lots 35 to 37 inclusive
5	EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)	Lot 35 Lot 36 Lot 37 Lot 38	Lots 36 to 38 inclusive Lots 35, 37 and 38 Lots 35, 36 and 38 Lots 35 to 37 inclusive
6	EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)	Lot 35 Lot 36 Lot 37 Lot 38	Lots 36 to 38 inclusive Lots 35, 37 and 38 Lots 35, 36 and 38 Lots 35 to 37 inclusive
7	EASEMENT TO ACCESS PLENUM (WHOLE OF LOT)	Lot 35 Lot 36 Lot 37 Lot 38	Lots 36 to 38 inclusive Lots 35, 37 and 38 Lots 35, 36 and 38 Lots 35 to 37 inclusive
8	EASEMENT FOR MECHANICAL VENTILATION, SERVICES AND FUTURE SERVICES (WHOLE OF LOT)	Lots 35, 36 and 38	Lot 37
9	EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT)	Lot 35 Lot 36	Lots 36 to 38 inclusive Lots 35, 37 and 38


 Council Authorised Person

ePlan (DOC.10)

(Sheet 3 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
 and easements affecting lots 1 and 24 in
 DP270778 covered by Subdivision
 Certificate No. *SC/16/2018*

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
		Lot 37	Lots 35, 36 and 38
		Lot 38	Lots 35 to 37 inclusive
10	EASEMENT FOR CONSTRUCTION PURPOSES (WHOLE OF LOT)	Lot 35	Lots 36 to 39 inclusive
		Lot 36	Lots 35 and 37 to 39 inclusive
		Lot 37	Lots 35, 36, 38 and 39
		Lot 38	Lots 35 to 37 inclusive and 39
		Lot 39	Lots 35 to 38 inclusive
11	EASEMENT FOR CRANE JIB SWING (WHOLE OF LOT)	Lot 35	Lots 36 to 39 inclusive
		Lot 36	Lots 35 and 37 to 39 inclusive
		Lot 37	Lots 35, 36, 38 and 39
		Lot 38	Lots 35 to 37 inclusive and 39
		Lot 39	Lots 35 to 38 inclusive
12	EASEMENT FOR NOISE, VIBRATION AND DUST (WHOLE OF LOT)	Lot 35	Lots 36 to 39 inclusive
		Lot 36	Lots 35 and 37 to 39 inclusive
		Lot 37	Lots 35, 36, 38 and 39
		Lot 38	Lots 35 to 37 inclusive and 39


 Council Authorised Person

ePlan (DOC.10)

(Sheet 4 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
 and easements affecting lots 1 and 24 in
 DP270778 covered by Subdivision
 Certificate No. *SC/16/2018*

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
		Lot 39	Lots 35 to 38 inclusive
13	EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT)	Lots 35 to 38 inclusive Lot 24 in DP270778	Lot 24 in DP270778 Lots 35 to 38 inclusive
14	EASEMENT FOR ACCESS TO ROOF (WHOLE OF LOT)	Lot 35 and 36	Lot 37
15	RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CQ)	Lot 35 Lot 36	Lots 36 to 38 inclusive Lots 35, 37 and 38
16	RIGHT TO USE WASTE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CR)	Lot 36	Lots 35 and 38
17	EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM) (CS)	Lot 35 Lot 36	Lots 36 to 38 inclusive Lots 35, 37 and 38
18	EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (CT)	Lot 37	Lots 35, 36 and 38
19	EASEMENT FOR GARBAGE TRUCK ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CU)	Lot 36	Lots 35 and 38
20	EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (CV)	Lot 36	Lots 35 and 38


 Council Authorised Person

ePlan (DOC.10)

(Sheet 5 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
 and easements affecting lots 1 and 24 in
 DP270778 covered by Subdivision
 Certificate No. *SC/16/2018*

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
21	EASEMENT TO ACCESS AND USE GARBAGE STORAGE AREA VARIABLE WIDTH (LIMITED IN STRATUM) (CW)	Lot 36	Lots 35 and 38
22	EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (CX)	Lot 36, ³⁸ 37 and 39	Alpha Distribution Ministerial Holding Corporation
23	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CY)	Lot 37	Lots 35 and 36
24	EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE (LIMITED IN STRATUM) (CZ)	Lot 1 in DP270778	Lots 35 to 38 inclusive
25	RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DA)	Lot 39	Roads and Maritime Services and City of Parramatta Council
26	EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DB)	Lot 36	City of Parramatta Council
27	EASEMENT FOR PEDESTRIAN ACCESS 1.3 WIDE (LIMITED IN STRATUM) (DC)	Lot 35	Lot 37
28	RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DD)	Lot 35 Lot 36	Lot 36 Lot 35


 Council Authorised Person

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
 and easements affecting lots 1 and 24 in
 DP270778 covered by Subdivision
 Certificate No. *SC/16/2018*

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
29	EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (LIMITED IN STRATUM) (DE)	Lot 39	Lot 37
30	RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM) (DF)	Lots 35 and 36 <i>Lot 36</i>	Lots 35, 36 and 38 <i>Lots 35 and 38</i>
31	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DG)	Lots 35 and 36	Lot 37
32	RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (DH)	Lot 36	Lots 37 and 38
33	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DI)	Lot 36	Lot 38
34	RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (DJ)	Lot 36	Lot 38
35	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DK)	Lot 36	Lot 37
36	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DL)	Lot 36	Lot 35
37	RIGHT TO USE CARWASH BAY 4.23 WIDE (LIMITED IN STRATUM) (DM)	Lot 36	Lots 35 and 38
38	EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (DN)	Lot 36	Lot 38


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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
 and easements affecting lots 1 and 24 in
 DP270778 covered by Subdivision
 Certificate No. *50/16/2018*

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
39	EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DO)	Lot 39	Roads and Maritime Services
40	EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP)	Lot 39	Roads and Maritime Services
41	POSITIVE COVENANT (DQ)	Lot 39	Roads and Maritime Services
42	RESTRICTION ON THE USE OF LAND	Lots 35, 36 and 38	City of Parramatta Council
43	EASEMENT FOR ACCESS AND USE OF PET PARKING 2.5 WIDE (LIMITED IN STRATUM) (DR)	Lot 1 in DP270778	Lot 37
44	EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM) (DS)	Lot 1 in DP270778	Lot 37
45	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DT)	Lot 35	Lot 36
46	EASEMENT FOR PEDESTRIAN ACCESS 1 WIDE (LIMITED IN STRATUM) (DU)	Lot 35	Lot 36
47	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DV)	Lot 36	Lots 37 and 38
48	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH	Lot 36	Lot 38


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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
 and easements affecting lots 1 and 24 in
 DP270778 covered by Subdivision
 Certificate No. *52/16/2018*

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
	(LIMITED IN STRATUM) (DW)		
49	RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (DX)	Lot 39	Alpha Distribution Ministerial Holding Corporation
50	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DY)	Lot 35	Lot 37
51	EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DZ)	Lot 35	Lot 36
52	EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (EA)	Lot 36	City of Parramatta Council
53	EASEMENT FOR ACCESS TO GREASE ARRESTOR ROOMS VARIABLE WIDTH (LIMITED IN STRATUM) (EB)	Lot 35	Lot 37
54	RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (EC)	Lot 35	Lot 37
55	EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM) (ED)	Lot 36 and 39	Lot 37
56	RESTRICTION ON THE USE OF LAND	Lot 36	City of Parramatta Council


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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
 and easements affecting lots 1 and 24 in
 DP270778 covered by Subdivision
 Certificate No. *5C/16/2018*

PART 1A (Release)

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 17.5 & 25 WIDE (AY) (DP270778 DOC.7)	Lot 11 in DP270778	Roads and Maritime Services
2	EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 17.5 & 25 WIDE (AZ) (DP270778 DOC.7)	Lot 11 in DP270778	Roads and Maritime Services
3	EASEMENT TO PERMIT ENCROACHING STRUCTURE AND SERVICES TO REMAIN VARIABLE WIDTH (AA) (DP270778 DOC.4)	Lot 11 in DP270778 Lot 24 in DP270778	Lot 24 in DP270778 Lot 11 in DP270778
4	EASEMENT FOR SUPPORT AND SHELTER VARIABLE WIDTH (Z) (DP270778 DOC.4)	Lot 11 in DP270778 Lot 24 in DP270778	Lot 24 in DP270778 Lot 11 in DP270778
5	EASEMENT TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (AM) (DP270778 DOC.6)	Lot 11 in DP270778	Lots 35, 36, 38 and 39
6	EASEMENT TO DRAIN WATER (K868355)	Lot 8 in DP735225	Lot 11 in DP270778


 Council Authorised Person

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *SC/16/20/8*

PART 2 (Terms)

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this instrument, unless the context clearly indicates otherwise:

Authorised Person means every person authorised by the Owner of a Benefited lot for the purposes of an easement, positive covenant or restriction on the use of land created by this instrument. Subject to the terms of the relevant easement, positive covenant or restriction on the use of land, as the case may be, an Authorised Person includes:

- (a) for the purposes of any easement, positive covenant or restriction on the use of land that relates to a Facility, persons permitted by the Strata Management Statement, or any Rules, to access or use the particular Facility; and
- (b) for the purposes of all other easements, positive covenants and restrictions on the use of land, the tenants, lessees, sub-lessees, employees, agents, contractors, licensees and invitees of the Owner of the Benefited lot.

Authorised Vehicles means:

- (a) public transport vehicles;
- (b) emergency service vehicles;
- (c) any other vehicles undertaking services for or on behalf of an Authority, such as garbage trucks; and
- (d) any other vehicles of less than 2 tonnes in weight.

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.

Building means the building constructed within lots 35 to 38 inclusive in the Plan.


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Council Authorised Person

ePlan (DOC.10)

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *50/16/2018*

Car Share Parking Spaces means the car parking spaces located on the site of
EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE
VARIABLE WIDTH (LIMITED IN STRATUM) (DB) and (EA) marked "CSH" in the
Plan.

Car Share Scheme means the car share scheme operating within the site of
EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE
VARIABLE WIDTH (LIMITED IN STRATUM) (DB) and (EA) required to be
established under the relevant development consent.

Committee means the building management committee constituted in accordance
with the Strata Management Statement.

Community Association means the community association constituted on
registration of the Community Plan.

Community Management Statement means the community management
statement registered with the Community Plan.

Community Plan means DP270778.

Community Scheme means the community scheme created on the registration of
the Community Plan.

Companion Animals Act means the *Companion Animals Act 1998* (NSW)

Council means City of Parramatta Council.

Development Approval means DA-437/2014 and includes any modification to
DA-437/2014 under section 96 of the *Environmental Planning and Assessment Act*
1979 (NSW).

Development Works means the development and construction works to be
undertaken by the Original Owner or a person authorised by the Original Owner, in
including its contractor, as contemplated in the Development Approval, and includes
all ancillary works.

Emergency means any emergency situation, including one that involves a risk to a
person's health or safety.


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Council Authorised Person

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *50/16/2018*

Equipment means materials, tools, implements, machinery and vehicles.

Facility has the meaning given to it in the Strata Management Statement.

Improvements means all improvements, structures and fixtures constructed, erected or installed at any time, including, any walls, support columns, slabs, foundations and footings.

Last Registration Date means the date which is 3 years after registration of the strata plan subdividing lot 36 in the Community Plan.

Law means any:

- (a) act, ordinance, regulation, by-law, order, award and proclamation of the Commonwealth of Australia and State of New South Wales; and
- (b) certificate, licence, consent, permit, approval and requirement of organisations having jurisdiction over Works.

Maintain includes:

- (a) keep clean and tidy;
- (b) maintain in good and serviceable condition;
- (c) maintain in structurally sound condition;
- (d) repair as necessary; and
- (e) replace as necessary.

Mechanical Ventilation Equipment means the structures, machinery, plant, equipment and things in the Building for the purposes of providing or facilitating the provision of a mechanical ventilation system, 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 mechanical ventilation system is or is to be provided or its provision to be facilitated.


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Council Authorised Person

ePlan (DOC.10)

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *SC/116/2018*

Occupation Certificate means a final occupation certificate issued under section 109C of the *Environmental Planning and Assessment Act 1979* (NSW) in respect of the Strata Building or part of the Strata Building that includes the property and areas providing access to the property.

Occupier means:

- (a) a lessee;
- (b) a licensee; or
- (c) other person, not being an Owner, lessee or licensee that is in lawful occupation.

Original Owner means Fairmead Business Pty Ltd (ACN 069 006 426) their successors and assigns and, where applicable, any persons authorised by them.

Owner means:

- (a) a person registered or entitled to be registered as proprietor;
- (b) a mortgagee in possession; or
- (c) a covenant chargee in possession.

Pet Parking Facility means a facility for parking or resting domestic animals and any associated equipment including water bowls.

Prescribed Traffic Control Device has the meaning given to it in s 121 of the *Road Transport Act 2013* (NSW).

Prescribed Traffic Control Device Work means carry out any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a Prescribed Traffic Control Device.

Restricted Dog has the meaning given to it in the Companion Animals Act.

RMS means Roads and Maritime Services (ABN 76 236 371 088).

Rules has the meaning given to it in the Strata Management Statement.


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Council Authorised Person

ePlan (DOC.10)

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *59/16/2018*

Schedule of Facilities has the meaning given to it in the Strata Management Statement.

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 means any service in the Building including:

- (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;
- (j) any service received and dispersed by a Special Receiving Facility;
- (k) a mobile tower;
- (l) a system for the removal and passage of sewage;
- (m) a system for the removal and passage of trade waste;
- (n) a system for the passage of water;


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Council Authorised Person

ePlan (DOC.10)

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *56/16/2018*

- (o) a mechanical ventilation system;
- (p) a fire safety or control system;
- (q) hydraulic services;
- (r) a security system;
- (s) escalators;
- (t) lifts;
- (u) closed circuit television video and audio services; and
- (v) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of the Building.

Service Equipment means the structures, machinery, plant, equipment and things in the Building 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.

Signage means any signage attached to the façade of the Building that complies with the requirements of the Strata 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.

Strata Management Statement means the strata management statement in force in respect of the Building.

Traffic Control Facility has the meaning given to it in the Transport Act.

Traffic Control Work means the carrying out of any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a Traffic Control Facility.


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Council Authorised Person

ePlan (DOC.10)

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *SC/16/20/8*

Transport Act means the *Transport Administration Act 1988* (NSW).

Vehicle includes motor cars, motor bicycles, bicycles, boats, caravans, trucks and trailers.

Works includes inspecting, testing, cleaning, maintenance, repairs, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

1.2 References to certain terms

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;
- (b) **including** is not a word of limitation;
- (c) the words **at any time** mean at any time and from time to time;
- (d) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument;
- (e) 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;
- (f) a reference to a natural person includes their personal representatives, successors, and permitted assigns;
- (g) a reference to a corporation includes its successors and permitted assigns;
- (h) a reference to a document is a reference to a document of any kind, including a plan;
- (i) where this instrument refers to a body or authority which no longer exists, unless otherwise prescribed by law, there is taken to be substituted a body or


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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
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authority having substantially the same objects as the named body or
authority;

- (j) 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;
- (k) a reference to a time is to that time in Sydney;
- (l) 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;
- (m) a requirement to do any thing includes a requirement to cause that thing to
be done;
- (n) a word that is derived from a defined word has a corresponding meaning;
- (o) the singular includes the plural and vice-versa;
- (p) words importing one gender include all other genders; and
- (q) a reference to a **Burdened lot** or a **Benefited lot** includes, where the context
permits, any Improvements on such a lot.

Any notice, demand, approval, request, application or communication under this
instrument must be in writing.

1.3 **Complying with the Strata Management Statement and Community Management Statement**

For each easement, positive covenant and restriction on the use of land in this
instrument, each Owner of a Benefited lot must take all reasonable steps to ensure
that its Authorised Persons:

- (a) comply with the terms of this instrument when exercising rights or complying
with obligations under this instrument;
- (b) comply with the Community Management Statement, where applicable; and


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Council Authorised Person

ePlan (DOC.10)

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
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(c) comply with the Strata Management Statement, where applicable.

1.4 Positive covenants and maintenance requirements

A requirement in an easement that an Owner of a Benefited lot or an Owner of a Burdened lot Maintain the site of an easement, or any thing in the site of an easement, is a reference to maintain or repair or maintain and repair in accordance with section 88BA of the *Conveyancing Act 1919* (NSW) and is therefore intended to create a positive covenant under that section.

1.5 Section 106 of the *Strata Schemes Development Act 2015*

If section 106 of the *Strata Schemes Development Act 2015* (NSW) operates to create rights and obligations in connection with any easement in this instrument, then the rights and obligations created under section 106 are varied or negated to the extent that such rights and obligations are inconsistent with the rights and obligations provided for in the easement and the terms of the relevant easement prevail.

1.6 Release and indemnity

- (a) This **clause 1.6** applies to each easement in this instrument, except the following easements:
- (i) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
VARIABLE WIDTH (LIMITED IN STRATUM) (CX) numbered 22 in the Plan;
 - (ii) RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DA) numbered 25 in the Plan;
 - (iii) EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DB) numbered 26 in the Plan;
 - (iv) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES
VARIABLE WIDTH (LIMITED IN STRATUM) (DO) numbered 39 in the Plan;


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Council Authorised Person

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
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- (v) EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP) numbered 40 in the Plan;
 - (vi) POSITIVE COVENANT (DQ) numbered 41 in the Plan;
 - (vii) RESTRICTION ON THE USE OF LAND numbered 42 in the Plan;
 - (viii) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STATUM) (DX) numbered 49 in the Plan;
 - (ix) EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (EA) numbered 52 in the Plan; and
 - (x) RESTRICTION ON THE USE OF LAND numbered 56 in the Plan.
- (b) The Owner of a Benefited lot and Authorised Persons release and indemnify the Owner of a Burdened lot from and against all damage, expense, loss or liability of any nature suffered or incurred by the Owner of the Burdened lot arising from or in consequence of the exercise by the Owner of the Benefited lot and Authorised Persons of their rights under the easement and compliance by the Owner of the Benefited lot and Authorised Persons with any obligations under the easement, including:
- (i) loss or damage to the property of the Owner or any Occupier of the Burdened lot, except fair wear and tear;
 - (ii) loss, damage, expense or liability in respect of any other property; and
 - (iii) loss, expense or liability in respect of personal injury, disease, illness or death.
- (c) The relevant release and indemnity under **clause 1.6(b)** will be reduced proportionately to the extent that the damage, expense, loss or liability arises from a negligent act or omission of the Owner of the Burdened lot or its officers, employees, contractors or agents.


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Council Authorised Person

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *SC/16/2018*

**2 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
numbered 1 in the Plan**

2.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) have Improvements within the Benefited lot which require support, supported vertically, horizontally, and in any other plane by Improvements on a Burdened lot which are capable of affording support (**Structural Improvements**);
- (b) require that the Structural Improvements on a Burdened lot remain at all times;
- (c) enjoy continued shelter by Improvements within a Burdened lot capable of providing shelter (Sheltering Improvements); and
- (d) require that the Sheltering Improvements on a Burdened lot remain at all times.

2.2 The Owner of a Burdened lot must:

- (a) not permit Structural Improvements and Sheltering Improvements in its lot to become a hazard or a nuisance; and
- (b) carry out Works to Structural Improvements and Sheltering Improvements in its lot, as and when required, to ensure compliance with this **clause 2.2**.

2.3 If the Owner of a Burdened lot fails to comply with its obligations under this easement, the Owner of the Benefited lot has the right at any time to give a notice to the Owner of the Burdened lot requiring compliance with those obligations.


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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
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- 2.4 If the Owner of a Burdened lot fails to comply with a notice given under **clause 2.3** within a reasonable time after its service, having regard to the type of work or act required:
- (a) the Owner of the Benefited lot has the right, but not the obligation, to carry out Works to remedy the failure to comply specified in the notice; and
 - (b) the Owner of the Burdened lot must pay the Owner of the Benefited lot, within 14 days of receipt of a demand from the Owner of the Benefited lot, the costs reasonably and properly incurred by the Owner of the Benefited lot in carrying out those Works.
- 2.5 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:
- (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
 - (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and
 - (c) to ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.


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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
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Certificate No. *5C/16/2018*

3 Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 2 in the Plan

3.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) the uninterrupted passage through a Burdened lot of any Service to or from the Benefited lot;
- (b) the use of any Service Equipment in a Burdened lot through which a Service passes to or from the Benefited lot (**Relevant Service Equipment**);
- (c) have Relevant Service Equipment remain in a Burdened lot and where necessary, have the Relevant Service Equipment supported vertically, horizontally and in each other plane, by the Burdened lot; and
- (d) enter and remain, or direct persons authorised by the Owner of a Benefited lot to enter and remain on the Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works in relation to Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.

3.2 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to carry out Works for the purpose of installing in a Burdened lot Service Equipment associated with a Service to or from a Benefited lot which is additional to any Service and Service Equipment actually existing at the date of registration of this instrument and this easement applies to any such additional Service and Service Equipment as though they existed at the date of registration of this instrument.

3.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that some Services and associated Service Equipment may be maintained by the Community Association in accordance with the Community Management Statement.

3.4 The Owner of a Benefited lot has the right, but not the obligation, to carry out Works in relation to any Relevant Service Equipment that is not being maintained by the Community Association under the Community Management Statement.


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Council Authorised Person

ePlan (DOC.10)

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Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
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Certificate No. *54/16/2018*

- 3.5 Before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
- (a) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (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.
- 3.6 The Owner of a Burdened lot may only withhold consent under **clause 3.5(c)** to the carrying out of the Works if, in the opinion of the Owner of the Burdened lot, reasonably held, the physical result after the Works are carried out will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.
- 3.7 The Owner of a Burdened lot may not withhold consent under **clause 3.5(c)** to the carrying out of Works if the Works:
- (a) need to be carried out in circumstances which involve an emergency or a danger to public safety;
 - (b) are necessary to enable the Owner of the Benefited lot to comply with any obligations under the Community Management Statement; or
 - (c) result from or arise out of any relevant Laws or the requirements of any Authority.
- 3.8 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps:
- (a) to minimise interruption to or interference with any Service and any associated Service Equipment;
 - (b) to minimise interruption to or interference with the use and enjoyment of the Burdened lot; and


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- (c) to ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with all relevant Laws and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure that as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

3.9 The Owner of a Benefited lot 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.

4 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) numbered 3 in the Plan

4.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) have Improvements within the Benefited lot which require support, supported vertically, horizontally, and in any other plane by Improvements on a Burdened lot which are capable of affording support to the Benefited lot (**Structural Improvements**);
- (b) require that the Structural Improvements remain on a Burdened lot at all times;
- (c) enjoy continued shelter by Improvements within a Burdened lot capable of providing shelter to the Benefited lot (**Sheltering Improvements**); and


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- (d) require that the Sheltering Improvements remain on a Burdened lot at all times.

4.2 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the Structural Improvements and Sheltering Improvements will be Facilities which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Structural Improvements and the Sheltering Improvements as Facilities will be allocated under the Strata Management Statement and the Schedule of Facilities.

4.3 For the purpose of the operation of section 106 of the *Strata Schemes Development Act 2015* (NSW), if the terms of this easement and the terms referred to in section 106 are inconsistent, to the extent of the inconsistency and as permitted by Law, the terms set out in this easement prevail.

5 Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 4 in the Plan

5.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) the uninterrupted passage through a Burdened lot of any Service to or from the Benefited lot which, at the Last Registration Date, passes through, or is situated in, the Burdened lot;


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- (b) the ongoing use of any Service Equipment in a Burdened lot through which, at the Last Registration Date, a Service passes to or from the Benefited lot (**Relevant Service Equipment**);
- (c) have Relevant Service Equipment remain in a Burdened lot and, where necessary, have it supported vertically, horizontally, and in any other plane by the Burdened lot; and
- (d) enter and remain, or direct Authorised Persons to enter and remain, on a Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works and do anything else it is permitted or required to do under this easement in relation to Relevant Service Equipment in that lot.

5.2 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) some of the Services and associated Relevant Service Equipment will be Facilities which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining such Services and associated Relevant Service Equipment as Facilities will be allocated under the Strata Management Statement and the Schedule of Facilities.

5.3 The Owner of a Benefited lot must:

- (a) Maintain Relevant Service Equipment which is not a Facility, and for which no other person is responsible, so that it is not, or not likely to become, a hazard or a nuisance; and


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5.7 The Owner of a Benefited lot is not obliged to comply with **clauses 5.5(c) and 5.5(d)** if the carrying out of the Works:

- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under this easement;
- (b) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
- (c) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
- (d) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.

5.8 The Owner of a Burdened lot may only withhold consent under **clause 5.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

5.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and


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- (b) at its cost carry out Works and do anything else reasonably necessary in relation to such Relevant Service Equipment as and when required, to ensure compliance with this **clause 5.3**.
- 5.4 The Owner of a Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to Relevant Service Equipment which:
 - (a) is a Facility; and
 - (b) is, in the opinion of the Owner of the Benefited lot, reasonably held, not properly Maintained by either the Committee or the Owner of a Burdened lot,so that it is fit to be used for its intended purpose.
- 5.5 Subject to **clauses 5.6** and **5.7**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
 - (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 5.6 The Owner of a Benefited lot is not obliged to comply with **clauses 5.5(a) to 5.5(d)** where, in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.


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- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.
- 5.10 If the Owner of a Benefited lot fails to comply with its obligations under **clause 5.3(a)** in relation to Relevant Service Equipment on a Burdened lot, 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.
- 5.11 If the Owner of a Benefited lot fails to comply with a notice given under **clause 5.10** within a reasonable time after its service, having regard to the type of work or act required:
 - (a) the Owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy the failure to comply specified in the notice; and
 - (b) the Owner of the Benefited lot must pay the Owner of the Burdened lot, within 14 days of receipt of a demand from the Owner of the Burdened lot, the costs reasonably and properly incurred by the Owner of the Burdened lot under this **clause 5.11**.
- 5.12 In addition to its rights under **clauses 5.10** and **5.11**, if, in the opinion of the Owner of a Burdened lot, reasonably held, neither the Committee nor the Owner of a Benefited lot is properly Maintaining Relevant Service Equipment on the Burdened lot which is a Facility, such that it is, or is at risk of becoming, a hazard or a nuisance, the Owner of


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the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy, or prevent, as the case may be, that hazard or nuisance.

- 5.13 The Owner of a Benefited lot and the Owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

6 Terms of EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT) numbered 5 in the Plan

- 6.1 The Owner of a Benefited lot and Authorised Persons have the right, in an Emergency requiring the evacuation of the Benefited lot or a part of the Benefited lot, including for the purposes of a fire practice drill, consistent with the rights of other persons having the same or similar rights, to:

- (a) pass across the parts of a Burdened lot capable of being used for the purpose, including fire stairs and passages (**Easement Site**), in order to exit the Benefited lot; and
- (b) use any Emergency Equipment located on a Burdened lot.

- 6.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Easement Site;
- (b) only use the Easement Site and Emergency Equipment for their intended purposes;
- (c) comply with the Strata Management Statement and any applicable Rules; and
- (d) comply with any reasonable directions of:


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- (i) the Committee or any person authorised by the Committee; or
- (ii) the Owner of the Burdened lot.

6.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) part of the Easement Site and the Emergency Equipment will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

7 Terms of EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT) numbered 6 in the Plan

7.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to access and use any Facilities on a Burdened lot that they are entitled to use under the Strata Management Statement and the Schedule of Facilities, subject to the terms of the Strata Management Statement.

7.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the relevant Facilities;


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- (b) take all reasonable precautions so that no damage is caused to the relevant Facilities or any other part of the Burdened lot;
 - (c) comply with the Strata Management Statement and any applicable Rules; and
 - (d) comply with any reasonable direction of the Committee or any person authorised by the Committee.
- 7.3 The Owner of each Benefited lot and the Owner of the Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) the costs associated with Maintaining Facilities Maintained by the Committee will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 7.4 The terms of this easement do not apply in relation to any Facilities specifically the subject of another easement in this instrument.
- 8 Terms of EASEMENT TO ACCESS PLENUM (WHOLE OF LOT) numbered 7 in the Plan**
- 8.1 The Owner of each Benefited lot has the right to pass and repass the Burdened lot where the plenum in the Burdened lot is capable of being accessed (**Plenum Access**) for the purpose of accessing that plenum.
- 8.2 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is


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required to Maintain a Facility located in its lot if the Committee fails to
comply with its obligations; and

(b) it is intended that:

- (i) the Plenum Access will be a Facility which will be Maintained by the Committee; and
- (ii) the costs associated with the Committee Maintaining the Plenum Access as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

8.3 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Plenum Access, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Plenum Access so that it is fit to be used for its intended purpose.

8.4 Subject to **clauses 8.5 and 8.6**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.

8.5 The Owner of a Benefited lot is not obliged to comply with **clauses 8.4(a) to 8.4(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.


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- 8.6 The Owner of a Benefited lot is not obliged to comply with **clauses 8.4(c) and 8.4(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement ;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 8.7 The Owner of the Burdened lot may only withhold consent under **clause 8.4(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.
- 8.8 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;


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- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

8.9 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

9 Terms of EASEMENT FOR MECHANICAL VENTILATION, SERVICES AND FUTURE SERVICES (WHOLE OF LOT) numbered 8 in the Plan

9.1 The Owner of the Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) enter and remain on the Burdened lot, or direct Authorised Persons to enter and remain on the Burdened lot, along with any necessary Equipment for the purpose of installing any Mechanical Ventilation Equipment or carrying out Works to any Mechanical Ventilation Equipment installed within the Burdened lot;
- (b) access and use, or direct Authorised Persons to access and use, any Mechanical Ventilation Equipment located within the Burdened lot;
- (c) the uninterrupted passage of air to and from the Benefited Lot through any Mechanical Ventilation Equipment installed within the Burdened lot;
- (d) the ongoing use of any Mechanical Ventilation Equipment located within the Burdened lot; and


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- (e) have Mechanical Ventilation Equipment remain in a Burdened lot and, where necessary, have it supported vertically, horizontally, and in any other plane by the Burdened lot.
- 9.2 When exercising rights or complying with obligations under this easement, the Owner of the Benefited lot and Authorised Persons, if applicable, must:
- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot;
 - (b) take all reasonable precautions so that no damage is caused to any Service Equipment or any other part of the Building;
 - (c) only use the Mechanical Ventilation Equipment for its intended purpose so as not to cause or permit any hazards or nuisances;
 - (d) Maintain Mechanical Ventilation Equipment which is not a Facility, and for which no other person is responsible, so that it is not, or not likely to become, a hazard or a nuisance;
 - (e) at its cost carry out Works and do anything else reasonably necessary in relation to such Mechanical Ventilation Equipment as and when required, to ensure compliance with this **clause 9.2**;
 - (f) comply with the Strata Management Statement and any applicable Rules; and
 - (g) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 9.3 The Owner of the Benefited lot and the Owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of the Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and


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(b) it is intended that:

- (i) the Mechanical Ventilation Equipment will be Facility which will be Maintained by the Committee; and
- (ii) the costs associated with the Committee Maintaining the Mechanical Ventilation Equipment and such associated Relevant Service Equipment as Facilities will be allocated under the Strata Management Statement and the Schedule of Facilities.

9.4 If, in the opinion of the Owner of the Benefited lot, reasonably held, neither the Committee nor the Owner of the Burdened lot is properly Maintaining any Mechanical Ventilation Equipment which is a Facility, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Mechanical Ventilation Equipment which is a Facility, so that it is fit to be used for its intended purpose.

9.5 Subject to **clauses 9.6 and 9.7**, before carrying out Works under this easement on the Burdened lot, the Owner of the Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.

9.6 The Owner of the Benefited lot is not obliged to comply with **clauses 9.5(a) to 9.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.


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9.7 The Owner of the Benefited lot is not obliged to comply with **clauses 9.5(c) and 9.5(d)** if the carrying out of the Works:

- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
- (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
- (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.

9.8 The Owner of the Burdened lot may only withhold consent under **clause 9.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

9.9 The Owner of the Benefited lot must, while Works are being carried out in the Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;


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- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

9.10 If the Owner of a Benefited lot fails to comply with its obligations under **clause 9.2(d)** in relation to Relevant Service Equipment on a Burdened lot, 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.

9.11 If the Owner of a Benefited lot fails to comply with a notice given under **clause 9.10** within a reasonable time after its service, having regard to the type of work or act required:

- (a) the Owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy the failure to comply specified in the notice; and
- (b) the Owner of the Benefited lot must pay the Owner of the Burdened lot, within 14 days of receipt of a demand from the Owner of the Burdened lot, the costs reasonably and properly incurred by the Owner of the Burdened lot under this **clause 9.11**.

9.12 In addition to its rights under **clauses 9.10** and **9.11**, if, in the opinion of the Owner of a Burdened lot, reasonably held, neither the Committee nor the Owner of a Benefited lot is properly Maintaining Relevant Service Equipment on the Burdened lot which is a Facility, such that it is, or is at risk of becoming, a hazard or a nuisance, the Owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy, or prevent, as the case may be, that hazard or nuisance.


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9.13 The Owner of the Benefited lot and the Owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

10 Terms of EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT) numbered 9 and 13 in the Plan

10.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

(a) carry out Works to install in a Burdened lot:

(i) additional Service Equipment associated with a Service to or from the Benefited lot which existed at the date of registration of this instrument (**Additional Service Equipment**), only where the installation of the Additional Service Equipment can be effected by:

(A) using risers, ducts, pipes and other facilities that are included in a Building at the Last Registration Date for that purpose; or

(B) another method approved by the owner of each lot through which the installation will be effected; and

(ii) Service Equipment associated with a Service to or from the Benefited lot which did not exist at the date of registration of this instrument (**Future Service Equipment**), only where the installation of the Future Service Equipment can be effected by:

(A) using risers, ducts, pipes and other facilities that are included in a Building at the Last Registration Date for that purpose; or

(B) another method approved by the owner of each lot through which the installation will be effected;


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- (b) the uninterrupted passage through the Burdened lot of any Service to or from the Benefited lot which passes through Additional Service Equipment or Future Service Equipment;
- (c) the ongoing use of any Additional Service Equipment and Future Service Equipment (**Relevant Service Equipment**);
- (d) have Relevant Service Equipment remain in the Burdened lot and, where necessary, have it supported vertically, horizontally, and in each other plane by the Burdened lot; and
- (e) enter and remain, or direct Authorised Persons to enter and remain, on a Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works and do anything else it is permitted or required to do under this easement in relation to Relevant Service Equipment in that lot.

10.2 The Owner of a Benefited lot must Maintain:

- (a) Relevant Service Equipment so that it is not, or not likely to become, a hazard or a nuisance; and
- (b) at its cost carry out Works and do anything else reasonably necessary in relation to such Relevant Service Equipment as and when required, to ensure compliance with this **clause 10.2**.

10.3 Subject to **clause 10.4**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works.

10.4 The Owner of a Benefited lot is not obliged to comply with **clause 10.3** where, in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.

10.5 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps to:


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- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any other Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.
- 10.6 If the Owner of a Benefited lot fails to comply with its obligations under this easement in relation to Relevant Service Equipment on a Burdened lot, 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.
- 10.7 If the Owner of a Benefited lot fails to comply with a notice given under **clause 10.6** within a reasonable time after its service, having regard to the type of work or act required:
- (a) the Owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy the failure to comply specified in the notice; and
 - (b) the Owner of the Benefited lot must pay the Owner of the Burdened lot, within 14 days of receipt of a demand from the Owner of the Burdened lot, the costs reasonably and properly incurred by the Owner of the Burdened lot under this **clause 10.7**.


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**11 Terms of EASEMENT FOR CONSTRUCTION PURPOSES (WHOLE OF LOT)
numbered 10 in the Plan**


11.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to carry out the Development Works on and within the Burdened lot, including:

- (a) by erecting or constructing improvements, structures or other things comprising residential, retail, building management, associated parking, accessway and all ancillary uses permitted by the Development Approval (**Permitted Structures**) on and within the Burdened lot, subject to the capacity of the improvements, structures and other things within the Burdened lot at the date of registration of this instrument to support the Permitted Structure vertically, horizontally, and in each other plane;
- (b) by using or modifying Service Equipment in the Burdened lot existing at the date of registration of this instrument through which a Service passes to or from the Benefited lot and installing additional Service Equipment in the Burdened lot ancillary in nature to that Service Equipment;
- (c) by installing Service Equipment in the Burdened lot associated with a Service to or from the Benefited lot which did not exist at the date of registration of this instrument; and
- (d) entering and remaining, or directing Authorised Persons to enter and remain, on the Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to install Service Equipment in the Burdened lot through which a Service passes to or from the Benefited lot.

to the extent necessary to construct or facilitate the operation of Services within the Permitted Structures.

11.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) obtain all necessary approvals from the relevant Authority for the Development Works;


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- (b) carry out the Development Works in accordance with the Development Approval;
 - (c) not carry out Works in a manner or for a purpose inconsistent with **clause 11.1**;
 - (d) minimise, to the extent practicable, interruption to or interference with the use and enjoyment of the Burdened lot;
 - (d) ensure that:
 - (v) all necessary safety measures are taken;
 - (vi) the Development Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of all relevant Authorities;
 - (vii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (viii) as soon as reasonably practicable after completing the carrying out of the Development Works, make good any collateral damage.
- 11.3 Despite any other provision of this easement, the rights and obligations granted to the Owner of a Benefited lot and Authorised Persons under this easement are extinguished on the date that is the later of:
- (a) the date of issue of the Occupation Certificate in respect of the Building; and
 - (b) the Last Registration Date.
- 12 Terms of EASEMENT FOR CRANE JIB SWING (WHOLE OF LOT) numbered 11 in the Plan**
- 12.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to permit the jibs of cranes situated on the Benefited lot to occupy airspace above the Burdened lot and to swing in the wind through the


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airspace of the Burdened lot to the extent necessary when the cranes are not in use, where those cranes are used or contemplated to be used to facilitate the carrying out of the Development Works.

12.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) ensure the height and length of the crane jib does not interfere with the operation of any crane situated on the Burdened lot at the date of registration of this instrument or which the Owner of the Burdened lot, acting reasonably, wishes to erect on the Burdened lot;
- (b) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the cranes are operated in the Benefited lot in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Development Works, make good any collateral damage.

12.3 Despite any other provision of this easement, the rights and obligations granted to the Owner of a Benefited lot and Authorised Persons under this easement are extinguished on the date of issue of the Occupation Certificate in respect of the Building.

13 Terms of EASEMENT FOR NOISE, VIBRATION AND DUST (WHOLE OF LOT) numbered 12 in the Plan

13.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to emit and allow the emission of noise, vibration


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and dust caused by or resulting from the Development Works in or above the
Benefited lot.

13.2 When exercising rights or complying with obligations under this easement, the Owner
of a Benefited lot and Authorised Persons must:

- (a) obtain all necessary approvals from the relevant Authority for the
Development Works;
- (b) carry out the Development Works in accordance with the Development
Approval;
- (c) unless otherwise agreed with the Owner of the Burdened lot, provided for in
the Development Approval or expressly permitted by a relevant Authority,
carry out works likely to disturb Owners and Occupiers of the Burdened lot
due to the emission of noise, vibration and dust at reasonable times, having
regard to any reasonable requests made by Owners and Occupiers of the
Burdened lot as to the hours during which those works are carried out;
- (d) minimise, to the extent practicable, interruption to or interference with the use
and enjoyment of the Burdened lot;
- (e) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Development Works are carried out in a proper and
workmanlike manner and in accordance with any applicable Law
and the requirements of all relevant Authorities;
 - (iii) all reasonable precautions are taken to ensure as little damage as
possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out
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- 13.3 Despite any other provision of this easement, the rights and obligations granted to the Owner of a Benefited lot and Authorised Persons under this easement are extinguished on the date that is the later of:
- (a) the date of issue of the Occupation Certificate in respect of the Building; and
 - (b) the Last Registration Date.
- 14 Terms of EASEMENT FOR ACCESS TO ROOF (WHOLE OF LOT) numbered 14 in the Plan**
- 14.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to:
- (a) pass and repass across any fire stairs or lifts located within the Burdened lot in order to access the part of the Benefited lot located on the roof of the Building; and
 - (b) to use any fire stairs or lifts located within the Burdened lot to transport Equipment to and from the part of the Benefited lot located on the roof of the Building.
- 14.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Benefited lot;
 - (b) take all reasonable precautions to ensure that no damage is caused to the Benefited lot or any other part of the Building, including ensuring that curtains are placed in the lift of the Burdened lot in the event that the lift is used to transport Equipment;
 - (c) comply with the Strata Management Statement and any applicable Rules; and


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- (d) comply with any reasonable directions of the Committee or any person authorised by the Committee.

14.3 The Owner of the Benefited lot and the Owner of the Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the lifts and fire stairs located within the Burdened lot will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining that Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

15 Terms of RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CQ) and (DD) numbered 15 and 28 respectively in the Plan

15.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) by any reasonable means to go to or from the Benefited lot.

15.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Easement Site;
- (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;



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- (c) not park or stand a motor vehicle or trailer on the Easement Site, or any other part of a Burdened lot, except where expressly permitted;
 - (d) comply with the Strata Management Statement and any applicable Rules; and
 - (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 15.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Easement Site will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 15.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Easement Site, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.
- 15.5 Subject to **clauses 15.6 and 15.7**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;


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- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 15.6 The Owner of a Benefited lot is not obliged to comply with **clauses 15.5(a) to 15.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 15.7 The Owner of a Benefited lot is not obliged to comply with **clauses 15.5(c) and 15.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 15.8 The Owner of the Burdened lot may only withhold consent under **clause 15.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.


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- 15.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.
- 15.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.
- 16 Terms of RIGHT TO USE WASTE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CR) numbered 16 in the Plan**
- 16.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to access and use the waste lift located on the site of this easement (**Waste Lift**) to transport waste receptacles to and from the Benefited lot.


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- 16.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Waste Lift;
 - (b) take all reasonable precautions so that no damage is caused to the Waste Lift or any other part of the Burdened lot;
 - (c) leave the Waste Lift clean and tidy after use;
 - (d) comply with the Strata Management Statement and any applicable Rules; and
 - (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 16.3 The Owner of the Benefited lot and the Owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Waste Lift will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Waste Lift as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 16.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Waste Lift, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and


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do anything else it considers reasonably necessary in relation to the Waste Lift so that it is fit to be used for its intended purpose.

- 16.5 Subject to **clauses 16.6 and 16.7** before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 16.6 The Owner of a Benefited lot is not obliged to comply with **clauses 16.5(a) to 16.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 16.7 The Owner of a Benefited lot is not obliged to comply with **clauses 16.5(c) and 16.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 16.8 The Owner of the Burdened lot may only withhold consent under **clause 16.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:


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- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

16.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

16.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.


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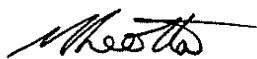
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**17 Terms of EASEMENT FOR PLENUM VARIABLE WIDTH (LIMITED IN STRATUM)
(CS) numbered 17 in the Plan**

- 17.1 The Owner of each Benefited lot has the right to the uninterrupted passage of air, in any quantities, to the Benefited lot through the plenum located within the site of this easement (**Easement Site**).
- 17.2 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Easement Site will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 17.3 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Easement Site, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.
- 17.4 Subject to **clauses 17.5 and 17.6**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;


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- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 17.5 The Owner of a Benefited lot is not obliged to comply with **clauses 17.4(a) to 17.4(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 17.6 The Owner of a Benefited lot is not obliged to comply with **clauses 17.4(c) and 17.4(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 17.7 The Owner of the Burdened lot may only withhold consent under **clause 17.4(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.


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- 17.8 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.
- 17.9 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.
- 18 Terms of EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (CT) numbered 18 in the Plan**
- 18.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights:


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Council Authorised Person

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- (a) to use the loading dock and associated facilities on the site of this easement (**Loading Dock**) for the parking of motor vehicles in connection with the loading and unloading of those motor vehicles;
- (b) for those motor vehicles to enter and pass across that part of the Burdened lot which provides access to and egress from the Loading Dock; and
- (c) to use the Loading Dock by any reasonable means, including with a garbage truck, for the purpose of collecting and removing rubbish.

18.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Loading Dock;
- (b) take all reasonable precautions so that no damage is caused to the Loading Dock or any other part of the Burdened lot;
- (c) leave the Loading Dock and any areas surrounding it clean and tidy after use;
- (d) comply with any limitations to the hours of access to the Loading Dock required by any relevant Authority;
- (e) comply with the Strata Management Statement and any applicable Rules; and
- (f) comply with any reasonable direction of the Committee or any person authorised by the Committee.

18.3 The Owner of each Benefited lot and the Owner of the Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of the Burdened lot is


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required to Maintain a Facility located in its lot if the Committee fails to
comply with its obligations; and

(b) it is intended that:

- (i) the Loading Dock will be a Facility which will be Maintained by the
Committee; and
- (ii) the costs associated with the Committee Maintaining the Loading
Dock as a Facility will be allocated under the Strata Management
Statement and the Schedule of Facilities.

18.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the
Committee nor the Owner of the Burdened lot is properly Maintaining the Loading
Dock, the Owner of the Benefited lot has the right, but not the obligation, to carry out
Works and do anything else it considers reasonably necessary in relation to the
Loading Dock so that it is fit to be used for its intended purpose.

18.5 Subject to **clauses 18.6 and 18.7** before carrying out Works under this easement on a
Burdened lot, the Owner of a Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its
intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
- (c) provide to the Owner of the Burdened lot any other information which the
Owner of the Burdened lot reasonably requires so it can assess the effect of
the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the
Works.

18.6 The Owner of a Benefited lot is not obliged to comply with **clauses 18.5(a) to 18.5(d)**
where in the opinion of the Owner of the Benefited lot, reasonably held, there is an
Emergency.


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- 18.7 The Owner of a Benefited lot is not obliged to comply with **clauses 18.5(c) and 18.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 18.8 The Owner of the Burdened lot may only withhold consent under **clause 18.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.
- 18.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;


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- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.


18.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

**19 Terms of EASEMENT FOR GARBAGE TRUCK ACCESS VARIABLE WIDTH
(LIMITED IN STRATUM) (CU) numbered 19 in the Plan**

19.1 The Owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) by any reasonable means, including with a garbage truck, for the purpose of collecting and removing waste.

19.2 When exercising rights or complying with obligations under this easement, the Owner of the Benefited lot and Authorised Persons must:

- (a) not permit the Easement Site, or any other part of the Burdened lot, to become a hazard or a nuisance;
- (b) causes little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Easement Site; and
- (c) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Burdened lot.


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- 19.3 The Owner of the Benefited lot must, at its cost, do all things reasonably necessary, as and when required, to ensure compliance with its obligations under this easement.
- 19.4 If the Owner of the Benefited lot 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.
- 19.5 If the Owner of the Benefited lot fails to comply with a notice given under **clause 19.4** 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 do all things necessary to remedy the failure to comply specified in the notice.
- 19.6 The Owner of the Benefited lot 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 to remedy the failure to comply specified in the notice given under **clause 19.4**.
- 20 Terms of EASEMENT FOR WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (CV) and (DN) numbered 20 and 38 respectively in the Plan**
- 20.1 The Owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to use the waste storage room located on the site of this easement (**Waste Storage Room**) for the purpose of waste storage.
- 20.2 When exercising rights or complying with obligations under this easement, the Owner of the Benefited lot and Authorised Persons must:
- (a) not exercise its rights under this easement in a manner which permits the Waste Storage Room to become a hazard or a nuisance;
 - (b) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Waste Storage Room;


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- (c) only use the Waste Storage Room for its intended purpose so as not to cause or permit any hazards or nuisances;
- (d) take all reasonable precautions so that no damage is caused to the Waste Storage Room or any other part of the Burdened lot;
- (e) comply with all Laws and the requirements of all Authorities regarding the storage and disposal of waste;
- (f) comply with the Strata Management Statement and any applicable Rules; and
- (g) comply with any reasonable directions of the Committee or any person authorised by the Committee.

20.3 The Owner of each Benefited lot and the Owner of the Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the Waste Storage Room will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Waste Storage Room as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

20.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of the Burdened lot is properly Maintaining the Waste Storage Room, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Waste Storage Room so that it is fit to be used for its intended purpose.

.....*M. Heston*.....
Council Authorised Person

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- 20.5 Subject to **clauses 20.6 and 20.7** before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 20.6 The Owner of a Benefited lot is not obliged to comply with **clauses 20.5(a) to 20.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 20.7 The Owner of a Benefited lot is not obliged to comply with **clauses 20.5(c) and 20.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 20.8 The Owner of the Burdened lot may only withhold consent under **clause 20.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or


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- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

20.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

20.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.


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**21 Terms of EASEMENT TO ACCESS AND USE GARBAGE STORAGE AREA
VARIABLE WIDTH (LIMITED IN STRATUM) (CW) numbered 21 in the Plan**

21.1 The Owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to use the garbage storage area located on the site of this easement (**Garbage Storage Area**) for the purpose of storing waste storage receptacles pending their collection and washing and cleaning waste storage receptacles.

21.2 When exercising rights or complying with obligations under this easement, the Owner of the Benefited lot and Authorised Persons must:

- (a) not exercise its rights under this easement in a manner which permits the Garbage Storage Area to become a hazard or a nuisance;
- (b) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Garbage Storage Area;
- (c) only dispose of waste in the waste receptacles in the Garbage Storage Area;
- (d) only use the Garbage Storage Area for its intended purpose so as not to cause or permit any hazards or nuisances;
- (e) take all reasonable precautions so that no damage is caused to the Garbage Storage Area or any other part of the Burdened lot; and
- (f) comply with all Laws and the requirements of all Authorities regarding the storage and disposal of waste.

21.3 The Owner of each Benefited lot and the Owner of the Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is


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required to Maintain a Facility located in its lot if the Committee fails to
comply with its obligations; and

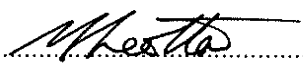
- (b) it is intended that:
- (i) the Waste Storage Room will be a Facility which will be Maintained
by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Waste
Storage Room as a Facility will be allocated under the Strata
Management Statement and the Schedule of Facilities.

21.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the
Committee nor the Owner of the Burdened lot is properly Maintaining the Waste
Storage Room, the Owner of the Benefited lot has the right, but not the obligation, to
carry out Works and do anything else it considers reasonably necessary in relation to
the Waste Storage Room so that it is fit to be used for its intended purpose.

21.5 Subject to **clauses 21.6** and **21.7** before carrying out Works under this easement on a
Burdened lot, the Owner of a Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its
intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
- (c) provide to the Owner of the Burdened lot any other information which the
Owner of the Burdened lot reasonably requires so it can assess the effect of
the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the
Works.

21.6 The Owner of a Benefited lot is not obliged to comply with **clauses 21.5(a) to 21.5(d)**
where in the opinion of the Owner of the Benefited lot, reasonably held, there is an
Emergency.


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- 21.7 The Owner of a Benefited lot is not obliged to comply with **clauses 21.5(c) and 21.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 21.8 The Owner of the Burdened lot may only withhold consent under **clause 21.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any occupier of the Burdened lot.
- 21.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;


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- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

21.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

22 Terms of EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (CX) numbered 22 in the Plan

22.1 An 'Easement for electricity and other purposes' in the terms set out in memorandum registered number AK980904. In this easement, "Easement for electricity and other purposes" is taken to have the same meaning as "Easement for electricity works" in the memorandum.

Name of Authority empowered to release, vary or modify the EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (CX) numbered 22 in the Plan:

Alpha Distribution Ministerial Holding Corporation (ABN 67 505 337 385)


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- 23 Terms of EASEMENT FOR PEDESTRIAN ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (CY), (DG), (DI), (DK), (DL), (DT), (DV), (DW), (DY) and (DZ) numbered 23, 31, 33, 35, 36, 45, 47, 48, 50 and 51 respectively in the Plan**
- 23.1** The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) on foot or with wheelchairs or other disabled access aids, but excluding all other vehicles.
- 23.2** When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Easement Site;
 - (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;
 - (c) comply with the Strata Management Statement and any applicable Rules; and
 - (d) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 23.3** The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Easement Site will be a Facility which will be Maintained by the Committee; and


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- (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

- 23.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Easement Site, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.
- 23.5 Subject to **clauses 23.6** and **23.7** before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 23.6 The Owner of a Benefited lot is not obliged to comply with **clauses 23.5(a) to 23.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 23.7 The Owner of a Benefited lot is not obliged to comply with **clauses 23.5(c) and 23.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or


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- (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.

23.8 The Owner of the Burdened lot may only withhold consent under **clause 23.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any occupier of the Burdened lot.

23.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and


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- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

23.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

24 Terms of EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 2 WIDE AND VARIABLE WIDTH (LIMITED IN STRATUM) (CZ) and (DE) numbered 24 and 29 respectively in the Plan

24.1 An "Easement to permit encroaching structure to remain" in the terms set out in Part 13 of Schedule 8 of the *Conveyancing Act 1919* (NSW).

25 Terms of RIGHT OF PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DA) numbered 25 in the Plan

25.1 Members of the public and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**), subject to complying with the terms set out in this easement.

25.2 The Owner of the Burdened lot must:

- (a) provide subjacent support to the persons permitted to traverse across the Easement Site during the currency of this easement;
- (b) take out and maintain all relevant insurances that a prudent Owner would maintain in respect of its part of the Easement Site (including public risk insurance);
- (c) maintain, clean and keep in good repair the Easement Site and carry out work within the Easement Site, including constructing, placing and maintain


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trafficable surfaces, driveways, pylons and structures and ensure all such work is done properly;

- (d) ensure that any overhanging structures above the Easement Site are maintained and do not impact on the use of this easement; and
 - (e) make good any collateral damage.
- 25.3 If the Owner of the Burdened lot fails to comply with its obligations under **clauses 25.2(c) to 25.2(e)** then City of Parramatta Council ^{and/or RMS} has the right at any time to give a written notice to the Owner of the Burdened lot requiring compliance with those obligations.
- 25.4 If the Owner of the Burdened lot fails to comply with a written notice given under **clause 25.3** within a reasonable time after its service, having regard to the nature of the action required, then City of Parramatta Council ^{and/or RMS} has the right, but not the obligation, to carry out Works to the Easement Site and do anything else reasonably necessary to remedy the failure to comply specified in the notice and recover the costs from the Owner of the Burdened lot as a debt immediately due and payable.
- 25.5 Subject to **clause 25.6**, before undertaking any action under **clause 25.4**, including the carrying out Works on the Easement Site, City of Parramatta Council ^{and/or RMS} must provide the Owner of the Burdened lot:
- (a) with reasonable prior notice of its intention to enter the Burdened lot to exercise its rights under **clause 25.4**; and
 - (b) a Schedule of Works to be carried out on the Easement Site.
- 25.6 City of Parramatta Council ^{and/or RMS} is not obliged to comply with **clause 25.5** where, in the opinion of City of Parramatta Council ^{and/or RMS} reasonably held, there is an Emergency.
- 25.7 The rights granted under this easement:
- (a) are subject to the rights of the Owner and any Occupier of the Burdened lot and other persons lawfully entitled to use the Burdened lot from time to time,


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to continue to use the Easement Site in any manner whatsoever that does
not prevent the exercise of the rights granted under this easement;

- (b) may only be exercised on foot or using wheelchairs or disabled access aids
or by Authorised Vehicles;
- (c) may be exercised with or without animals; and
- (d) are subject to possible temporary restrictions imposed by the Owner of the
Burdened lot for reasons of maintenance, public security or safety or any
restrictions imposed by a government agency for any reason.

25.8 When exercising rights under this easement, members of the public and Authorised
Persons must:

- (a) comply with the reasonable directions on any signage erected on the
Burdened lot; and
- (b) cause as little inconvenience as is practicable to the Owner and any
Occupier of the Burdened lot.

25.9 Members of the public and Authorised Persons must not park or stand a Vehicle on
the Burdened lot, except where expressly permitted.

**Name of Authority empowered to release, vary or modify the RIGHT OF PUBLIC
ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (DA) NUMBERED 25 in the
Plan:**

Roads and Maritime Services and City of Parramatta Council


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- 26 Terms of EASEMENT FOR ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH (LIMITED IN STRATUM) (DB) and (EA) numbered 26 and 52 respectively in the Plan**
- 26.1** The operator of, and members of the public participating in, the Car Share Scheme (**Car Share Users**) have the right, consistent with the rights of other persons having the same or similar rights, to:
- (a) pass across the site of this easement (**Easement Site**) by any reasonable means to go to or from the Car Share Parking Spaces; and
 - (b) park motor vehicles used as part of the operation of the Car Share Scheme in the Car Share Parking Spaces.
- 26.2** The Owner of the Burdened lot must:
- (a) provide subjacent support to the persons permitted to traverse across the Easement Site during the currency of this easement;
 - (b) take out and maintain all relevant insurances that a prudent Owner would maintain in respect of its part of the Easement Site (including public risk insurance);
 - (c) maintain, clean and keep in good repair the Easement Site and carry out work within the Easement Site, including constructing, placing and maintain trafficable surfaces, driveways, pylons and structures and ensure all such work is done properly;
 - (d) ensure that any overhanging structures above the Easement Site are maintained and do not impact on the use of this easement; and
 - (e) make good any collateral damage.
- 26.3** If the Owner of the Burdened lot fails to comply with its obligations under **clauses 26.2(c) to 26.2(e)** then City of Parramatta Council has the right at any time to give a written notice to the Owner of the Burdened lot requiring compliance with those obligations.


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- 26.4 If the Owner of the Burdened lot fails to comply with a written notice given under **clause 26.3** within a reasonable time after its service, having regard to the nature of the action required, then City of Parramatta Council has the right, but not the obligation, to carry out Works to the Easement Site and do anything else reasonably necessary to remedy the failure to comply specified in the notice and recover the costs from the Owner of the Burdened lot as a debt immediately due and payable.
- 26.5 Subject to **clause 26.6**, before undertaking any action under **clause 26.4**, including the carrying out Works on the Easement Site, City of Parramatta Council must provide the Owner of the Burdened lot:
- (a) with reasonable prior notice of its intention to enter the Burdened lot to exercise its rights under **clause 26.4**; and
 - (b) a Schedule of Works to be carried out on the Easement Site.
- 26.6 City of Parramatta Council is not obliged to comply with **clause 26.5** where, in the opinion of City of Parramatta Council, reasonably held, there is an Emergency.
- 26.7 When exercising rights under this easement, the Car Share Users must:
- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Easement Site;
 - (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;
 - (c) comply with any signs within the Burdened lot;
 - (d) not park or stand a motor vehicle used as part of the operation of the Car Share Scheme on the Easement Site, or any other part of the Building, other than within a Car Share Parking Space; and
 - (e) comply with any reasonable direction of the Owner of the Burdened lot or any person authorised by the Owner of the Burdened lot.


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**Name of Authority empowered to release, vary or modify the EASEMENT FOR
ACCESS AND USE OF CAR SHARE PARKING SPACE VARIABLE WIDTH
(LIMITED IN STRATUM) (DB) and (EA) NUMBERED 26 AND 52 RESPECTIVELY
IN THE PLAN:**

City of Parramatta Council

**27 Terms of EASEMENT FOR PEDESTRIAN ACCESS 1.3 WIDE (LIMITED IN
STRATUM) (DC) numbered 27 in the Plan**

27.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) on foot or with wheelchairs or other disabled access aids, but excluding all other vehicles.

27.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Easement Site;
- (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;
- (c) comply with the Strata Management Statement and any applicable Rules; and
- (d) comply with any reasonable directions of the Committee or any person authorised by the Committee.

27.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is


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required to Maintain a Facility located in its lot if the Committee fails to
comply with its obligations; and

(b) it is intended that:

- (i) the Easement Site will be a Facility which will be Maintained by the Committee; and
- (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

27.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Easement Site, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.

27.5 Subject to **clauses 27.6 and 27.7** before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.

27.6 The Owner of a Benefited lot is not obliged to comply with **clauses 27.5(a) to 27.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.


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- 27.7 The Owner of a Benefited lot is not obliged to comply with **clauses 27.5(c) and 27.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 27.8 The Owner of the Burdened lot may only withhold consent under **clause 27.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any occupier of the Burdened lot.
- 27.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;


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- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

27.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

28 Terms of RIGHT OF ACCESS AND USE OF RECREATION AREA VARIABLE WIDTH (LIMITED IN STRATUM) (DF) numbered 30 in the Plan

28.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights:

- (a) to use the recreation area and associated facilities on the site of this easement (**Recreation Area**) for recreational purposes; and
- (b) to enter and pass across that part of a Burdened lot which provides access to and egress from the Recreational Area on foot or with wheelchairs or other disabled access aids, and with domestic animals but excluding all other Vehicles.

28.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Recreation Area;


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- (b) take all reasonable precautions so that no damage is caused to the Recreation Area or any other part of the Building;
- (c) ensure that the Recreation Area is only used for the purposes for which it was designed;
- (d) not enter the Recreation Area with a Restricted Dog;
- (e) comply with the reasonable directions on any signage erected on the Burdened lot;
- (f) comply with the Strata Management Statement and any applicable Rules; and
- (g) comply with any reasonable directions of the Committee or any person authorised by the Committee.

28.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the Recreation Area will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Recreation Area as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

28.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Recreation Area, the Owner of the Benefited lot has the right, but not the obligation, to carry out


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Works and do anything else it considers reasonably necessary in relation to the
Recreation Area so that it is fit to be used for its intended purpose.

- 28.5 Subject to **clauses 28.6 and 28.7** before carrying out Works under this easement on a
Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its
intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the
Owner of the Burdened lot reasonably requires so it can assess the effect of
the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the
Works.
- 28.6 The Owner of a Benefited lot is not obliged to comply with **clauses 28.5(a) to 28.5(d)**
where in the opinion of the Owner of the Benefited lot, reasonably held, there is an
Emergency.
- 28.7 The Owner of a Benefited lot is not obliged to comply with **clauses 28.5(c) and
28.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its
obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply
with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or
the requirements of any relevant Authority.


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28.8 The Owner of the Burdened lot may only withhold consent under **clause 28.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

28.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.


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- 28.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.
- 29 Terms of RIGHT TO USE LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (DH) (DJ) and (EC) numbered 32, 34 and 54 respectively in the Plan**
- 29.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to access and use the lift located on the site of this easement (**Lift**).
- 29.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Lift;
 - (b) take all reasonable precautions so that no damage is caused to the Lift or any other part of the Burdened lot;
 - (c) leave the Lift clean and tidy after use;
 - (d) comply with the Strata Management Statement and any applicable Rules; and
 - (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 29.3 The Owner of the Benefited lot and the Owner of each Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and


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- (b) it is intended that:
- (i) the Lift will be a Facility which will be Maintained by the Committee;
and
 - (ii) the costs associated with the Committee Maintaining the Lift as a
Facility will be allocated under the Strata Management Statement
and the Schedule of Facilities.

29.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of a Burdened lot is properly Maintaining the Lift, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Lift so that it is fit to be used for its intended purpose.

29.5 Subject to **clauses 29.6 and 29.7** before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.

29.6 The Owner of a Benefited lot is not obliged to comply with **clauses 29.5(a) to 29.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.

29.7 The Owner of a Benefited lot is not obliged to comply with **clauses 29.5(c) and 29.5(d)** if the carrying out of the Works:


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- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
- (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
- (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.

29.8 The Owner of the Burdened lot may only withhold consent under **clause 29.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:

- (a) the carrying out of the Works;
- (b) the physical result after the Works are carried out; or
- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

29.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;


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- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

29.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

30 Terms of RIGHT TO USE CARWASH BAY 4.23 WIDE (LIMITED IN STRATUM) (DM) numbered 37 in the Plan

30.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights:

- (a) to use the carwash bay on the site of this easement (**Carwash Bay**) for the washing and cleaning of Vehicles; and
- (b) for those Vehicles to enter and pass across that part of the Burdened lot which provides access to and egress from the Carwash Bay.

30.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Carwash Bay;
- (b) take all reasonable precautions so that no damage is caused to the Carwash Bay or any other part of the Burdened lot;


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- (c) leave the Carwash Bay and any areas surrounding them clean and tidy after use;
 - (d) comply with the Strata Management Statement and any applicable Rules; and
 - (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.
- 30.3 The Owner of a Benefited lot and Authorised Persons must not park or stand any Vehicle in the Carwash Bay other than for the washing and cleaning of Vehicles, except where expressly permitted.
- 30.4 The Owner of each Benefited lot and the Owner of the Burdened lot acknowledge that:
- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Carwash Bay will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Carwash Bay as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 30.5 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of the Burdened lot is properly Maintaining the Carwash Bay, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Carwash Bay so that it is fit to be used for its intended purpose.

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- 30.6 Subject to **clauses 30.7 and 30.8**, before carrying out Works under this easement on the Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 30.7 The Owner of a Benefited lot is not obliged to comply with **clauses 30.6(a) to 30.6(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 30.8 The Owner of a Benefited lot is not obliged to comply with **clauses 30.6(c) and 30.6(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 30.9 The Owner of the Burdened lot may only withhold consent under **clause 30.6(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or

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- (c) both the carrying out of the Works and the physical result after the Works are carried out,

will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.

30.10 The Owner of a Benefited lot must, while Works are being carried out in the Burdened lot under this easement, take all reasonable steps, to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
- (c) ensure that:
- (i) all necessary safety measures are taken;
- (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
- (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

30.11 The Owner of a Benefited lot and the Owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

**31 Terms of EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES
VARIABLE WIDTH (LIMITED IN STRATUM) (DO) numbered 39 in the Plan**


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31.1 RMS and persons authorised by RMS (**RMS Authorised Persons**) have the right to:

- (a) pass and repass over the site of this easement (**RMS Easement Site**); and
- (b) enter and remain, or direct RMS Authorised Persons to enter and remain, on the RMS Easement Site for a reasonable time, together with any Equipment or motor vehicles necessary,

for the purpose of accessing and inspecting the ^{RMS} Easement Site, ^{and} including undertaking works for repair, maintenance and other associated purposes, subject to complying with the terms set out in this easement.

31.2 The rights granted under this easement:

- (a) are subject to the rights of any Owners and Occupiers of any lot of the Community Scheme and other persons lawfully entitled to use the Burdened lot from time to time, to continue to use the ^{RMS} Easement Site in any manner whatsoever that does not prevent ^{or hinder} the exercise of the rights granted under this easement; and
- (b) are for RMS and RMS Authorised Persons to use the RMS Easement Site on a non-exclusive basis.

Name of Authority empowered to release, vary or modify the EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DO) numbered 39 in the Plan:

Roads and Maritime Services

32 Terms of EASEMENT FOR TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM) (DP) numbered 40 in the Plan

32.1 The Owner of the Burdened lot grants to the relevant Authority the rights to:

- (a) install any Traffic Control Facility and Prescribed Traffic Control Device;


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- (b) carry out Traffic Control Work and Prescribed Traffic Control Device Work;
~~and or~~
- (c) ^{those purposes,} do anything reasonably necessary for ~~that purpose,~~ including the right to
pass and repass across the easement site, stand Vehicles in the site of the
easement, together with the right to enter onto the easement site together
with any Equipment necessary to carry out the Traffic Control Work and the
Prescribed Traffic Control Device Work.

32.2 In exercising the rights provided under **clause 32.1** the relevant Authority must:

- (a) ensure that all work is done properly;
- (b) cause as little inconvenience as is practicable to the Owner of the Burdened
lot;
- (c) cause as little damage as is practicable to the Burdened lot and any
improvement on it;
- (d) restore the Burdened lot as nearly as is practicable to its former condition;
and
- (e) make good any collateral damage.

**Name of Authority empowered to release, vary or modify the EASEMENT FOR
TRAFFIC CONTROL PURPOSES VARIABLE WIDTH (LIMITED IN STRATUM)
(DP) numbered 40 in the Plan:**

Roads and Maritime Services

33 Terms of POSITIVE COVENANT (DQ) numbered 41 in the Plan

33.1 This positive covenant applies to the parts of the Burdened lot identified as 'DQ' in the
Plan (Covenant Site).

33.2 The Owner of the Burdened lot must:


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- (a) maintain the Covenant Site to a safe and trafficable standard so that it can be used for its intended purpose as a road, ~~to the satisfaction of RMS, acting reasonably;~~ *including without limitation the passing and repassing of authorised T-way vehicles (including without limitation buses) within the meaning of the Road Rules 2014, to the satisfaction of RMS, acting reasonably.*
- (b) insure the Covenant Site for:
- (i) public and public products liability with an insurer approved by RMS, acting reasonably; and
 - (ii) public liability for not less than \$20 million for any single occurrence and unlimited in the aggregate as to the number of occurrences,
- and note the interest of RMS on the policy;
- (c) provide RMS with the right to inspect the Covenant Site on at least 2 occasions per year and at any time on giving reasonable notice to the Owner of the Burdened lot for the purpose of ensuring compliance with the maintenance obligations outlined in **clause 33.2(a)** above; and
- (d) comply with any notice validly served by RMS requiring compliance with the maintenance obligations outlined in **clause 33.2(a)** above.

33.3 The Owners of the Burdened lots acknowledge that RMS has the rights granted under section 88F of the *Conveyancing Act 1919* (NSW) in connection with this positive covenant.

Name of Authority empowered to release, vary or modify the POSITIVE COVENANT (DQ) numbered 41 in the Plan:

Roads and Maritime Services

34 Terms of RESTRICTION ON THE USE OF LAND numbered 42 in the Plan

34.1 A car parking space or storage space within, or forming part of a Burdened lot, must not be used other than by an Owner or Occupier of the Building.


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**Name of Authority empowered to release, vary or modify the RESTRICTION ON
THE USE OF LAND numbered 42 in the Plan:**

City of Parramatta Council

**35 Terms of EASEMENT FOR ACCESS AND USE OF PET PARKING 2.5 WIDE
(LIMITED IN STRATUM) (DR) numbered 43 in the Plan**

35.1 The Owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to enter and remain on the Burdened lot, or direct Authorised Persons to enter and remain on the Burdened lot, along with any necessary Equipment for the purpose of installing a Pet Parking Facility or carrying out Works to any Pet Parking Facility installed within the Burdened lot.

35.2 The Owner of the Benefited lot, Authorised Persons and members of the public have the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) use any Pet Parking Facility located on the site of this easement (**Pet Parking Area**) for their intended purpose; and
- (b) to enter and pass across that part of a Burdened lot which provides access to and egress from the Pet Parking Area on foot or with wheelchairs or other disabled access aids, and with domestic animals but excluding all other Vehicles.

35.3 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot, Authorised Persons and members of the public must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Pet Parking Area;
- (b) take all reasonable precautions so that no damage is caused to the Pet Parking Area or any other part of the Building;


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- (c) leave the Pet Parking Area clean and tidy after use, including ensuring any animal waste is properly disposed of;
- (d) ensure that the Pet Parking Area is only used for the purposes for which it was designed;
- (e) ensure that any domestic animal tethered in the Pet Parking Area is only tethered for a reasonable period of time and provided with reasonable access to hydration;
- (f) comply with any rules of the Community Association and any directions of a person authorised by the Community Association, including its caretaker; and
- (g) ensure that they are complying with the Companion Animals Act whilst using the Pet Parking Area including any requirement that a dog be under the effective control of a component person whilst located in the Pet Parking Area; and
- (h) not enter the Pet Parking Area with a Restricted Dog.

35.4 The Owner of the Benefited lot must Maintain:

- (a) the Pet Parking Area so that it is not, or not likely to become, a hazard or a nuisance; and
- (b) at its cost carry out Works and do anything else reasonably necessary in relation to such Pet Parking Area as and when required, to ensure compliance with this **clause 35.4**.

35.5 Subject to **clauses 35.6 and 35.7**, before carrying out Works under this easement on a Burdened lot, the Owner of the Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;


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- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 35.6 The Owner of a Benefited lot is not obliged to comply with **clauses 35.5(a) to 35.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 35.7 The Owner of a Benefited lot is not obliged to comply with **clauses 35.5(c) and 35.5(d)** if the carrying out of the Works results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 35.8 The Owner of the Burdened lot may only withhold consent under **clause 35.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.
- 35.9 The Owner of the Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and


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- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

35.10 The Owner of the Benefited lot and the Owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

36 Terms of EASEMENT FOR ACCESS AND USE OF DELIVERY PARKING 2.5 WIDE (LIMITED IN STRATUM) (DS) numbered 44 in the Plan

36.1 The Owner of the Benefited lot, Authorised Persons and members of the public engaged in home food delivery services have the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) use the parking space located on the site of this easement (**Delivery Parking Space**) for the purpose of home food delivery; and
- (b) to enter and pass across that part of a Burdened lot which provides access to and egress from the Delivery Parking Space with light motor vehicles and bicycles.


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36.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Delivery Parking Space;
- (b) take all reasonable precautions so that no damage is caused to the Delivery Parking Space or any other part of the Building;
- (c) leave the Delivery Parking Space clean and tidy after use;
- (d) ensure that the Delivery Parking Space is only used for the purposes for which it was designed;
- (e) comply with the reasonable directions on any signage erected on the Burdened lot; and
- (f) comply with any rules of the Community Association and any directions of a person authorised by the Community Association, including its caretaker.

36.3 The Owner of the Benefited lot must Maintain:

- (a) the Delivery Parking Space so that it is not, or not likely to become, a hazard or a nuisance; and
- (b) at its cost carry out Works and do anything else reasonably necessary in relation to such Delivery Parking Space as and when required, to ensure compliance with this **clause 36.3**.

36.4 Subject to **clauses 36.5 and 36.6**, before carrying out Works under this easement on a Burdened lot, the Owner of the Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;


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- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 36.5 The Owner of a Benefited lot is not obliged to comply with **clauses 36.4(a) to 36.4(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 36.6 The Owner of a Benefited lot is not obliged to comply with **clauses 36.4(c) and 36.4(d)** if the carrying out of the Works results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 36.7 The Owner of the Burdened lot may only withhold consent under **clause 36.4(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
 - (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.
- 36.8 The Owner of the Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
 - (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and


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- (c) ensure that:
- (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

36.9 The Owner of the Benefited lot and the Owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

37 Terms of EASEMENT FOR PEDESTRIAN ACCESS 1 WIDE (LIMITED IN STRATUM) (DU) numbered 46 in the Plan

37.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the site of this easement (**Easement Site**) on foot or with wheelchairs or other disabled access aids, but excluding all other vehicles.

37.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Easement Site;
- (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;


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- (c) comply with the Strata Management Statement and any applicable Rules;
and
 - (d) comply with any reasonable directions of the Committee or any person
authorised by the Committee.
- 37.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge
that:
- (a) under the Strata Management Statement, the Committee has the primary
responsibility to Maintain Facilities, but the Owner of a Burdened lot is
required to Maintain a Facility located in its lot if the Committee fails to
comply with its obligations; and
 - (b) it is intended that:
 - (i) the Easement Site will be a Facility which will be Maintained by the
Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement
Site as a Facility will be allocated under the Strata Management
Statement and the Schedule of Facilities.
- 37.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the
Committee nor the Owner of a Burdened lot is properly Maintaining the Easement
Site, the Owner of the Benefited lot has the right, but not the obligation, to carry out
Works and do anything else it considers reasonably necessary in relation to the
Easement Site so that it is fit to be used for its intended purpose.
- 37.5 Subject to **clauses 37.6 and 37.7** before carrying out Works under this easement on a
Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its
intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;


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- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 37.6 The Owner of a Benefited lot is not obliged to comply with **clauses 37.5(a) to 37.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 37.7 The Owner of a Benefited lot is not obliged to comply with **clauses 37.5(c) and 37.5(d)** if the carrying out of the Works:
 - (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 37.8 The Owner of the Burdened lot may only withhold consent under **clause 37.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
 - (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any occupier of the Burdened lot.


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- 37.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.
- 37.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.
- 38 Terms of RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (DX) numbered 49 in the Plan**
- 38.1 A right of carriageway within the meaning of Schedule 4A Part 1 of the *Conveyancing Act 1919* together with the right to park vehicles upon the right of carriageway.


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**Name of Authority empowered to release, vary or modify the RIGHT OF
CARRIAGEWAY (LIMITED IN STRATUM) (DX) numbered 49 in the Plan:**

Alpha Distribution Ministerial Holding Corporation (ABN 67 505 337 385)

**39 Terms of EASEMENT FOR ACCESS TO GREASE ARRESTOR ROOMS
VARIABLE WIDTH (LIMITED IN STRATUM) (EB) numbered 53 in the Plan**

39.1 The Owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to enter and remain, or direct persons authorised by the Owner of a Benefited lot to enter and remain on the site of this easement (**Easement Site**) for a reasonable time, together with any Equipment necessary for the purpose, to access and pump grease from the grease arrestor room located in the Benefited Lot.

39.2 When exercising rights or complying with obligations under this easement, the Owner of the Benefited lot and Authorised Persons must:

- (a) not exercise its rights under this easement in a manner which permits the Easement Site to become a hazard or a nuisance;
- (b) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Easement Site;
- (c) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Burdened lot;
- (d) comply with the Strata Management Statement and any applicable Rules;
and
- (e) comply with any reasonable directions of the Committee or any person authorised by the Committee.

39.3 The Owner of each Benefited lot and the Owner of the Burdened lot acknowledge that:


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- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
 - (b) it is intended that:
 - (i) the Easement Site will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.
- 39.4 If, in the opinion of the Owner of a Benefited lot, reasonably held, neither the Committee nor the Owner of the Burdened lot is properly Maintaining the Easement Site, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.
- 39.5 Subject to **clauses 39.6** and **39.7** before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.


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- 39.6 The Owner of a Benefited lot is not obliged to comply with **clauses 39.5(a) to 39.5(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 39.7 The Owner of a Benefited lot is not obliged to comply with **clauses 39.5(c) and 39.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 39.8 The Owner of the Burdened lot may only withhold consent under **clause 39.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any occupier of the Burdened lot.
- 39.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and


.....
Council Authorised Person

ePlan (DOC.10)

(Sheet 108 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *SC116/2018*

- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.

39.10 The Owner of a Benefited lot and the Owner of a Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

**40 Terms of EASEMENT FOR SIGNAGE 0.5 WIDE (LIMITED IN STRATUM) (ED)
numbered 55 in the Plan**

40.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) install Signage within the Burdened lot; and
- (b) have Signage remain within the Burdened lot.

provided that the Signage is wholly contained to the site of this easement and, if applicable, the Benefited lot (**Easement Site**)

40.2 The Owner of a Benefited lot must:

- (a) Maintain, clean and keep in good repair any Signage located within the Easement Site;


.....
Council Authorised Person

ePlan (DOC.10)
(Sheet 109 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *SC/16/2018*

- (b) ensure that any work undertaken to install the Signage is done properly and in a workmanlike manner; and
 - (c) ensure that the Signage does not unreasonably impact the use of the Burdened Lot.
- 40.3 When exercising rights or complying with obligations under this easement, the Owner of the Benefited Lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the Owner of the Burdened lot or any other person entitled to use the Burdened Lot; and
 - (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building.
- 41 Terms of RESTRICTION ON THE USE OF LAND numbered 56 in the Plan**
- 41.1 A Car Share Parking Space within, or forming part of the Burdened lot, must not be used other than by a participant of the Car Share Scheme.

Name of Authority empowered to release, vary or modify the RESTRICTION ON THE USE OF LAND numbered 56 in the Plan:

City of Parramatta Council


.....
Council Authorised Person

ePlan (DOC.10)

(Sheet 110 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *SC/16/2018*

EXECUTED by FAIRMEAD BUSINESS)
PTY LTD (ACN 069 006 426) in accordance)
with section 127 of the *Corporations Act*)
2001 (Cth):)

J. Kinsella

Signature of Director

Joseph Kinsella
Director

Name of Director (block letters)

W Kinsella

Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

EXECUTED by WP BLOCK H PTY LTD (ACN)
606 790 872) in accordance with section 127 of)
the Corporations Act:)

J. Kinsella

Signature of Director

Joseph Kinsella
Director

Name of Director (block letters)

W Kinsella

Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

M Kinsella

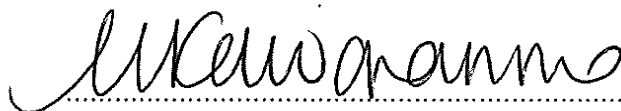
Council Authorised Person

ePlan (DOC.10)
(Sheet 111 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *SC/16/2018*

SIGNED SEALED AND DELIVERED by
ANASTASIA DA WOGLIANNIS
as attorney for **ANZ FIDUCIARY**
SERVICES PTY LIMITED (ACN 100 709
493 under registered power of attorney
Book *4711* No. *227*
dated *12.7.16* in the
presence of:



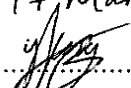
By executing this instrument the attorney
states that the attorney has received no notice
of revocation of the power of attorney


Signature of witness

Yunsi Feng
Name of witness (block letters)

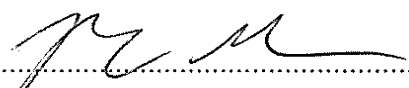

Level 65, 19 Martin Place, Sydney
Address of witness (block letters)

SIGNED SEALED AND DELIVERED by
JOHN MALONE
as attorney for **AUSTRALIA AND NEW**
ZEALAND BANKING GROUP LIMITED (ACN
005 357 522) under registered power of
attorney
Book *4723* No. *237*
dated *17 March 2017* in the presence of:


Signature of witness

Yunsi Feng
Name of witness (block letters)

Level 65, 19 Martin Place, Sydney
Address 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
Council Authorised Person

ePlan (DOC.10)

(Sheet 112 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *SC/16/2018*

~~SIGNED SEALED AND DELIVERED by~~)

as attorney for LORD CENTRAL
OPPORTUNITY III LIMITED (ARBN 616
859 815) under registered power of attorney
Book No.
dated in the
presence of:)

.....
Signature of witness

AGNES IP

.....
Name of witness (block letters)
32/F, AIA Central, 1 Connaught Road Central,
Hong Kong

.....
Address of witness (block letters)

Executed for and on behalf of
LORD CENTRAL OPPORTUNITY III
LIMITED (ARBN 616 859 815) by
its duly authorised signatory in the
presence of:

[Signature]
SIGNATURE

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

JON ROBERT LEWIS

NAME

Director of PA-LF2 Secretaries Limited,
Sole Director of Lord Central Opportunity III Limited

TITLE

[Signature]
.....
Council Authorised Person

ePlan (DOC.10)

(Sheet 113 of 116 sheets)

Plan: **DP270778**

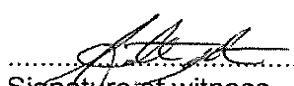
Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. 50/16/2013

SIGNED SEALED AND DELIVERED by)

as attorney for ALPHA DISTRIBUTION)
MINISTERIAL HOLDING CORPORATION)
(ABN 67 505 337 385) under registered power)
of attorney)


Book _____ No. _____)

dated _____ in the presence of:)


Signature of witness

THINETTE MARTINS
Name of witness (block letters)

52 Martin Place Sydney
Address 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
Signature of Agent for Michael Pratt, NSW
Treasury Secretary (NSW Treasurer's
delegate under delegation dated 24
November 2015) on behalf of
Alpha Distribution Ministerial
Holding Corporation

ANGELO KALIKETOS
Name of Agent in Full


Council Authorised Person

ePlan (DOC.10)

(Sheet 114 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *SC/16/2018*

SIGNED SEALED AND DELIVERED by)
as attorney for **ROADS AND MARITIME**)
SERVICES (ABN 76 236 371 088) under)
registered power of attorney by its authorised)
Book ~~_____~~ No. *delegate*)
dated ~~_____~~ in the presence of:)

Executed by the Valuations and
Acquisitions Manager Sydney Region,
pursuant to Delegation Book 4623 No 148




Signature of witness

SUTHES KUMAR

Name of witness (block letters)

129 A ORCHARD LEIGH ST
YENNORA

Address 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.
Signature of authorised delegate

Awindra Prasad

Name of authorised delegate


Council Authorised Person

ePlan (DOC.10)

(Sheet 115 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision
Certificate No. *SC/16/2018*

Approved Form 21
COMMUNITY LAND DEVELOPMENT ACT
CERTIFICATE OF ASSOCIATION
CONSENTING TO DOCUMENTS AFFECTING THE SCHEME

The *Community/*Precinct/*Neighbourhood Association Deposited Plan No. 270778
certifies that on *6th MARCH 2018* it passed a unanimous resolution consenting to the:
Creation of an easement which burdens association property.

Approved Form 18
COMMUNITY LAND DEVELOPMENT ACT
ATTESTATION

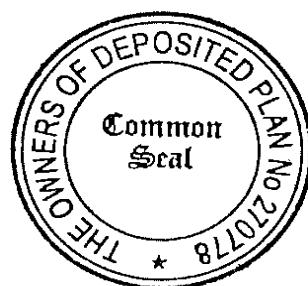
The common seal of the *Community/*Precinct/*Neighbourhood Association Deposited
Plan No. 270778, was affixed hereto on *6th MARCH 2018* in the presence of;

ANDREW TYNKES

and

CLARE FIETZ

Signature(s).....
being the person(s) authorised by section 8 Community Land Management Act 1989 to
attest to the affixing of the seal.



[Signature]
Council Authorised Person

ePlan (DOC.10)

(Sheet 116 of 116 sheets)

Plan: **DP270778**

Plan of subdivision of lot 11 in DP270778
and easements affecting lots 1 and 24 in
DP270778 covered by Subdivision

Certificate No. *SC/16/2018*

EXECUTED by CITY OF PARRAMATTA
COUNCIL by its authorised delegate
pursuant to section 377 of the *Local*
Government Act 1993 (NSW)

)
)
)
)

MARK LEOTTA

Name of Delegate (block letters)

[Signature]

Signature of Delegate

MANAGER-DEVELOPMENT & TRAFFIC

Position of Delegate

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

EVA COSENTINO

Name of Witness (block letters)

[Signature]

Signature of Witness

126 CHURCH STREET PARRAMATTA

Address of Witness

.....
Council Authorised Person

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

ePlan (DOC.11)

(Sheet 1 of 31 sheets)

Plan: DP270778


Plan of subdivision of lot 37 in DP270778
 and easements affecting lot 24 in
 DP270778 covered by Subdivision
 Certificate No. *SC/149/2013*

**Full name and
 address of the
 owner of the
 land:**

Marina Square Retail Pty Ltd
 (ACN 605 329 637)
 Suite 101, 25 Angas Street
 MEADOWBANK NSW 2114

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 SUPPORT AND SHELTER (WHOLE OF LOT)	Lot 40 Lot 41	Lot 41 Lot 40
2	EASEMENT FOR SERVICES (WHOLE OF LOT)	Lot 40 Lot 41	Lot 41 Lot 40
3	EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)	Lot 40 Lot 41	Lot 24 in DP270778 Lot 24 in DP270778 and Lot 40
4	EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)	Lot 40 Lot 41	Lot 41 Lot 40
5	EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT)	Lot 40 Lot 41	Lot 41 Lot 40



 Authorised Person

Deposited Plan Instrument – Marina Square Retail

ePlan (DOC.11)

(Sheet 2 of 31 sheets)


Plan: **DP270778**

Plan of subdivision of lot 37 in DP270778
 and easements affecting lot 24 in
 DP270778 covered by Subdivision
 Certificate No *SC/149/2018*

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	RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (EF)	Lot 40	Lot 24 in DP270778
7	EASEMENT FOR SKYLIGHT 0.8 WIDE (LIMITED IN STRATUM) (EG)	Lot 40	Lot 368 and 369 in SP97390

PART 1A (Release)

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 TO ACCESS AND USE CLICK AND COLLECT BAY 2.6 AND 5 WIDE (LIMITED IN STRATUM) (AM) (DP270778 DOC.6)	Lot 1 in DP270778	Lot 41



 Authorised Person

ePlan (DOC.11)

(Sheet 3 of 31 sheets)

Plan: **DP270778**

Plan of subdivision of lot 37 in DP270778
and easements affecting lot 24 in
DP270778 covered by Subdivision
Certificate No *SC/149/2014*

PART 2 (Terms)

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this instrument, unless the context clearly indicates otherwise:

Authorised Person means every person authorised by the Owner of a Benefited lot for the purposes of an easement, positive covenant or restriction on the use of land created by this instrument. Subject to the terms of the relevant easement, positive covenant or restriction on the use of land, as the case may be, an Authorised Person includes:

- (a) for the purposes of any easement, positive covenant or restriction on the use of land that relates to a Facility, persons permitted by the Strata Management Statement, or any Rules, to access or use the particular Facility; and
- (b) for the purposes of all other easements, positive covenants and restrictions on the use of land, the tenants, lessees, sub-lessees, employees, agents, contractors, licensees and invitees of the Owner of the Benefited lot.

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.


Building means the building constructed within lots 35, 36, 38, 40 and 41 inclusive in the Plan.

Committee means the building management committee constituted in accordance with the Strata Management Statement.

Community Association means the community association constituted on registration of the Community Plan.

Community Management Statement means the community management statement registered with the Community Plan.

Community Plan means DP270778.


.....
Authorised Person

ePlan (DOC.11)

(Sheet 4 of 31 sheets)

Plan: **DP270778**

Plan of subdivision of lot 37 in DP270778
and easements affecting lot 24 in
DP270778 covered by Subdivision
Certificate No *SC/149/2018*

Community Scheme means the community scheme created on the registration of the Community Plan.

Council means City of Parramatta Council.

Emergency means any emergency situation, including one that involves a risk to a person's health or safety.

Equipment means materials, tools, implements, machinery and vehicles.

Facility has the meaning given to it in the Strata Management Statement.

General Register means the General Register of Deeds at NSW Land Registry Services.

Improvements means all improvements, structures and fixtures constructed, erected or installed at any time, including, any walls, support columns, slabs, foundations and footings.

Last Registration Date means the date which is 3 years after registration of the strata plan subdividing lot 36 in the Community Plan.

Law means any:

- (a) act, ordinance, regulation, by-law, order, award and proclamation of the Commonwealth of Australia and State of New South Wales; and
- (b) certificate, licence, consent, permit, approval and requirement of organisations having jurisdiction over Works.

Maintain includes:

- (a) keep clean and tidy;
- (a) maintain in good and serviceable condition;
- (b) maintain in structurally sound condition;
- (c) repair as necessary; and



.....
Authorised Person

ePlan (DOC.11)

(Sheet 5 of 31 sheets)

Plan: **DP270778**

Plan of subdivision of lot 37 in DP270778
and easements affecting lot 24 in
DP270778 covered by Subdivision
Certificate No *SC/149/2018*

- (d) replace as necessary.

Occupation Certificate means an occupation certificate issued under section 6.4(c) of the Environmental Planning and Assessment Act 1979 (NSW).

Occupier means:

- (a) a lessee;
- (b) a licensee; or
- (c) other person, not being an Owner, lessee or licensee that is in lawful occupation.

Owner means:

- (a) a person registered or entitled to be registered as proprietor;
- (b) a mortgagee in possession; or
- (c) a covenant chargee in possession.

Rules has the meaning given to it in the Strata Management Statement.


Schedule of Facilities has the meaning given to it in the Strata Management Statement.

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 means any service in the Building including:

- (a) water supply;


.....
Authorised Person


ePlan (DOC.11)

(Sheet 6 of 31 sheets)

Plan: **DP270778**

Plan of subdivision of lot 37 in DP270778
and easements affecting lot 24 in
DP270778 covered by Subdivision
Certificate No *54/149/20/8*

- (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;
- (j) any service received and dispersed by a Special Receiving Facility;
- (k) a mobile tower;
- (l) a system for the removal and passage of sewage;
- (m) a system for the removal and passage of trade waste;
- (n) a system for the passage of water;
- (o) a mechanical ventilation system;
- (p) a fire safety or control system;
- (q) hydraulic services;
- (r) a security system;
- (s) escalators;
- (t) lifts;
- (u) closed circuit television video and audio services; and


.....
Authorised Person

ePlan (DOC.11)

(Sheet 7 of 31 sheets)

Plan: **DP270778**

Plan of subdivision of lot 37 in DP270778
and easements affecting lot 24 in
DP270778 covered by Subdivision
Certificate No *50/149/2018*

- (v) any other service, system or facility which contributes to the amenity, or enhances the enjoyment or safety, of the Building.

Service Equipment means the structures, machinery, plant, equipment and things in the Building 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.

Signage means any signage attached to the façade of the Building that complies with the requirements of the Strata 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.


Strata Management Statement means the strata management statement in force in respect of the Building, being the strata management statement registered with SP97389.

Works includes inspecting, testing, cleaning, maintenance, repairs, relaying, renovation, alteration, renewal, reinstatement, replacement, removal without replacement, installation or construction.

1.2 References to certain terms

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;
- (b) **including** is not a word of limitation;
- (c) the words **at any time** mean at any time and from time to time;
- (d) a reference to a right or obligation of a person is a reference to a right or obligation of that person under this instrument;


.....
Authorised Person

ePlan (DOC.11)

(Sheet 8 of 31 sheets)

Plan: **DP270778**

Plan of subdivision of lot 37 in DP270778
and easements affecting lot 24 in
DP270778 covered by Subdivision
Certificate No *SC/149/20/8*

- (e) 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;
- (f) a reference to a natural person includes their personal representatives, successors, and permitted assigns;
- (g) a reference to a corporation includes its successors and permitted assigns;
- (h) a reference to a document is a reference to a document of any kind, including a plan;
- (i) where this instrument refers to a body or authority which no longer exists, unless otherwise prescribed by law, there is taken to be substituted a body or authority having substantially the same objects as the named body or authority;
- (j) 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;
- (k) a reference to a time is to that time in Sydney;
- (l) 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;
- (m) a requirement to do any thing includes a requirement to cause that thing to be done;
- (n) a word that is derived from a defined word has a corresponding meaning;
- (o) the singular includes the plural and vice-versa;
- (p) words importing one gender include all other genders; and
- (q) a reference to a **Burdened lot** or a **Benefited lot** includes, where the context permits, any Improvements on such a lot.



.....
Authorised Person

ePlan (DOC.11)

(Sheet 9 of 31 sheets)

Plan: **DP270778**

Plan of subdivision of lot 37 in DP270778
and easements affecting lot 24 in
DP270778 covered by Subdivision
Certificate No *50/149/2018*

Any notice, demand, approval, request, application or communication under this instrument must be in writing.

1.3 Complying with the Strata Management Statement and Community Management Statement

For each easement, positive covenant and restriction on the use of land in this instrument, each Owner of a Benefited lot must take all reasonable steps to ensure that its Authorised Persons:


- (a) comply with the terms of this instrument when exercising rights or complying with obligations under this instrument;
- (b) comply with the Community Management Statement, where applicable; and
- (c) comply with the Strata Management Statement, where applicable.

1.4 Positive covenants and maintenance requirements

A requirement in an easement that an Owner of a Benefited lot or an Owner of a Burdened lot Maintain the site of an easement, or any thing in the site of an easement, is a reference to maintain or repair or maintain and repair in accordance with section 88BA of the *Conveyancing Act 1919* (NSW) and is therefore intended to create a positive covenant under that section.

1.5 Section 106 of the *Strata Schemes Development Act 2015*

If section 106 of the *Strata Schemes Development Act 2015* (NSW) operates to create rights and obligations in connection with any easement in this instrument, then the rights and obligations created under section 106 are varied or negated to the extent that such rights and obligations are inconsistent with the rights and obligations provided for in the easement and the terms of the relevant easement prevail.


.....
Authorised Person

ePlan (DOC.11)

(Sheet 10 of 31 sheets)

Plan: **DP270778**


Plan of subdivision of lot 37 in DP270778
and easements affecting lot 24 in
DP270778 covered by Subdivision
Certificate No *5C/149/2018*

1.6 Release and indemnity

- (a) This **clause 1.6** applies to each easement in this instrument.
- (b) The Owner of a Benefited lot and Authorised Persons release and indemnify the Owner of a Burdened lot from and against all damage, expense, loss or liability of any nature suffered or incurred by the Owner of the Burdened lot arising from or in consequence of the exercise by the Owner of the Benefited lot and Authorised Persons of their rights under the easement and compliance by the Owner of the Benefited lot and Authorised Persons with any obligations under the easement, including:
 - (i) loss or damage to the property of the Owner or any Occupier of the Burdened lot, except fair wear and tear;
 - (ii) loss, damage, expense or liability in respect of any other property; and
 - (iii) loss, expense or liability in respect of personal injury, disease, illness or death.
- (c) The relevant release and indemnity under **clause 1.6(b)** will be reduced proportionately to the extent that the damage, expense, loss or liability arises from a negligent act or omission of the Owner of the Burdened lot or its officers, employees, contractors or agents.

**2 Terms of EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
numbered 1 in the Plan**

- 2.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:
 - (a) have Improvements within the Benefited lot which require support, supported vertically, horizontally, and in any other plane by Improvements on a Burdened lot which are capable of affording support to the Benefited lot (**Structural Improvements**);


.....
Authorised Person

ePlan (DOC.11)

(Sheet 11 of 31 sheets)

Plan: **DP270778**


Plan of subdivision of lot 37 in DP270778
and easements affecting lot 24 in
DP270778 covered by Subdivision
Certificate No *50/149/2018*

- (b) require that the Structural Improvements remain on a Burdened lot at all times;
- (c) enjoy continued shelter by Improvements within a Burdened lot capable of providing shelter to the Benefited lot (**Sheltering Improvements**); and
- (d) require that the Sheltering Improvements remain on a Burdened lot at all times.

2.2 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) the Structural Improvements and Sheltering Improvements will be Facilities which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Structural Improvements and the Sheltering Improvements as Facilities will be allocated under the Strata Management Statement and the Schedule of Facilities.

2.3 For the purpose of the operation of section 106 of the *Strata Schemes Development Act 2015* (NSW), if the terms of this easement and the terms referred to in section 106 are inconsistent, to the extent of the inconsistency and as permitted by Law, the terms set out in this easement prevail.


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Authorised Person

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3 Terms of EASEMENT FOR SERVICES (WHOLE OF LOT) numbered 2 in the Plan

3.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) the uninterrupted passage through a Burdened lot of any Service to or from the Benefited lot which, at the Last Registration Date, passes through, or is situated in, the Burdened lot;
- (b) the ongoing use of any Service Equipment in a Burdened lot through which, at the Last Registration Date, a Service passes to or from the Benefited lot (**Relevant Service Equipment**);
- (c) have Relevant Service Equipment remain in a Burdened lot and, where necessary, have it supported vertically, horizontally, and in any other plane by the Burdened lot; and
- (d) enter and remain, or direct Authorised Persons to enter and remain, on a Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works and do anything else it is permitted or required to do under this easement in relation to Relevant Service Equipment in that lot.

3.2 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) some of the Services and associated Relevant Service Equipment will be Facilities which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining such Services and associated Relevant Service Equipment as Facilities will be


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allocated under the Strata Management Statement and the
Schedule of Facilities.

3.3 The Owner of a Benefited lot must:

- (a) Maintain Relevant Service Equipment which is not a Facility, and for which no other person is responsible, so that it is not, or not likely to become, a hazard or a nuisance; and
- (b) at its cost carry out Works and do anything else reasonably necessary in relation to such Relevant Service Equipment as and when required, to ensure compliance with this **clause 3.3**.


3.4 The Owner of a Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to Relevant Service Equipment which:

- (a) is a Facility; and
- (b) is, in the opinion of the Owner of the Benefited lot, reasonably held, not properly Maintained by either the Committee or the Owner of a Burdened lot,

so that it is fit to be used for its intended purpose.

3.5 Subject to **clauses 3.6** and **3.7**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:

- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
- (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
- (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
- (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.


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- 3.6 The Owner of a Benefited lot is not obliged to comply with **clauses 3.5(a) to 3.5(d)** where, in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 3.7 The Owner of a Benefited lot is not obliged to comply with **clauses 3.5(c) and 3.5(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under this easement;
 - (b) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (c) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (d) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.
- 3.8 The Owner of a Burdened lot may only withhold consent under **clause 3.5(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.
- 3.9 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;


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- (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.
- 3.10 If the Owner of a Benefited lot fails to comply with its obligations under **clause 3.3(a)** in relation to Relevant Service Equipment on a Burdened lot, 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.
- 3.11 If the Owner of a Benefited lot fails to comply with a notice given under **clause 3.10** within a reasonable time after its service, having regard to the type of work or act required:
- (a) the Owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy the failure to comply specified in the notice; and
 - (b) the Owner of the Benefited lot must pay the Owner of the Burdened lot, within 14 days of receipt of a demand from the Owner of the Burdened lot, the costs reasonably and properly incurred by the Owner of the Burdened lot under this **clause 3.11**.



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- 3.12 In addition to its rights under **clauses 3.10 and 3.11**, if, in the opinion of the Owner of a Burdened lot, reasonably held, neither the Committee nor the Owner of a Benefited lot is properly Maintaining Relevant Service Equipment on the Burdened lot which is a Facility, such that it is, or is at risk of becoming, a hazard or a nuisance, the Owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy, or prevent, as the case may be, that hazard or nuisance.
- 3.13 The Owner of a Benefited lot and the Owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.
- 4 Terms of EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT) numbered 3 in the Plan**
- 4.1 The Owner of a Benefited lot and Authorised Persons have the right, in an Emergency requiring the evacuation of the Benefited lot or a part of the Benefited lot, including for the purposes of a fire practice drill, consistent with the rights of other persons having the same or similar rights, to:
- (a) pass across the parts of a Burdened lot capable of being used for the purpose, including fire stairs and passages (**Easement Site**), in order to exit the Benefited lot; and
 - (b) use any Emergency Equipment located on a Burdened lot.
- 4.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of a Burdened lot or any other person entitled to use the Easement Site;
 - (b) only use the Easement Site and Emergency Equipment for their intended purposes;


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- (c) comply with the Strata Management Statement and any applicable Rules;
and
- (d) comply with any reasonable directions of:
 - (i) the Committee or any person authorised by the Committee; or
 - (ii) the Owner of the Burdened lot.

4.3 The Owner of each Benefited lot and the Owner of each Burdened lot acknowledge that:

- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) it is intended that:
 - (i) part of the Easement Site and the Emergency Equipment will be a Facility which will be Maintained by the Committee; and
 - (ii) the costs associated with the Committee Maintaining the Easement Site as a Facility will be allocated under the Strata Management Statement and the Schedule of Facilities.

5 Terms of EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT) numbered 4 in the Plan

- 5.1 The Owner of a Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to access and use any Facilities on a Burdened lot that they are entitled to use under the Strata Management Statement and the Schedule of Facilities, subject to the terms of the Strata Management Statement.
- 5.2 When exercising rights or complying with obligations under this easement, the Owner of a Benefited lot and Authorised Persons must:


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- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the relevant Facilities;
- (b) take all reasonable precautions so that no damage is caused to the relevant Facilities or any other part of the Burdened lot;
- (c) comply with the Strata Management Statement and any applicable Rules; and
- (d) comply with any reasonable direction of the Committee or any person authorised by the Committee.

5.3 The Owner of each Benefited lot and the Owner of the Burdened lot acknowledge that:


- (a) under the Strata Management Statement, the Committee has the primary responsibility to Maintain Facilities, but the Owner of a Burdened lot is required to Maintain a Facility located in its lot if the Committee fails to comply with its obligations; and
- (b) the costs associated with Maintaining Facilities Maintained by the Committee will be allocated under the Strata Management Statement and the Schedule of Facilities.

5.4 The terms of this easement do not apply in relation to any Facilities specifically the subject of another easement in this instrument.

6 Terms of EASEMENT FOR FUTURE SERVICES (WHOLE OF LOT) numbered 5 in the Plan

6.1 The Owner of a Benefited lot has the right, consistent with the rights of other persons having the same or similar rights, to:

- (a) carry out Works to install in a Burdened lot:


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- (i) additional Service Equipment associated with a Service to or from the Benefited lot which existed at the date of registration of this instrument (**Additional Service Equipment**), only where the installation of the Additional Service Equipment can be effected by:
 - (A) using risers, ducts, pipes and other facilities that are included in a Building at the Last Registration Date for that purpose; or
 - (B) another method approved by the owner of each lot through which the installation will be effected; and
- (ii) Service Equipment associated with a Service to or from the Benefited lot which did not exist at the date of registration of this instrument (**Future Service Equipment**), only where the installation of the Future Service Equipment can be effected by:
 - (A) using risers, ducts, pipes and other facilities that are included in a Building at the Last Registration Date for that purpose; or
 - (B) another method approved by the owner of each lot through which the installation will be effected;
- (b) the uninterrupted passage through the Burdened lot of any Service to or from the Benefited lot which passes through Additional Service Equipment or Future Service Equipment;
- (c) the ongoing use of any Additional Service Equipment and Future Service Equipment (**Relevant Service Equipment**);
- (d) have Relevant Service Equipment remain in the Burdened lot and, where necessary, have it supported vertically, horizontally, and in each other plane by the Burdened lot; and
- (e) enter and remain, or direct Authorised Persons to enter and remain, on a Burdened lot for a reasonable time, together with any Equipment necessary for the purpose, to carry out Works and do anything else it is permitted or


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required to do under this easement in relation to Relevant Service Equipment
in that lot.

6.2 The Owner of a Benefited lot must Maintain:


- (a) Relevant Service Equipment so that it is not, or not likely to become, a hazard or a nuisance; and
- (b) at its cost carry out Works and do anything else reasonably necessary in relation to such Relevant Service Equipment as and when required, to ensure compliance with this **clause 6.2**.

6.3 Subject to **clause 6.4**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works.

6.4 The Owner of a Benefited lot is not obliged to comply with **clause 6.3** where, in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.

6.5 The Owner of a Benefited lot must, while Works are being carried out in a Burdened lot under this easement, take all reasonable steps to:

- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
- (b) minimise interruption to or interference with any other Service and any associated Service Equipment; and
- (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;


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- (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.
- 6.6 If the Owner of a Benefited lot fails to comply with its obligations under this easement in relation to Relevant Service Equipment on a Burdened lot, 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.
- 6.7 If the Owner of a Benefited lot fails to comply with a notice given under **clause 6.6** within a reasonable time after its service, having regard to the type of work or act required:
 - (a) the Owner of the Burdened lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy the failure to comply specified in the notice; and
 - (b) the Owner of the Benefited lot must pay the Owner of the Burdened lot, within 14 days of receipt of a demand from the Owner of the Burdened lot, the costs reasonably and properly incurred by the Owner of the Burdened lot under this **clause 6.7**.
- 7 **Terms of RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (EF) numbered 6 in the Plan**
- 7.1 The rights under this easement are suspended until:
 - (a) the Owner of the Benefited lot and the Owner of the Burdened lot enter into a deed in accordance with **clause 7.8**; and
 - (b) an Occupation Certificate is issued in respect of the building or part of the building constructed on:
 - (i) the Benefited lot; or


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- (ii) a lot created by the registration of a plan of subdivision in respect of the Benefited lot which adjoins the site of this easement (**Easement Site**).

- 7.2 The Owner of the Benefited lot and Authorised Persons have the right, consistent with the rights of other persons having the same or similar rights, to pass across the Easement Site by any reasonable means to go to or from the Benefited lot.
- 7.3 The Owner of the Burdened lot must make available to the Owner of the Benefited lot and Authorised Persons any security key required to enable the Owner of the Benefited lot and Authorised Persons to access and pass across the Easement Site.
- 7.4 The Owner of the Benefited lot and Authorised Persons must comply with any reasonable directions of the Owner of the Burdened lot in relation to the use and management of any security key received under **clause 7.3**.
- 7.5 When exercising rights or complying with obligations under this easement, the Owner of the Benefited lot and Authorised Persons must:
- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Easement Site;
 - (b) take all reasonable precautions so that no damage is caused to the Easement Site or any other part of the Building;
 - (c) comply with the reasonable directions on any signage erected on the Burdened lot;
 - (d) not park or stand a motor vehicle or trailer on the Easement Site, or any other part of a Burdened lot, except where expressly permitted;
 - (e) not use the Easement Site in a manner which permits the Easement Site to become a hazard or a nuisance, including blocking an accessway within the Easement Site;


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- (f) comply with the Strata Management Statement and any applicable Rules;
and
 - (g) comply with any reasonable directions of the Committee, any person
authorised by the Committee or the Owner of the Burdened lot.
- 7.6 The Owner of the Benefited lot and the Owner of the Burdened lot acknowledge that:
- (a) the Owner of the Burdened lot is a member of the Committee;
 - (b) under the Strata Management Statement the Committee has the primary
responsibility to Maintain Facilities;
 - (c) as at the date of registration of this instrument the Easement Site is not a
Facility; and
 - (d) that position may change in the future.
- 7.7 If the Easement Site, is not a Facility then the Owner of the Burdened lot will have the
primary responsibility to Maintain the Easement Site.
- 7.8 If the Easement Site is a Facility then the Committee will have the primary
responsibility to Maintain the Easement Site.
- 7.9 The Owner of the Benefited lot and the Owner of the Burdened lot agree to enter into
a deed to apportion the cost of Maintaining and accessing the Easement Site (**Cost
Share Deed**).
- 7.10 The Owner of the Benefited lot and the Owner of the Burdened lot must, as soon as
reasonably practicable after the Cost Share Deed is entered into, arrange for the Cost
Share Deed to be registered in the General Register.
- 7.11 If the Cost Share Deed is varied by the Owner of the Benefited lot and the Owner of
the Burdened lot, the Owner of the Benefited lot and the Owner of the Burdened lot
must do all things reasonably necessary to ensure that an updated Cost Share Deed
is prepared and registered in the General Register as soon as reasonably practicable.


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- 7.12 If, in the opinion of the Owner of the Benefited lot, the Owner of the Burdened lot is not properly Maintaining the Easement Site, the Owner of the Benefited lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary in relation to the Easement Site so that it is fit to be used for its intended purpose.
- 7.13 Subject to **clauses 7.14 and 7.15**, before carrying out Works under this easement on a Burdened lot, the Owner of a Benefited lot must:
- (a) provide the Owner of the Burdened lot with reasonable prior notice of its intention to enter the Burdened lot to carry out Works;
 - (b) provide to the Owner of the Burdened lot a Schedule of Works for the Works;
 - (c) provide to the Owner of the Burdened lot any other information which the Owner of the Burdened lot reasonably requires so it can assess the effect of the Works; and
 - (d) obtain the consent of the Owner of the Burdened lot to the carrying out of the Works.
- 7.14 The Owner of the Benefited lot is not obliged to comply with **clauses 7.13(a) to 7.13(d)** where in the opinion of the Owner of the Benefited lot, reasonably held, there is an Emergency.
- 7.15 The Owner of a Benefited lot is not obliged to comply with **clauses 7.13(c) and 7.13(d)** if the carrying out of the Works:
- (a) is necessary to enable the Owner of the Benefited lot to comply with its obligations under the Strata Management Statement;
 - (b) is necessary because the Owner of the Burdened lot has failed to comply with its obligations under the Strata Management Statement; or
 - (c) results from or arises out of the need to comply with any applicable Law or the requirements of any relevant Authority.


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- 7.16 The Owner of the Burdened lot may only withhold consent under **clause 7.13(d)** to the carrying out of Works if, in the opinion of the Owner of the Burdened lot, reasonably held:
- (a) the carrying out of the Works;
 - (b) the physical result after the Works are carried out; or
 - (c) both the carrying out of the Works and the physical result after the Works are carried out,
- will substantially detrimentally affect the use and enjoyment of the Burdened lot by the Owner or any Occupier of the Burdened lot.
- 7.17 The Owner of the Benefited lot must, while Works are being carried out in the Burdened lot under this easement, take all reasonable steps, to:
- (a) minimise interruption to or interference with the use and enjoyment of the Burdened lot;
 - (b) minimise interruption to or interference with any Service and any associated Service Equipment; and
 - (c) ensure that:
 - (i) all necessary safety measures are taken;
 - (ii) the Works are carried out in a proper and workmanlike manner and in accordance with any applicable Law and the requirements of any relevant Authority;
 - (iii) all reasonable precautions are taken to ensure as little damage as possible is caused to the Burdened lot; and
 - (iv) as soon as reasonably practicable after completing the carrying out of the Works, the Burdened lot is restored as nearly as reasonably practicable to its condition before the carrying out of the Works.


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7.18 The Owner of the Benefited lot and the Owner of the Burdened lot must, in good faith, consult with each other in relation to the need for and the nature and timing of Works to be carried out in the Burdened lot with a view to reaching an agreement which allows the Works to be carried out in a cost effective, efficient and safe manner.

8 Terms of EASEMENT FOR SKYLIGHT 0.8 WIDE (LIMITED IN STRATUM) (EG) numbered 7 in the Plan

8.1 The Owner of the Benefited lot and Authorised Persons have the right to:

- (a) have the skylight located on the site of this easement (**Skylight**) remain within the Burdened lot and, where necessary, have the Skylight supported vertically, horizontally, and in any other plane by the Burdened lot;
- (b) the ongoing use of the Skylight; and
- (c) receive light through the Skylight.

8.2 When exercising rights or complying with obligations under this easement, the Owner of the Benefited lot and Authorised Persons must:

- (a) cause as little disturbance and inconvenience as practicable to the Owner or any Occupier of the Burdened lot or any other person entitled to use the Skylight;
- (b) take all reasonable precautions so that no damage is caused to the Skylight or any other part of the Building;
- (c) make good any damage caused by the Skylight;
- (d) comply with the Strata Management Statement and any applicable Rules; and
- (a) comply with any reasonable directions of the Committee or any person authorised by the Committee.


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- 8.3 The Owner of the Burdened lot must ensure that any overhanging structures above the Skylight and any structures adjacent to the Skylight do not prevent the use of the Skylight by the Owner of Benefited lot.
- 8.4 For the purposes of **clause 8.3**, the Owner of the Burdened lot will not be considered to be in breach of **clause 8.3** if a structure located on the Burdened lot, including a structure erected by the Owner of the Burdened lot, casts a shadow over or otherwise causes light to be partially obstructed through the Skylight.
- 8.5 If, in the opinion of the Owner of the Burdened lot, reasonably held, the Owner of the Benefited Lot and Authorised Persons have failed to comply with the obligations set out in **clause 8.2**, including the obligation to make good any damage caused by the Skylight, then the Owner of the Burdened Lot has the right, but not the obligation, to carry out Works and do anything else it considers reasonably necessary to remedy that breach at the cost of the Owner of the Benefited lot.


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EXECUTED by MARINA SQUARE RETAIL)
PTY LTD (ACN 605 329 637) in accordance)
with section 127 of the *Corporations Act*)
2001 (Cth):)

J. Kinsella

Signature of Director

Joseph Kinsella
Director

Name of Director (block letters)

W Kinsella

Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

EXECUTED by WP BLOCK H PTY LTD (ACN)
606 790 872) in accordance with section 127 of)
the Corporations Act:)

J. Kinsella

Signature of Director

Joseph Kinsella
Director

Name of Director (block letters)

W Kinsella

Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)

[Signature]

Authorised Person

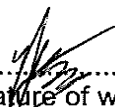
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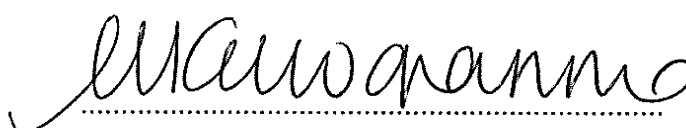
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Certificate No *SC/149/2018*

SIGNED SEALED AND DELIVERED by
ANASTASIA KALOYIANNI
as attorney for **ANZ FIDUCIARY**
SERVICES PTY LIMITED (ACN 100 709
493 under registered power of attorney
Book *4711* No. *227*
dated *12.07.16* in the
presence of:


Signature of witness


Yunsi Feng
Name of witness (block letters)

65, 19 Martin Place, Sydney
Address of witness (block letters)



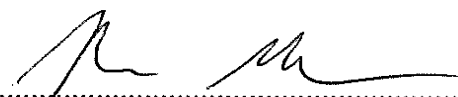
By executing this instrument the attorney
states that the attorney has received no notice
of revocation of the power of attorney


SIGNED SEALED AND DELIVERED by
JOHN MALONE
as attorney for **AUSTRALIA AND NEW**
ZEALAND BANKING GROUP LIMITED (ACN
005 357 522) under registered power of
attorney
Book *4723* No. *237*
dated *17 March 2017* in the presence of:


Signature of witness

Yunsi Feng
Name of witness (block letters)

65, 19 Martin Place, Sydney
Address 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


Authorised Person

ePlan (DOC.11)

(Sheet 30 of 31 sheets)

Plan: **DP270778**

Plan of subdivision of lot 37 in DP270778
and easements affecting lot 24 in
DP270778 covered by Subdivision
Certificate No *SC/49/2018*

EXECUTED for and on behalf of **LORD
CENTRAL OPPORTUNITY III LIMITED**
(ARBN 616 859 815) by its duly authorised
signatory in the presence of:

.....
Signature of witness

CHRISTIE CHING

.....
Name of witness (block letters)

32/F., AIA CENTRAL, 1 CONNAUGHT
ROAD CENTRAL, HONG KONG

.....
Address of witness (block letters)

.....
Signature

JON ROBERT LEWIS

.....
Name

Director of PA-LF2 Secretaries Limited,
Sole Director of Lord Central Opportunity III
Limited

.....
Title

.....
Authorised Person

ePlan (DOC.11)

(Sheet 31 of 31 sheets)

Plan: **DP270778**

Plan of subdivision of lot 37 in DP270778
and easements affecting lot 24 in
DP270778 covered by Subdivision
Certificate No *50/149/2018*

EXECUTED by FAIRMEAD BUSINESS)
PTY LTD (ACN 069 006 426) in accordance)
with section 127 of the *Corporations Act*)
2001 (Cth):)

J. Kinsella

Signature of Director

Joseph Kinsella
Director

Name of Director (block letters)

W Kinsella

Signature of Director/Secretary

William Kinsella

Name of Director/Secretary (block letters)



**CITY OF
PARRAMATTA**

Authorised Officer as Delegate of City of Parramatta Council pursuant
to Section 377 of Local Government Act 1993

Signature of Delegate: *[Signature]*

Name of Delegate: **CLAIRE STEPHENS**

Position of Delegate: **A/UNIT MGR.**

Signature of Witness: *[Signature]*

Name of Witness: **KJA COSENTINO**

Address of Witness: **126 CHURCH ST PARRAMATTA**

[Signature]

Authorised Person



ePlan

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

DP1156412

(Sheet 1 of 14)

Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

Full name and address of the owner of the land: Fairmead Business Pty Limited
ACN 086 099 989 of 5 Bay Drive Meadowbank
NSW 2114

Part 1

Number of item shown in the intention panel on the Plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the Plan	Burdened Lot(s) or parcel(s)	Benefited Lot(s), road(s), bodies or Prescribed Authorities
1	Right of carriageway 12 & 15 wide	121 122	122 121
2	Easement for sewerage purposes over existing line of pipes	121 122	122 121
3	Easement for water supply purposes over existing line of pipes	121 122	122 121
4	Restriction on the use of land	121 122	122 121
5	Easement to permit encroaching structure to remain	121 122	122 121
6	Easement for support and shelter	121 122	122 121
7	Easement to drain water 2 wide	122	121
8	Right of public access	122	Auburn Council



ePlan

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

DP1156412

(Sheet 2 of 14)

Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

Part 2

1. Terms of right of carriageway 12 & 15 wide numbered 1 in the Plan

- 1.1. The Grantee and Authorised Persons have at all times the unrestricted right to go, pass and repass over the Lot Burdened by vehicle and by foot for all lawful purposes and with or without tools, machinery and equipment.
- 1.2. In exercising the powers conferred by this Easement, the Grantee and Authorised Persons:
 - (a) must not park or stand vehicles on any part of the Lot Burdened, whether temporary or otherwise;
 - (b) must not deposit or leave any item on the Lot Burdened, whether temporary or otherwise;
 - (c) must exercise their respective rights consistently with the rights of all other parties who have the same or similar rights;
 - (d) must cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened; and
 - (e) must cause no damage to the Lot Burdened and any improvement on it.
- 1.3. The Grantee must make good any damage caused to the Lot Burdened and any improvement on it as a result of the Grantee or any Authorised Person exercising their rights and obligations in this Easement.
- 1.4. The Grantee and Authorised Persons may only do a thing under this Easement within the Easement Site.



ePlan

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

(Sheet 3 of 14)

DP1156412

Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

Part 2 (continued)

2. Terms of easement for sewerage purposes over existing line of pipes numbered 2 in the Plan

Full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by them, from time to time and at all times by means of pipes to drain sewage and other waste material and fluids in any quantities across and through the land herein indicated as the servient tenement, together with the right to use, for the purposes of this Easement, any line of pipes already laid within the servient tenement for the purpose of draining sewage or any pipe or pipes in replacement or in substitution therefore and together with the right for the Grantee and every person authorised by them with any tools, implements or machinery necessary for the purpose, to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such pipe line or any part thereof and for any of the aforesaid purposes to open the soil of the servient tenement to such extent as may be necessary provided that the Grantee and the persons authorised by them will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore that surface as nearly as practicable to its original condition and this Easement shall not be released, varied or modified without the written consent of Sydney Water Corporation.

3. Terms of easement for water supply purposes over existing line of pipes numbered 3 in the Plan

Full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by them, from time to time and at all times by means of pipes to supply water in any quantities across and through the land herein indicated as the servient tenement, together with the right to use, for the purposes of this Easement, any line of pipes already laid within the servient tenement for the purpose of supplying water or any pipe or pipes in replacement or in substitution therefore and together with the right for the Grantee and every person authorised by them with any tools, implements or machinery necessary for the purpose, to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such pipe line or any part thereof



ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE
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PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919.**

(Sheet 4 of 14)

DP1156412

Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

Part 2 (continued)

and for any of the aforesaid purposes to open the soil of the servient tenement to such extent as may be necessary provided that the Grantee and the persons authorised by them will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore that surface as nearly as practicable to its original condition and this Easement shall not be released, varied or modified without the written consent of Sydney Water Corporation.

4. Terms of restriction on the use of land numbered 4 in the Plan

No building or other structure shall be erected, constructed or placed on the land shown as "Easement for Sewerage Purposes Over Existing Line of Pipes" and "Easement for Water Supply Purposes Over Existing Line of Pipes" on the Plan without the prior consent in writing of Sydney Water Corporation first had and obtained nor otherwise than in strict compliance with such conditions as the said Sydney Water Corporation may impose and this restriction shall not be released, varied or modified without the written consent of the said Sydney Water Corporation.

5. Terms of easement to permit encroaching structure to remain numbered 5 in the Plan

5.1. The Grantee has the right at all times:

- (a) to insist that the parts of the Building (the "Encroaching Structures") on the Lot Benefited which, when this Easement was created, encroached on the Lot Burdened remain, but only to the extent they are within the Easement Site;
- (b) to insist that the Services Apparatus providing Services to the Building on the Lot Benefited (the "Encroaching Services Apparatus") which, when this Easement was created, encroached on or were installed on or in the Lot Burdened remain, but only to the extent they are within the Easement Site;
- (c) the full and free right to the subjacent and lateral support by the Lot Burdened of the Encroaching Structures and the Encroaching Services Apparatus;



ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE
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PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919.**

DP1156412

(Sheet 5 of 14)

Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

Part 2 (continued)

- (d) to access to all relevant parts of the Lot Burdened (either with or without workmen, tools and equipment) for the purposes of inspecting and Repairing the Encroaching Structures and the Encroaching Services Apparatus;
 - (e) to insist the Encroaching Structures and the Encroaching Services Apparatus remain; and
 - (f) to do all other things necessary in connection with ownership of the Encroaching Structures and the Encroaching Services Apparatus.
- 5.2. The Grantor must not do or allow anything to be done to damage or interfere with the Encroaching Structures and the Encroaching Services Apparatus.
- 5.3. The Grantee may only do a thing under this Easement within the Easement Site.
- 6. Terms of easement for support and shelter numbered 6 in the Plan**
 - 6.1. Full and free right for the subjacent and lateral support of that part of the Building erected on the Lot Benefited by all such other parts of the Building erected on the Lot Burdened as are capable of affording support and all ancillary rights and obligations reasonably necessary to make this Easement effective.
 - 6.2. Full and free right for the shelter of that part of the Building erected on the Lot Benefited by all such other parts of the Building erected on the Lot Burdened as are capable of affording shelter and all ancillary rights and obligations reasonably necessary to make this Easement effective.
- 7. Terms of easement to drain water 2 wide numbered 7 in the Plan**
 - 7.1. The Grantee has at all times the unrestricted right:
 - (a) to the free and uninterrupted storage and passage of water along, through or in all those items of Services Apparatus within the Lot Burdened at the date of registration of this Instrument; and



ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE
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DP1156412

(Sheet 6 of 14)

Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

Part 2 (continued)

- (b) to use, operate and Repair those items of Services Apparatus contained within the Lot Burdened at the date of registration of this Instrument.
- 7.2. The Services Apparatus the subject of this Easement must be maintained in good order and operated, insured and Repaired by the Grantee at the Grantee's expense.
- 7.3. To enable the Grantee to exercise its rights and obligations in this Easement, the Grantee has the unrestricted right:
 - (a) after giving reasonable notice to the Grantor (except in an emergency when notice is not required), to enter such part of the Lot Burdened in such manner and by such route as is reasonable in the circumstances and with such workmen and materials as is reasonable and necessary in the circumstances;
 - (b) to remain on the Lot Burdened for such reasonable time as may be necessary in the circumstances;
 - (c) to take anything on to the Lot Burdened for purposes associated with the Grantee's rights and obligations; and
 - (d) to carry out work to the Lot Burdened for purposes associated with the Grantee's rights and obligations.
- 7.4. In exercising the powers conferred by this Easement, the Grantee must:
 - (a) ensure all work is done properly;
 - (b) cause as little inconvenience as is practicable to the Grantor and any occupier of the Lot Burdened;
 - (c) cause as little damage as is practicable to the Lot Burdened and any improvement on it;
 - (d) restore the Lot Burdened as nearly as practicable to its former condition; and



ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE
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PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919.**

DP1156412

(Sheet 7 of 14)

Plan of subdivision of lot 10
in DP 776611 covered by
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number SC-18/2010

Part 2 (continued)

- (e) make good any damage attributable to the activities referred to in this Easement.

7.5. Where the Grantee:

- (a) has failed to carry out an obligation imposed by clause 7.2 of this Easement and the failure is likely to cause damage to the Lot Burdened; and
- (b) the Grantor has given the Grantor written notice of such failure and the Grantor has failed to carry out its obligation within a reasonable time after receipt of the notice,

the Grantor may take all lawful steps necessary to ensure the obligation is carried out and may recover from the Grantee any reasonable expense incurred by the Grantee.

7.6. The Grantor may relocate any item of Services Apparatus the subject of this Easement to another location within the Easement Site or the Lot Burdened.

7.7. In exercising the powers conferred by clause 7.6 of this Easement, the Grantor must:

- (a) give reasonable notice to the Grantee of its intention to carry out any of the activities in clause 7.6;
- (b) carry out all work at its own cost;
- (c) ensure the work is only carried out by properly qualified and licensed tradesmen;
- (d) cause as little disruption to a Service the subject of this Easement as is practicable in the circumstances;
- (e) ensure all work is done properly;



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DP1156412

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Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

Part 2 (continued)

- (f) ensure the relocated site for the relevant item of Services Apparatus is suitable;
- (g) ensure after relocation the relevant item of Services Apparatus is properly functioning;
- (h) cause as little inconvenience as is practicable to the Grantee and any occupier of the Lot Benefited; and
- (i) make good any damage attributable to the activities referred to in this Easement.

7.8. The Grantee may only do a thing under this Easement within the Easement Site.

8. Terms of right of public access numbered 8 in the Plan

- 8.1. The Grantor will not construct any building or wall closer than 20 metres from the eastern outer edge of the top of the seawall used to protect the Lot Burdened from the tides in Homebush Bay ("20 metre zone"). The landward or western extent of the 20 metre zone coincides with the right of public access within the Lot Burdened as shown on the plan as (8) (the "Easement Site").
- 8.2. The Grantor grants to the Grantee, including (without limitation) members of the public, the full and frees right to go, pass and repass over the Easement Site on the terms set out in this Easement.
- 8.3. The rights granted under this Easement:
 - (a) are subject to the right of the Grantor and other persons lawfully entitled to use the Lot Burdened from time to time, to continue to use the Easement Site in any manner whatsoever that does not prevent the exercise of the rights and the public access granted under this Easement;
 - (b) are for the Grantee and the public to utilise the Easement Site on a non-exclusive basis;



ePlan

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(Sheet 9 of 14)

DP1156412

Plan of subdivision of lot 10
in DP 776611 covered by
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Part 2 (continued)

- (c) may be exercised on foot or using wheelchairs or disabled access aids or by vehicles less than 2 tonnes in weight;
- (d) may be exercised with or without animals;
- (e) may be exercised for recreational purposes only; and
- (f) are subject to possible temporary restrictions imposed by the Grantor for reasons of maintenance, public security or safety or any restrictions imposed by a government agency for any reason.

8.4. The Grantor and the Grantee agree that:

- (a) the Easement Site (other than such parts as the Consent Authority agrees are reasonable to exempt from the Easement Site) is available for dedication or transfer to a public authority to create public open space (classified as community land categorised as a park under Chapter 6 Part 2 of the Local Government Act 1993 (NSW)) for a term no less than the life of the Strata Scheme at any time in the future at any time in the future and at no cost to the public authority; and
- (b) the dedication or transfer of the Easement Site will occur at a time agreed between the Grantor and the Grantee.

9. Definitions

In this Instrument, the following words have the following meaning:

“Authorised Person” means a person, body or Authority authorised by the Grantee and without limitation, where applicable, includes the Grantee’s tenants, licensees, visitors, employees and contractors.

“Authority” means any governmental agency or any other authority or body having authority over or jurisdiction in respect of the Building.



ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE
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PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919.**

DP1156412

(Sheet 10 of 14)

Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

Part 2 (continued)

“Building” means the building or buildings erected on the Land: the expression includes all modifications, additions, alterations and extensions to the building or buildings (regardless of whether they are made before or after the date of registration of this Instrument).

“Conducting Media” means more than one Conducting Medium.

“Conducting Medium” means any wire, cable, pipe, line, duct or chute through which a Service passes including without limitation chutes, garbage chutes, drains, exhaust flues, kitchen flues, ducts, exhaust ducts, kitchen ducts, riser ducts and service ducts.

“Consent Authority” means Auburn Council or the relevant consent authority at the time.

“Easement” means a new restriction, easement or covenant the subject of this Instrument.

“Easement Site” means the site of an Easement.

“Grantee” means the owner, or if more than one, the owners jointly, of an estate in fee simple of a Lot Benefited or Auburn Council or the relevant consent authority at the time that any request for consent to release, vary or modify Easement number 8 is made.

“Grantor” means the owner, or if more than one, the owners jointly, of an estate in fee simple of a Lot Burdened.

“Instrument” means this instrument.

“Land” means the land subdivided by the Plan.

“Lot” means a lot in the Plan.

“Lot Benefited” in connection with an Easement means the Lot benefited by the relevant Easement.

“Lot Burdened” in connection with an Easement means the Lot burdened by the relevant Easement.

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE
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PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919.

(Sheet 11 of 14)

DP1156412

Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

Part 2 (continued)

“**Plan**” means the plan to which this Instrument relates.

“**Repair**” means to clean, maintain, repair, renew or replace.

“**Service**” includes water, hot water, stormwater, sewerage, drainage, sullage, fluid wastes, gas, electricity, oil, ventilation, exhaust, air, ducted air, conditioned air, garbage, telephone, telecommunications, television impulses or signal, radio impulses or signals and any other prescribed service.

“**Services Apparatus**” means any item of Services Equipment or any item of Conducting Media.

“**Services Equipment**” means any item of plant or equipment in which a Service is generated, contained or stored.

“**Strata Plan**” means a strata plan registered in accordance with the *Strata Schemes (Freehold Development) Act 1973 (NSW)*.

“**Strata Scheme**” means the strata scheme created on the registration of a Strata Plan.

10. Interpretation

10.1. The expression “Grantor” includes the Grantor, its successors and every person who is entitled to an estate or interest in possession of the Lot Burdened or any part of it with which the right is capable of enjoyment.

10.2. The expression “Grantee” includes the Grantee, its successors and every person who is entitled to an estate or interest in possession of the Lot Benefited or any part of it with which the right is capable of enjoyment.

10.3. Each Grantor and Grantee:

- (a) is bound by, and must comply with, the terms of each Easement; and
- (b) must use reasonable endeavours to ensure its Authorised Persons comply with the terms each relevant Easement when exercising their rights and

ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE
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PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919.**

DP1156412

(Sheet 12 of 14)

Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

Part 2 (continued)

obligations in this Instrument.

- 10.4. The rights and obligations attaching to an Easement are granted subject to the provisions of this Instrument and any conditions in the relevant Easement.
- 10.5. The rights attaching to an Easement are not exclusive to the Grantee or any Authorised Person unless stated otherwise in the terms of the relevant Easement.
- 10.6. If the costs relevant to the use, operation, insurance or Repair of an Easement Site or an item of Services Apparatus are not covered by this Instrument, then the Grantor is responsible for those costs.
- 10.7. Notwithstanding anything to the contrary in this Instrument, where an Easement Site includes a structure, the right to use the Easement Site does not extend to the structure unless otherwise stated in the terms of the relevant Easement.
- 10.8. Reference in an Easement to go, pass and repass by foot includes the right to go, pass and repass in a vehicle for disabled purposes unless the relevant Easement Site is not designed for disabled access.
- 10.9. In this Instrument, unless the contrary intention appears:
 - (a) legislation includes later legislation which changes it, including regulations, proclamations, ordinances and by-laws issued under the later legislation;
 - (b) a reference to a thing or land includes the whole or each part of that thing or land;
 - (c) the singular includes the plural and vice versa;
 - (d) headings do not affect the interpretation of this Instrument; and
 - (e) an obligation, representation or warranty:
 - (i) in favour of two or more persons is for their benefit jointly and severally; and



ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE
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PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919.**

DP1156412

(Sheet 13 of 14)

Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

Part 2 (continued)

(ii) by two or more person binds them jointly and severally.

10.10. Subject to clause 10.11:

- (a) if a provision of this Instrument is void or voidable, unenforceable or illegal but would not be void, voidable, unenforceable or illegal if it were read down and it is capable of being read down, the provision must be read down;
- (b) if, despite clause 10.10(a) a provision is still void, voidable, unenforceable or illegal and the provision would not be void, voidable, unenforceable or illegal if words were severed, those words must be severed; or
- (c) in any other case, the whole provision must be severed.

10.11. If an event under clause 10.10 occurs, the remainder of this Instrument continues in full force and effect.



ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A PRENDRE
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DP1156412

(Sheet 14 of 14)

Plan of subdivision of lot 10
in DP 776611 covered by
subdivision certificate
number SC-18/2010

DATED:

Execution by registered proprietor:

Executed by Fairmead Business Pty
Limited ACN 086 099 989
in accordance section 127
of the *Corporations Act 2001 (C'th)*



Director
John Kinsella



Director
William Kinsella


Execution by registered mortgagee:

SIGNED SEALED & DELIVERED on behalf of
ING Bank (Australia) Limited
by its attorney under power of attorney registered
Book 4502 No. 58 in the presence of:

MARK JOSEPH SKINNER

Witness: Nathalie Burgess

Nathalie Burgess
Gadens Lawyers
77 Castlereagh Street, Sydney


G. F. G. G.
Jodie Kelleher

Signed at Sydney the 29th day of September
2010 for Investec Bank (Australia) Limited
ACN 071 292 594 by its duly appointed
Attorney under Power of Attorney
Book 4592 No. 942 dated 28.06.10

Witness

Jodie Kelleher

Attorney

Attorney

REGISTERED



29.9.2010

Substrate Dealing
Time...10:00
Date...23/8/19
CSB2...SV

REQUEST
New South Wales
Real Property Act 1900



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

All Statutory Declarations and evidence that are lodged in support of land dealings will be treated as publicly accessible and will be disclosed to persons upon request.

(A) STAMP DUTY

If applicable. Revenue NSW use only

(B) TORRENS TITLE

CP/SP 93238 and CP/SP 94094

(C) REGISTERED DEALING

Number

Torrens Title

(D) LODGED BY

Document Collection Box

573X

Name, Address or DX, Telephone, and Customer Account Number if any

Network Strata Services Pty Limited
P O Box 265
HURSTVILLE BC NSW 1481
Reference: 93238

CODE

R

(E) APPLICANT

Owners Corporation Strata Plan 93238 and Strata Plan 94094

(F) NATURE OF REQUEST

Amend Strata Management Statement filed with SP93238

(G) TEXT OF REQUEST

The parties involved agreed on 19 April 2019 to register the Schedule of Shared Facilities Register as set in Annexure A.

DATE 18/7/2019

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

Company: Netstrata
Authority: Appointed Strata Managing Agent

Signature of authorised person:

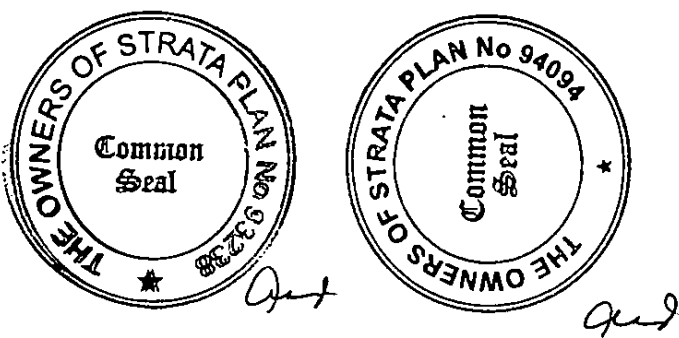
Signature of authorised person:

Name of authorised person: Anita Dalag

Name of authorised person:

Office held: Strata Managing Agent

Office held:



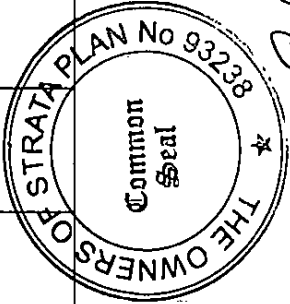
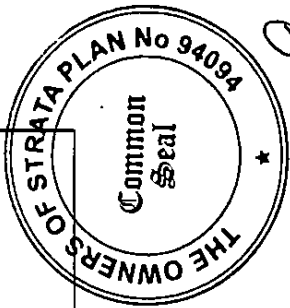
(I) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: Signature:

ANNEXURE A

160414 WWP Block G - Schedule of Shared Facilities

WWP REGATTA (BLOCK G) - SCHEDULE OF SHARED FACILITIES						
Shared Facility Code	Shared Facility	Description of Shared Facility / Location / Room Code	Method of Allocation	Residential	Retail	Comments
SF01	Building Insurance	Building Insurance Fire Sprinkler System - Includes the Sprinkler Tank (L1), Fire Pump (L1), Fire Sprinkler Valve (L1) and all other valves, boosters, pumps, storage tanks, pipework and electrical infrastructure that form part of the fire sprinkler system. Fire Hydrant System - Including Fire Hydrant Pump (L1), Hydrant Tanks (L1), Fire Hydrant & Booster Enclosure (L1) all valves, valve rooms, booster, pumps, reels, storage tanks, and pipework necessary for the Fire Hydrant System. Fire Control Centre (L1) - Including main fire control panel and any subsidiary panels along with all electrical infrastructure associated. Fire Alarms, Automatic Fire Detectors and Alarm systems, Building Occupant Warning System, Fire electrical system including all brigade monitoring, horns and speakers etc. Emergency warning and inter-communication system (EWS) and fire alarm system including alarms, speakers and electrical infrastructure, detection systems including all smoke, fire and heat detectors and electrical infrastructure that forms part of the detection system. Fire Hose reel cupboards including, hose reels and associated hydrant pipes and plant. Portable fire extinguishers All other apparatus and infrastructure comprising integrated fire systems. All services incl. mechanical ventilation required to the above rooms and all accessways/service corridors required to access these areas. All required monitoring, testing and maintenance of the above.	A	CP/SP 93238	CP/SP 94094	
SF02	Fire Services		A	96.17% 96.17%	3.83% 3.83%	
SF03	Hydraulic Services	Potable Cold Water System - Including Potable Cold Water Pump and Master Potable Cold Water Meter in the Water Meter Room (L1) and all other valves, boosters, pumps, storage tanks, pipework, meters and electrical infrastructure that form part of the Potable Cold Water System. Gas System - Including Primary Gas Regulator and Gas Meter Room (L1) and all other valves, pipework, meters and electrical infrastructure that form part of the Gas System. Sanitary Drainage and Sewerage System including - Including Sewer Tanks (L1), Sewer Plant and plantroom (Mono Pump Room L1), boundary connection and all other valves, boosters, pumps, storage tanks, pipework and electrical infrastructure that form part of the Sanitary Drainage and Sewerage System. Stormwater Drainage System - Including Stormwater Pump-Out Pit and Stormwater Pump located below L1 Slab, Various Stormwater Gross Pollutant Traps, Stormwater Connections and all other valves, boosters, pumps, storage tanks, pipework, pits and electrical infrastructure that form part of the Stormwater Drainage System. Rainwater System - Rainwater Tank (L1), Rainwater Pump Room (L1) and all other valves, boosters, pumps, storage tanks, pipework and electrical infrastructure that form part of the cold water system. All required monitoring, testing and maintenance of the above.	A	96.17%	3.83%	



150414 WWP Block G - Schedule of Shared Facilities

WWP REGATTA (BLOCK G) - SCHEDULE OF SHARED FACILITIES						
Shared Facility Code	Shared Facility	Description of Shared Facility / Location / Room Code	Method of Allocation	Residential	Retail	Comments
SF04	Electrical Services Infrastructure	Kiosk Substations (L1 - Hill Road) including all associated infrastructure for proper operation including but not limited to transformers, signage, HV Cables, LV Cables, Access, maintenance, louvred wall or door panels etc. Electrical Main Switchroom (L1). Main Switchboards and Electrical Switchrooms (throughout) Emergency lighting systems including all light fittings, batteries and electrical components forming part of the emergency lighting system Internal and External Lighting. All mechanical ventilation required to the above rooms. Electrical Supply to common areas and Shared Facilities including all electrical wires, cables and ducts exclusively servicing exclusively shared facilities and all unmetered risers and cable runs that service the shared facilities All required monitoring, testing and maintenance of the above.	A	96.17%	60/50 93238 94044 3.83%	
SF05	Electricity Consumption	costs for the consumption for shared facilities and common areas	A	96.17%	3.83%	
SF06	Security, Security System Monitoring & Access Control System	Equipment throughout the development linked via control panels and to the Communications Room (L1) and Building Manager's location. Includes all security monitoring equipment, guards (if required), CCTV, video intercom, carpark and building access control systems and all maintenance, swipes, keys & remote controls	A	96.17%	3.83%	
SF07	Telecommunications - Main Distribution Frame and NBN Equipment	Includes all equipment for MDF including NBN cabling, all associated equipment in Cords Room, MDF Room and all NBN distribution panels and all associated infrastructure.	A	96.17%	3.83%	
SF08	Carpark Mechanical Ventilation and Exhaust System	Includes air conditioning and UPS back-up system. Supply fans system, exhaust risers, plenums, ducts servicing the exhaust risers, smoke spill risers, and fan motors and plant equipment including plant rooms and fan rooms located throughout the development and all electrical works associated and all Grills, Ductwork, Fans, Controls, air monitoring equipment and sensors, risers, doors, hatches etc. that form part of the system. Includes all associated SA Rooms, Fan rooms, Plant Rooms and all associated plant and equipment including those located on the roof.	C	96.04%	3.96%	
SF09	Building Management System (BMS)	Building Management system including control computer / panel and all maintenance and UPS back-up system.	A	96.17%	3.83%	
SF10	QAM / TDT Television Distribution System	Extended to the development from existing neighbouring developments - Includes all Head-End Equipment, Fibre to Co-Axial Media Converters, Amplifiers, Splitters, and Television Outlets and associated cabling.	D	98.22%	1.78%	
SF11	Fire Doors	Includes all fire doors that service shared facilities and includes - regular testing as required and all maintenance.	A	96.17%	3.83%	
SF12	Shared access ways and carriageways	Throughout Development - Shared access ways and carriageways including all driveways and ramps intended to provide access to the carpark levels and shared facilities including handrails, signage, mirrors and bollards, footpaths, kerbs & laybacks, and awnings to footpaths.	D	98.22%	1.78%	
SF13	Shared Lobbies	Shared lobbies (at L1 at 57 Hill Road and 10 Burroway Road) - Including all maintenance, cleaning, repairs and renewal of shared Level 1 lobby spaces.	D	98.22%	1.78%	
SF14	Carpark Security Roller Door	Carpark Security Roller Doors - Includes all electrical and security infrastructure and, footings, sensors, swipe card systems etc.	C	96.04%	3.96%	
SF15	Warning and operational signs / Statutory Signage	Includes all statutory signage, emergency exit signage, plant and equipment signage etc. to common / shared facilities	A	96.17%	3.83%	
SF16	Exterior Architectural / Facade Embellishments	Includes all Cleaning, Repair and maintenance of exterior facade architectural elements that form part of the building design	A	96.17%	3.83%	
SF17	Exterior Paintwork and Render	Includes all exterior surfaces with a paint finish and/or rendered finish and all associated cleaning, repair / replacement of render, maintenance and re-painting.	A	96.17%	3.83%	

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160414 WWP Block G - Schedule of Shared Facilities

WWP REGATTA (BLOCK G) - SCHEDULE OF SHARED FACILITIES						
Shared Facility Code	Shared Facility	Description of Shared Facility / Location / Room Code	Method of Allocation	Residential	Retail	Comments
SF18	Block D 'Broadwater' Easement for Garbage and Recycling Collection rooms and Garbage Truck Dock	Cleaning, maintenance, repair and monetary contribution as required by the Block D 'Broadwater' Section 88B for maintaining the easement for access and use of the Garbage & Recycling Storage Room (Block D 'Broadwater' L1 Car Park) and Residential Garbage Dock (Block D 'Broadwater' L1 Car Park)	A	96.17%	CP/SP 94094 3.83%	
SF19	Block D 'Broadwater' Easement for Block G Mezzanine Parking Access	Cleaning, maintenance, repair and monetary contribution as required by the Block D 'Broadwater' Section 88B for maintaining the easement for access	B	0.00%	100.00%	Mezzanine Parking only used by Retail Lots
SF20	Burroway Road Footpath Awning	Includes all cleaning, repair, replacement and maintenance of awnings overhanging Burroway Road footpath.	B	0.00%	100.00%	Awning hangs in Lot 16's stratum however only services Lot 17.
SF21	Burroway Road Lighting	Includes all electricity costs, cleaning, repair, replacement and maintenance of public open space lighting illuminating the Burroway Road footpath, plaza and roadway.	A	96.17%	3.83%	



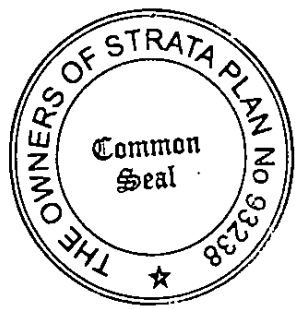
Ans



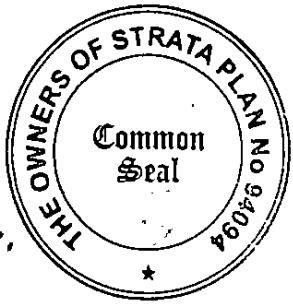
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SHARED FACILITIES - METHOD OF ALLOCATION

Type	Method	Description
A	GFA based percentage / Factor	The proportion of total GFA areas of each Stratum Lot relative to the aggregate of total GFA of the Stratum Lots
B	Assessed Benefit / Estimated Usage	The percentage of estimated usage based on factors such as: - Amount of people/estimated population per Stratum - Intended use of the Shared Facility - Estimated Consumption of each stratum - etc.
C	Car Space based percentage	The proportion of the number of car spaces of the relevant Stratum Lot relative to the aggregate number of total car spaces in the car park
D	Number of Lots Factor	The proportion of the number of lots within relevant Stratum Lot relative to the aggregate number of lots in all Stratum Lots
E	Fire Stair Percentage	Based on Number of Level's served in each stratum lot relative to the total number of levels the fire stair services.



Ans



Ans

Approved Form 13

Certificate of Owners Corporation


Special Resolution

The owners corporation certifies that on ^{18th} April 2019 it passed a special resolution, pursuant to the *Strata Schemes Development Act 2015*, authorising the dealing or plan with this certificate.

The resolution was passed after the expiration of the initial period or, the original owner owns all of the lots in the strata scheme or, an order has been made under section 27 *Strata Schemes Management Act 2015* authorising the registration of the dealing.

Where the dealing or plan disposes of common property, all unregistered interests in the common property being disposed of and of which the owners corporation has been notified, have been released in accordance with section 36(1)(c) *Strata Schemes Development Act 2015*.

The seal of The Owners - Strata Plan No 93238 ÷ 94094 was affixed on ⁰⁵ August 2019 in the presence of the following person(s) authorised by section 273 *Strata Schemes Management Act 2015* to attest the affixing of the seal.

Signature:  Name: ANITA DALAG Authority:

Signature: Name: Authority:

^ Insert appropriate date

Text below this line is part of the instructions and should not be reproduced as part of a final document.

1. This form must be provided in its entirety as shown above.
2. This certificate is required to accompany a dealing or plan which requires a special resolution including, but not limited to:
 - Adding land to the common property by lease, sub-lease or transfer see section 25 *Strata Schemes Development Act 2015*
 - Surrendering a lease or sub-lease of common property see section 27 *Strata Schemes Development Act 2015*
 - Transferring or leasing part of the common property see section 33 *Strata Schemes Development Act 2015*
 - Creating or varying an affecting interest which burdens common property see section 34(1)(a) *Strata Schemes Development Act 2015*
 - Releasing or varying an affecting interest which benefits common property see section 34(1)(b) *Strata Schemes Development Act 2015*
 - Dedicating part of the common property as public road, public reserve or drainage reserve see section 35 *Strata Schemes Development Act 2015*

Created 2016



Form: 15CH
Release: 2-1

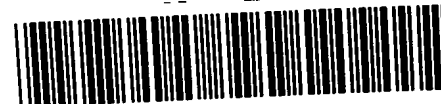
**CONSOLIDATION/
CHANGE OF BY-LAWS**

New South Wales

Strata Schemes Management Act 2015

Real Property Act 1900

Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required for the maintenance of the Real Property Act Register. Section 96B RP Act requires that a fee be paid for search upon payment of a fee, if any.



AM637042D

Substitute Dealing

Time: 4:29
Date: 18/9/17
CSB2

(A) TORRENS TITLE

For the common property

CP/SP 93238

(B) LODGED BY

Document
Collection
Box

573X

Name, Address or DX, Telephone, and Customer Account Number if any

Network Strata Services Pty Limited 123421L

P O Box 265

HURSTVILLE BC NSW 1481

Reference: 93238

CODE

CH

- (C) The Owners-Strata Plan No. 93238 certify that a special resolution was passed on 22/8/2016
(D) pursuant to the requirements of section 141 of the Strata Schemes Management Act 2015, by which the by-laws were changed as follows—

(E) Repealed by-law No. NOT APPLICABLE

Added by-law No. NOT APPLICABLE

Amended by-law No. Special By-law 4

as fully set out below:

Amend clause 4.2 (b) of Special By-Law 4 to read as follows:

(b) "Storage Space A" means the storage space in the exclusive use area designated "EU1" on the plan of exclusive use area as shown in Attachment D.

(F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure A.

(G) The seal of The Owners-Strata Plan No. 93238 was affixed on 4/8/2017 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

I, BRAD WOOD
am authorised
to make this
Amendment
Signed: [Signature]
Dated: 21/9/17

Signature:

Name:

Authority: Netstrata-Managing Agent

Signature:

Name:

Authority:



ALL HANDWRITING MUST BE IN BLOCK CAPITALS.
1705



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Annexure 'A'

By-Laws

Strata Plan 93238

2 BURROWAY ROAD WENTWORTH POINT

The Following are the Standard By-laws registered with the scheme. Strata Plan registration Date: 19/09/2016

1 The Community Association and The Community Management Statement

- (a) The Community Association is the primary management body for the Community Scheme.
- (b) The Community Association manages the Community Scheme according to the Community Management Statement.
- (c) The Community Association, the owners corporations in the Community Scheme and the owners and occupiers of lots in the Community Scheme are required to comply with the Community Management Statement.
- (d) Nothing in these by-laws entitles the Owners Corporation, an Owner or an Occupier not to comply with the Community Management Statement.
- (e) An Owner or Occupier must not do anything that would cause the owners corporation not to comply with the Community Management Statement.
- (f) If a by-law or a part of a by-law in this instrument is inconsistent with the Community Management Statement, the Community Management Statement prevails to the extent of any such inconsistency.
- (g) The Owners Corporation has the power to and must appoint a natural person as its representative at meetings of the Community Association.

2 The Committee and the Strata Management Statement

- (a) The Committee manages the Building according to the Strata Management Statement, any Codes and any applicable Committee Rules.
- (b) The Committee, the Owners Corporations in the Building and the owners and occupiers of lots in the Building are required to comply with the Strata Management Statement, any Codes and any applicable Committee Rules.
- (c) Nothing in these by-laws affects the obligation of the Owners Corporation, an Owner or an Occupier to comply with the Strata Management Statement, any Codes and any applicable Committee Rules.
- (d) An Owner or Occupier must not do anything that would cause the Owners Corporation not to comply with the Strata Management Statement, any Codes and any applicable Committee Rules.
- (e) If a by-law or part of a by-law in this instrument is inconsistent with the Strata Management Statement, any Code or any Committee Rule, the Strata Management Statement, Code or Committee Rule, as the case may be, prevail to the extent of any such inconsistency.
- (f) The Owners Corporation has the power to appoint a Representative and an Alternative Representative. The Owners Corporation must ensure that there is at least a Representative at all times. The power of the Owners Corporation under this subclause (f) may be exercised by the executive committee.

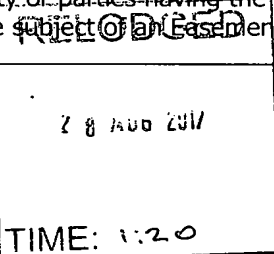
3 Exclusive Use By-Laws

3.1 Which are the Exclusive Use By-laws

Each by-law in Section 10, Section 11 and Section 12 is an Exclusive Use By-law.

3.2 What Exclusive Use By-laws do

- (a) The Owner of a Lot who has the benefit of an Exclusive Use By-law may allow the Occupier of their Lot to exercise the rights of the Owner under the Exclusive Use By-law. The Owner remains responsible to the Owners Corporation in connection with compliance with the Exclusive Use By-Law.
- (b) An Exclusive Use By-law, so far as it relates to a Lot, may only be amended, repealed or revoked by a special resolution of the Owners Corporation and with the consent of the Owner of the Lot.
- (c) The party or parties having the benefit of an Exclusive Use By-law in connection with an Exclusive Use Area which is the subject of an Easement must permit the Benefited Party to exercise their rights under the Easement.



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By-Laws

Strata Plan 93238 2 BURROWAY ROAD WENTWORTH POINT

(d) The consent of the Owner having the benefit of an Exclusive Use By-law must be obtained to the creation of an Easement after the date of registration of these by-laws which affects or relates to the Exclusive Use Area the subject of the Exclusive Use By-law, which consent must not be unreasonably withheld if the proposed Easement does not impact adversely on the rights under the relevant Exclusive Use By-law relating to the Exclusive Use Area.

4 Consent

4.1 Consent of Owners Corporation

Where a by-law requires the consent of the Owners Corporation to a particular activity, unless stated otherwise in that by-law or unless the activity is a Restricted Matter, the consent may be given by either:

- (a) The Owners Corporation in general meeting; or
- (b) The Executive Committee at a duly convened meeting of the Executive Committee.

4.2 Consent of Owners Corporation may be revoked or withheld Consent given by the Owners Corporation under a by-law:

- (a) If practicable, may be revoked by the Owners Corporation in general meeting; and
- (b) Subject to by-law 4.4, may be granted or withheld in the absolute discretion of the Owners Corporation or be given conditionally.

4.3 Consent by Executive Committee may be revoked or withheld Consent given by the Executive Committee under a by-law:

- (a) If practicable, may be revoked by the Owners Corporation in general meeting; and
- (b) Subject to by-law 4.4, may be granted or withheld in the absolute discretion of the Executive Committee or be given conditionally.

4.4 Consent not to be withheld if approved by a Rule or Code

Neither the Owners Corporation nor the Executive Committee may withhold its consent to an application by an Owner or Occupier for consent to an activity which is an activity or in a class of activities approved by a current Rule or Code.

4.5 Consent conditions

Owners and Occupiers must comply with any condition in a consent.

5 Reporting

5.1 Obligation on Owners and Occupiers

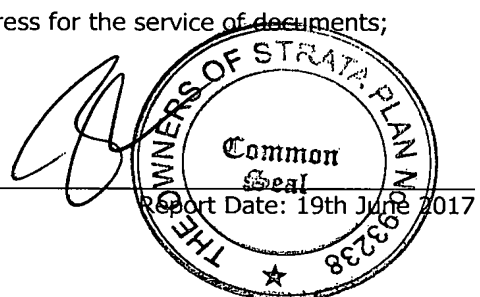
Where a by-law requires an act or activity to be reported to the Owners Corporation, unless stated otherwise in the by-law:

- (a) If the Owners Corporation has appointed a Caretaker or building manager, that act or activity must be reported to the Caretaker or building manager; and
- (b) If the Owners Corporation has not appointed a Caretaker or building manager, that act or activity must be reported to the Managing Agent, or if a Managing Agent has not been appointed, to a member of the Executive Committee.

6 Service of Documents By Email

A document may be served on an Owner or Occupier by email if

- (a) The Owner or Occupier has given the Owners Corporation an email address for the service of documents;
- (b) The document is sent by email to that email address; and
- (c) The sending party's electronic equipment:
 - (i) Reports that the email has been sent; and
 - (ii) Does not report receipt of a failure notice.





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Strata Plan 93238

2 BURROWAY ROAD WENTWORTH POINT

7 Behaviour and Responsibility on Common Property

7.1 General obligations

- (a) Owners and Occupiers must be adequately clothed when on Common Property.
- (b) Owners and Occupiers must not to break any Law when on Common Property.
- (c) Owners and Occupiers must take reasonable steps to ensure their invitees:
 - (i) Do not do anything that they cannot do under the By-laws; and
 - (ii) Are removed from the Building upon refusing to comply with the By-laws.

7.2 Prohibited behaviour

Owners and Occupiers must not:

- (a) Make noise or behave in a way likely to interfere with another's peaceful enjoyment of their Lot or Common Property;
- (b) Use language or behave in a manner likely to cause offence or embarrassment to the Owner or Occupier of another Lot or to any person lawfully using Common Property;
- (c) Obstruct the lawful use of Common Property by any person;
- (d) Smoke while on Common Property or allow smoke to emit from their Lot;
- (e) Bring or permit to enter, any heavy article which might cause structural Damage to the Building;
- (f) Do anything to damage or deface Common Property;
- (g) Interfere with any personal property vested in the Owners Corporation;
- (h) Damage any lawn, plant, tree or garden situated on or within Common Property;
- (i) Purposely damage or use part of a lawn or garden, a plant or tree for their own purpose;
- (j) Place or hang laundry on any part of the Common Property;
- (k) Attach or install any satellite dish to Common Property, or any part of a Lot visible from outside the Lot;
- (l) Use or interfere with any fire safety equipment except in the case of an emergency and must not obstruct any fire stairs or fire escape;
- (m) interfere with the operation of any Equipment installed in the Common Property;
- (n) Modify any existing Equipment (whether or not such Equipment is contained wholly within their Lot); or
- (o) Interfere with Common Property or remove any article from the Common Property placed there by direction or authority of the Owners Corporation.

7.3 Easements

Owners and Occupiers must not do anything to prevent, hinder or delay a Benefited Party from carrying out its rights under an Easement.

7.4 Duty to notify defects to Owners Corporation

Owners and Occupiers must inform the Owners Corporation of any noticeable defect they notice in the Common Property or personal property vested in the Owners Corporation.

7.5 Maintenance of installations

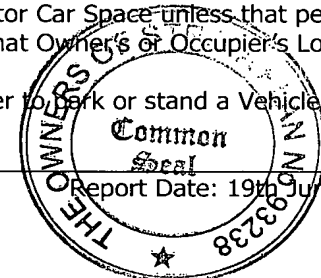
Notwithstanding section 62 of the Management Act, Owners and Occupiers must maintain and keep in a state of good repair or otherwise as reasonably required by the Owners Corporation, any installation that services their Lot to which the consent of the Owners Corporation has been given under the By-laws.

8 Visitor Car Spaces

8.1 Obligation on Owners and Occupiers

Owners and Occupiers:

- (a) Must not park or stand any Vehicle in a Visitor Car Space;
- (b) Must not permit any other person to park or stand a Vehicle in a Visitor Car Space unless that person is a genuine visitor of that Owner or Occupier (and is not a person who stays in that Owner's or Occupier's Lot for more than 2 consecutive nights at any one time);
- (c) Must not permit any contractor or employee of the Owner or Occupier to park or stand a Vehicle in a Visitor Car Space;



Report Date: 19th June 2017



By-Laws

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Strata Plan 93238 **2 BURROWAY ROAD WENTWORTH POINT**

- (d) Must not give any person a key or Security Key to the Building for the purposes of allowing that person to use a Visitor Car Space;
- (e) Must comply all Rules and Codes relating to the use of Visitor Car Spaces;
- (f) Must comply with the directions of the Owners Corporation and the Caretaker in connection with access to and use of the Visitor Car Spaces; and
- (g) Must ensure their visitors comply with the directions of the Owners Corporation and the Caretaker in connection with access to and use of the Visitor Car Space.

9 Shared Zone

9.1 Use of Shared Zone

- (a) Owners and Occupiers may only use the Shared Zone for entering and exiting Vehicles parked in Car Spaces immediately adjacent to the Shared Zone.
- (b) Owners and Occupiers must not:
 - (i) park or stand any Vehicle in the Shared Zone;
 - (ii) cause any other person or allow an invitee to park or stand a Vehicle in the Shared Zone;
 - (iii) leave any object within the Shared Zone; or
 - (iv) do anything that obstructs the Shared Zone, except during the course of using the Shared Zone in accordance with by-law 9.1(a).
- (c) Owners and Occupiers must:
 - (i) comply with the directions of the Owners Corporation and the Caretaker in connection with access to and use of the Shared Zone; and
 - (ii) comply with all Rules and Codes relating to the use of the Shared Zone.

10 Car Wash Bay

10.1 Use of Car Wash Bay

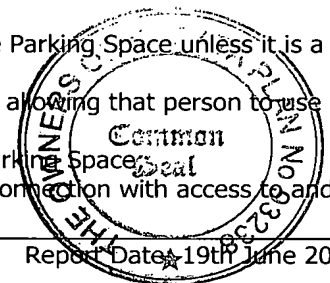
- (a) Owners and Occupiers may only use the Car Wash Bay for the washing and cleaning of Vehicles.
- (b) Owners and Occupiers:
 - (i) must not park or stand any Vehicle in the Car Wash Bay other than for washing and cleaning the Vehicle;
 - (ii) must not permit any other person to park or stand a Vehicle in the Car Wash Bay;
 - (iii) must comply with the directions of the Owners Corporation and the Caretaker in connection with access to and use of the Car Wash Bay; and
 - (iv) must comply with the Rules and Codes relating to the use of the Car Wash Bay.

11 Service Vehicle Parking Space

11.1 Obligation on Owners and Occupiers

Owners and Occupiers:

- (a) Must not park or stand any Vehicle in the Service Vehicle Parking Space unless it is a service vehicle parked temporarily by the Owner or Occupier, or by an invitee or contractor of the Owner or Occupier, for the purpose of loading and unloading goods and items belonging to that Owner or Occupier;
- (b) Must not permit any other person to park or stand a Vehicle in the Service Vehicle Parking Space unless it is a Vehicle of the kind and for the purpose referred to in by-law 11.1 (a);
- (c) Must not give any person a key or Security Key to the building for the purposes of allowing that person to use the Service Vehicle Parking Space;
- (d) Must comply with all Rules and Codes relating to the use of the Service Vehicle Parking Space;
- (e) Must comply with the directions of the Owners Corporation and the Caretaker in connection with access to and



Report Date: 19th June 2017



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use of the Service Vehicle Parking Space;

(f) Must ensure their invitees and contractors comply with the directions of the Owners Corporation and the Caretaker in connection with access to and use of the Service Vehicle Parking Space.

12 Designated Matters

The Owners Corporation must:

- (a) If the Original Owner serves notice requiring the Owners Corporation to do so, vote in favour of any motion in connection with a resolution of the Community Association to implement or give effect to or which otherwise beneficially affects any of the Community Designated Matters or which is of assistance to the Original Owner in the carrying out of the Community Designated Matters;
- (b) If the Original Owner serves notice requiring the Owners Corporation to do so, vote against any motion in connection with a resolution of the Community Association which, if passed, would delay, hinder or prevent the implementation of or giving effect to or which would otherwise detrimentally affect any of the Community Designated Matters or which is not of assistance to the Original Owner in the carrying out of any of the Community Designated Matters;
- (c) If the Original Owner serves notice requiring the Owners Corporation to do so, vote in favour of any motion in connection with a resolution of the Committee to implement or give effect to or which otherwise beneficially affects any of the Committee Designated Matters or which is of assistance to the Original Owner in the carrying out of the Committee Designated Matters; and
- (d) If the Original Owner serves notice requiring the Owners Corporation to do so, vote against any motion in connection with a resolution of the Committee which, if passed, would delay, hinder or prevent the implementation of or giving effect to or which would otherwise detrimentally affect any of the Committee Designated Matters or which is not of assistance to the Original Owner in the carrying out of any of the Committee Designated Matters.

13 Security and Security Keys

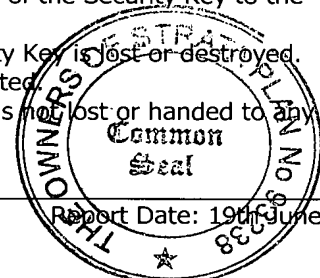
13.1 Obligations and rights of Owners Corporation

- (a) The Owners Corporation is responsible for the issue, the programming and coding and re-coding of Security Keys.
- (b) Owners and Occupiers must return to the Owners Corporation or the Caretaker, their Security Keys for re-coding within 48 hours of being requested to do so by the Owners Corporation.
- (c) The Owners Corporation may charge Owners and Occupiers a fee or a bond for:
 - (i) Any Security Key (whether it is a new Security Key, an additional Security Key or a replacement Security Key); and
 - (ii) The coding or re-coding of any Security Key.
- (d) The Owners Corporation (acting reasonably) may restrict the number of Security Keys it makes available to any Owner or Occupier.

13.2 Obligations of Owners and Occupiers

- (a) Owners and Occupiers must not do or permit anything which may prejudice the security or safety of the Building.
- (b) Owners and Occupiers must close all security doors and gates when they pass through them.
- (c) Owners and Occupiers must exercise great care in making a Security Key available to users of their Lot.
- (d) When vacating a Lot, Occupiers must take all reasonable steps to ensure return of the Security Key to the Owner or the Owners Corporation.
- (e) Owners and Occupiers must promptly notify the Owners Corporation if a Security Key is lost or destroyed.
- (f) Owners and Occupiers must not duplicate or permit a Security Key to be duplicated.
- (g) Owners and Occupiers must take all reasonable steps to ensure a Security Key is not lost or handed to any person other than another Owner or Occupier or to the Owners Corporation.

13.3 Access



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If it considers it necessary, the Owners Corporation may:

- (a) Close off or restrict by means of a Security Key access to any part of the Common Property not required for access to a Lot on either a temporary or permanent basis;
- (b) Exclude access to any part of the Common Property as a means of monitoring the security of the Building; and
- (c) Restrict by means of a Security Key access from one level of the Building to any other level.

13. 4 Restricted access

- (a) If the Owners Corporation restricts access under by-law 10.3, the Owners Corporation may make available to Owners and Occupiers free of charge or for a charge or bond (at the election of the Owners Corporation) the number of Security Keys which the Owners Corporation considers necessary.
- (b) The Owners Corporation may charge Owners and Occupiers a fee or a bond for any additional or extra Security Key they may require.
- (c) Owners and Occupiers must not duplicate or permit a Security Key to be duplicated and must take all reasonable steps to ensure a Security Key is not lost or handed to any person other than another Owner or Occupier or to the Owners Corporation.

13. 5 Owners Corporation may re-code Security Keys

The Owners Corporation has the power to re-code Security Keys and to require Owners and Occupiers to return their Security Keys to have them re-coded.

13. 6 Agreement with third party

The Owners Corporation has the power to make agreements with other parties to manage the Security Keys system for a charge, and if it does, Owners and Occupiers must deal with that party and pay the fee or bond that party may require for Security Keys.

14 Moving and Delivering

14.1 Large and heavy Items

- (a) This by-law relates to moving in and out of the Building, taking delivery of items in the Building and moving large or heavy items through the Common Property.
- (b) Subject to the other terms of these by-laws, when moving in and out of the Building or taking delivery of large or heavy items, Owners and Occupiers must:
 - (1) provide the Owners Corporation with no less than 48 hours prior written notice (to provide amongst other things sufficient time for the placement of protective curtains in the lift);
 - (2) not pass through either the Rowe Street or First Avenue Lobbies;
 - (3) use the Service Lift or the Loading Dock ramp located in Rowe Street;
 - (4) where appropriate, use street access from Rowe Street or First Avenue to access their Lot.
 - (5) comply with the reasonable requirements and reasonable Rules of the Owners Corporation.
- (c) If the Owners Corporation has appointed a Caretaker, Owners and Occupiers must comply with his requirements.

14.2 Damage

Owners and Occupiers must not do any damage to the Common Property, or must immediately make good any such damage they have caused to their Lot,

15 Access to Common Property by Service Providers

15.1 Obligation on Owners Corporation

The Owners Corporation must put in place arrangements to allow access to the Building by Service Providers.

16 Smoking





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- (a) Smoking is not permitted on any part of the Common Property, including in the Lobby, lift stairwell and corridor areas.
- (b) Smoke must not be permitted to enter Common Property areas or the Lot of any other person.
- (c) Cigarette butts must not be dropped or thrown onto Common Property or Lot of any other person.

17 Occupation and Use of Lots

17.1 General

(a) Owners and Occupiers must:

- (i) Keep their Lot clean, tidy and in good repair; and
- (ii) Comply with all Laws affecting their Lot.

(b) Owners and Occupiers must not:

- (i) Store or use any chemical, liquid, gas or flammable material on their Lot unless it is to be used in the lawful, permitted use of their Lot;
- (ii) Use, occupy or allow their Lot to be used or occupied:
 - (A) For any unlawful purpose; or
 - (B) For any purpose that may affect, lessen or damage the reputation of the Building;
- (iii) Break any Law whilst on their Lot;
- (iv) Place or hang laundry, towels, rugs, bedding or any other similar item on any part of their Lot that is visible from outside their Lot;
- (v) Keep anything which is visible from outside their Lot which is inconsistent with the visual aesthetics of the Building;
- (vi) Operate or allow to operate any device or electronic equipment on their Lot which interferes with any domestic appliance lawfully in use in the Building or another Lot;
- (vii) Place, attach or hang from any part of their Lot or the Common Property any aerial or any security device or wires; or
- (viii) Install or operate any intruder alarm in their Lot which emits an audible signal.

17.2 Floor Coverings

Owners and Occupiers must ensure the floor space within their Lot is covered or otherwise treated so as to prevent the transmission of noise from such floor space which is likely to disturb the peaceful enjoyment of another Lot (kitchens, bathrooms and laundries excluded).

17.3 Window Coverings

(a) Owners and Occupiers must ensure the window treatment of their Lot (such as curtains, blinds, shutters and louvres) is either of a neutral or off white colour or a colour approved by the Owners Corporation.

(b) Owners and Occupiers must not attach, erect, install or affix vertical blinds in their Lot which are visible from outside their Lot.

(c) Owners and Occupiers must not tint the windows or glass doors of their Lot with reflective tint.

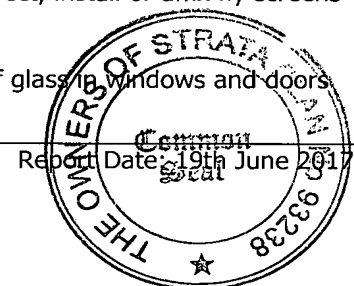
(d) Owners and Occupiers must not without the consent of the Owners Corporation:

- (i) Tint the windows or glass door of their Lot with any type of tint;
- (ii) Attach, erect, install or affix any window treatment to the outside of the windows or doors on their Lot (such as louvres, shutters, awnings, sun shades or sun blinds); or
- (iii) Attach, erect, install or affix any bars, screens (whether security screens or insect screens), grilles, locks or any other safety device on the interior or exterior of windows or doors in their Lot which are visible from outside the Lot.

(e) Owners and Occupiers may, with the consent of the Owners Corporation, attach, erect, install or affix fly screens to the outside of the windows or doors on their Lot.

17.4 Cleaning windows

(a) Owners and Occupiers must keep clean all interior surfaces and exterior surfaces of glass in windows and doors on the boundary of their Lot, including so much as is Common Property, unless:





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(i) The Owners Corporation resolves that it will keep the glass or specified part of the glass clean; or

(ii) That glass or part of the glass cannot be accessed by the Owner or Occupier of the Lot safely or at all.

(b) The Owners Corporation may decide:

(i) To keep clean that part of the Common Property which is the glass surface of any window or door

(ii) Not to keep clean that part of the Common Property which is the glass surface of any window or door on the boundary of any Lot or Lots.

17.5 Balconies

(a) Owners and Occupiers must;

(i) Keep the Balconies of their Lot clean, tidy and in good repair; and

(ii) Ensure those parts of the Balcony rails and door and window frames on the boundary of their Lot which are Common Property are cleaned on a regular basis so as to prevent corrosion, rusting and weathering.

(b) Owners and Occupiers must not place any item on the Balcony of their Lot;

(i) Which is fixed;

(ii) Which is inconsistent with the Balcony's use as a Balcony; or

(iii) Which is inconsistent with the aesthetics and appearance of the Building.

(c) Owners and Occupiers must not use the Balcony of their Lot for storage purposes.

(d) Owners and Occupiers must not place or hang laundry, towels, rugs, bedding or any other similar item on the Balcony of their Lot.

17.6 Winter Gardens

(a) Owners and Occupiers must;

(i) Keep the Winter Garden of their Lot clean, tidy and in good repair; and

(ii) Ensure those parts of the Winter Garden's rails and door and window frames on the boundary of their Lot which are Common Property are cleaned on a regular basis so as to prevent corrosion, rusting and weathering.

(b) Owners and Occupiers must not place any item on the Winter Garden of their Lot;

(i) Which is fixed;

(ii) Which is inconsistent with the Winter Garden's use as a winter Garden; or

(iii) Which is inconsistent with the aesthetics and appearance of the Building.

(c) Owners and Occupiers must not use the Winter Garden of their Lot for storage purposes.

(d) Owners and Occupiers must not place or hang laundry, towels, rugs, bedding or any other similar item on the Winter Garden of their Lot.

17.7 Planter Box

(a) An Owner or Occupier whose Lot includes a Planter Box on the boundary of the Lot or a Balcony or Winter Garden adjoining or within the Lot must ensure that:

(i) So far as is practicable any grass and plants in the Planter Box are Maintained in a healthy and vigorous condition;

(ii) Any grass or plant which is damaged, diseased or dies is promptly replaced, where practicable, with grass or a plant of the same species and similar size or with another plant as agreed with the Owners Corporation;

(iii) The Planter Box and Irrigation System are properly Maintained and kept in a state of good repair in accordance with the directions given by the Owners Corporation from time to time; and

(iv) The Irrigation System is not turned off, removed or otherwise interfered with.

(b) If an Owner or Occupier fails to comply with this by-law 17.6 the Owners Corporation may give notice requiring compliance.

(c) If an Owner or Occupier fails to comply with a notice given under this by-law

17.6, The Owners Corporation may at the expense of the Owner or Occupier, carry out works reasonably necessary to ensure compliance with this by-law 17.6.

(d) Any expense incurred by the Owners Corporation under this by-law 17.6 is recoverable as a debt against the Owner or Occupier in a court or tribunal of competent jurisdiction.

17.8 Barbeques





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Owners and Occupiers must not:

(a) Place or operate a barbeque on the Balcony of their Lot unless:

(i) It has a cover; or

(ii) It is a barbeque approved by, or a type approved by, the Owners Corporation; or

(b) Permit any smoke or odour to emit from a barbeque on their Lot which causes or is likely to cause a nuisance to the Owners and Occupiers of other Lots.

17.9 Car Spaces

(a) If a Lot comprises a Car Space, such Car Space must only be used for the parking of registered and operational Vehicles and must not be used for any other purpose, including:

(i) As a storage area;

(ii) For the washing of Vehicles or equipment;

(iii) For the carrying out of mechanical or other repairs; or

(iv) To park boats, caravans or trailers.

(b) An Owner or Occupier must not install or erect any storage facility, whether fixed or moveable, within a Car Space.

(c) A Car Space must not be enclosed.

(d) The Owners Corporation is not responsible for:

(i) Anything stolen from a Car Space; or

(ii) Damage to a Vehicle in a Car Space, including, damage to a Vehicle entering or leaving the Car Space.

17.10 Storage Spaces

(a) Owners and Occupiers:

(i) Must keep their Storage Space clean and tidy;

(ii) Must keep clear the fire sprinklers in their Storage Space;

(iii) Must not store any inflammable material in their Storage Space;

(iv) May only use their Storage Space for storage purposes associated with the use of their Lot and for no other purpose.

17.11 Commercial operations

(a) The Owners Corporation must be notified by an Owner or Occupier:

(i) Who is carrying out or intends to carry out; or

(ii) Who permits or intends to permit any person to carry out, commercial operations from their Lot.

(b) On request by the Owners Corporation, each Owner and Occupier of a Lot must give the Owners Corporation a copy of the consents they hold in connection with any commercial activities being operated on their Lot.

(c) The provisions of this by-law do not apply to any commercial activities carried out on the Display Lot and the Management Lot.

18 Access Through Lots

18.1 Owners Corporation and Caretaker may have access

(a) The Owners Corporation and the Caretaker, by each of their respective agents, employees and/or contractors and, with or without tools and materials may enter, have access to and go through a Lot or any part of a Lot for the purposes of:

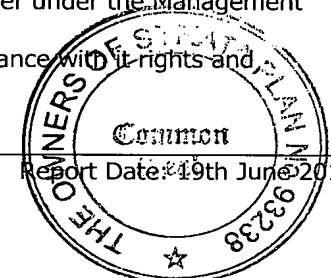
(i) Carrying out work required to be carried out by the Owners Corporation in accordance with the requirements of the Management Act;

(ii) Carrying out work required to be carried out by the Owners Corporation by a notice served on it by any Authority;

(iii) Carrying out work required to be carried out by the Owners Corporation by an order under the Management Act;

(iv) Carrying out work required to be carried out by the Owners Corporation in accordance with its rights and obligations in these by-laws;

(v) Carrying out work to the gardens and planter boxes in the Common Property; and





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(vi) Accessing anchor points attached to Common Property adjacent to or near the Lot.

18.2 Obligation on Owners and Occupiers

- (a) Owners and Occupiers must permit the Owners Corporation and the Caretaker to temporarily store any necessary equipment or material on their Lot in order for the Owners Corporation and the Caretaker to undertake their respective functions in this by-law.
- (b) Owners and Occupiers must not obstruct or hinder the Owners Corporation or the Caretaker in the exercise of their respective functions in this by-law.
- (c) If access is required through a Car Space then the Owner or Occupier of the relevant Lot must temporarily move any Vehicle from the Car Space if requested to do so by the Owners Corporation or the Caretaker.

19 Rules and Codes

19.1 Power of Owners Corporation to make Rules and Codes

The Owners Corporation may make Rules and Codes relating to matters associated with:

- (a) The use and management of the Building;
- (b) The security and control of the Building;
- (c) The manner of treating windows and glass doors of Lots (such as the type and colour of permitted window treatment);
- (d) The type of bars, screens (whether security screens or insect screens), grilles, locks or any other safety devices on the interior or exterior of windows or doors in Lots;
- (e) The appearance of Lots;
- (f) The appearance of the Building;
- (g) The type of furniture and other items which are prohibited from being placed on Balconies;
- (h) The type of Signs;
- (i) Pets within the Parcel including:
 - (i) The manner in which applications for consent are to be made;
 - (ii) Which pets are permitted without the consent of the Owners Corporation;
 - (iii) Which pets are permitted with the consent of the Owners Corporation, which may not be unreasonably withheld;
 - (iv) The information to be included when making an application for consent; and
 - (v) Procedures to be followed if there is a breach of the Rule; and
- (j) Any other matter determined by the Owners Corporation.

19.2 Amending or replacing Rules or Codes

- (a) The Owners Corporation may amend or replace any Rule or Code,
- (b) The Owners Corporation must display any new or amended Rule or Code on the notice board of the Building for at least 7 days, or send a copy to each Owner.
- (c) An Owner must send a copy of any new Rule or Code to any Occupier of their Lot within 7 days of receiving a copy from the Owners Corporation.

19.3 Owners and Occupiers bound

Owners and Occupiers are bound by the Rules and the Codes and must comply with them at all times.

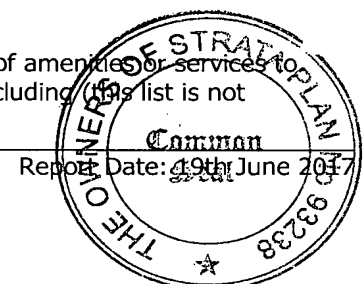
19.4 Breach

Breach of a Rule or Code by an Owner, Occupier or the Owners Corporation will be regarded as, and deemed to be, a breach of these By-laws.

20 Provision of Amenities or Services

20.1 Owners Corporation may contract out

The Owners Corporation may determine to enter into arrangements for the provision of amenities or services to one or more of the Lots, or to the Owners or Occupiers of one or more of the Lots, including (this list is not exhaustive):



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- (a) window cleaning;
- (b) Garbage disposal and recycling services;
- (c) electricity, water or gas supply; and
- (d) telecommunication services (for example, cable television).

20.2 Services fee

If the Owners Corporation makes a resolution referred to in by-law 20.1 to provide an amenity or service to a Lot or to the Owner or Occupier of a Lot, it must indicate in the resolution the amount for which, or the conditions on which, it will provide the amenity or service.

21 Complaints, Applications and Breach

21.1 Complaints and applications to be in writing

- (a) Any complaint or application to the Owners Corporation or the Executive Committee by an Owner or Occupier must be addressed in writing to the party nominated from time to time by the Owners Corporation to accept that complaint or application.
- (b) If the Owners Corporation has not made a nomination, then complaints and applications must be addressed to the Managing Agent, or if the Owners Corporation has not appointed a Managing Agent, to the Executive Committee.

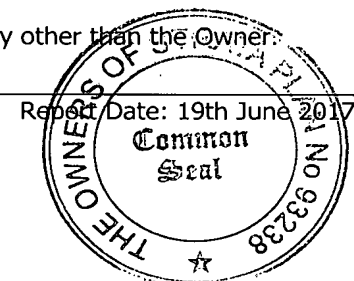
21.2 Remedy against an Owner or Occupier

- (a) The Owners Corporation may do anything on a Lot or in connection with a Lot which should have been done by an Owner or Occupier under the By-laws or under any Rules made by the Owners Corporation but which has not been done, or has not been done properly.
- (b) If an Owner or Occupier of a Lot is in breach of the By-laws or any applicable Rules, the Owners Corporation may give a notice of the breach to the Owner or Occupier of the Lot.
- (c) The notice of breach must:
 - (i) Specify the nature of the breach;
 - (ii) Set out the provisions in the Management Act, the By-laws or any applicable Rules upon which the Owners Corporation relies;
 - (iii) Provide a reasonable period, having regard to the nature of the breach, for the Owner or Occupier of a Lot, to remedy the breach; and
 - (iv) Specify when it proposes to do the thing it is entitled to do under by-law 21.2(d), including entering their Lot.
- (d) If a notice of breach has been served and the Owner, Occupier of a Lot has failed to remedy the breach in accordance with the requirements of the notice, then the Owners Corporation is entitled to:
 - (i) Enter and remain on the Lot for as long as it is necessary;
 - (ii) Carry out works; and
 - (iii) Recover any costs under the By-laws from the Owner or Occupier of the Lot.
- (e) The Owners Corporation may recover any monies owing to it under these By-laws as a debt in any competent court of jurisdiction.
- (f) During the period an amount payable under this by-law remains unpaid, interest on that unpaid amount is payable to the Owners Corporation, such interest to be payable on demand and calculated on daily balances at the rate equal to 2% per annum above the rate quoted from time to time by the Owners Corporation's principal bankers on overdraft accommodation in excess of \$100,000.00.

22 Lease or Licence of Lots

22.1 General

This by-law applies to Lots that are leased or licensed or otherwise occupied by a party other than the Owner.





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22.2 Obligations of Owners

(a) If an Owner of a Lot has leased or licensed that Lot, the Owner must:

- (i) ensure the Occupiers of the Lot have a copy of the most recent version of the By-laws and of any Rule or Code (including any amendments or changes from time to time)
- (ii) ensure the Occupiers comply with the By-laws and any Rule or Code;
- (iii) act promptly to comply with any reasonable notice the Owner may receive from the Owners Corporation, the Executive Committee, the Managing Agent; the Caretaker or building manager (if any) about the Occupiers;
- (iv) take all action available to ensure the Occupiers comply with all By-laws, Rules and Codes or any reasonable notice the Owner receives from the Owners Corporation.
- (v) no later than 7 days after the commencing date of any rental agreement, provide to the Owners Corporation and the Caretaker (if any) a copy of the rental agreement together with contact details of the Occupier and the managing agent; and
- (vi) ensure the Occupier give to the Owners Corporation or the Caretaker (if any) a photo identification of the Occupier no later than 7 days after the commencing date of the rental agreement.

(b) If an Owner intends showing a Lot or permitting another person to show a Lot to a prospective Occupier before 9:00am in the morning or after 9:00pm in evening, then for the proper safety and security of the Building the Owner must notify the Owners Corporation and Caretaker (if any) of these times.

22.3 Obligations of Occupiers

If an Owner of a Lot has leased or licensed that Lot, the Occupier:

- (a) must comply with the By-laws and any Rule or Code;
- (b) must promptly comply with any notice it receives from the Owners Corporation, the Executive Committee, the Managing Agent, the Caretaker or building manager (if any)
- (c) when requested to do so, must promptly give the Owners Corporation and the Caretaker the Occupier's contact details; and
- (d) when requested to do so, must promptly give the Owners Corporation and the Caretaker the Occupier's photo identification.

23 Compensation to the Owners Corporation

23.1 Damage

Owners and Occupiers must compensate the Owners Corporation for any damage to the Common Property or personal property vested in the Owners Corporation caused by them or any of their invitees.

23.2 Costs

Owners and Occupiers must reimburse the Owners Corporation for any costs incurred by the Owners Corporation as a result of breach of the by-laws by them or anyone under their control.

24 Reimbursement of Owners Corporation

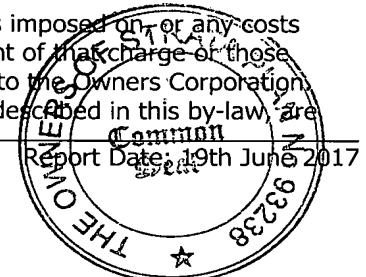
(a) if any part of the Common Property, or any personal property of the Owners Corporation, is damaged by the action or inaction of an Owner or Occupier, or any invitee of that Owner or Occupier, the Owners Corporation may, subject to the Management Act, recover from the Owner or the Occupier as applicable, as a debt due and payable to the Owners Corporation, the costs reasonably incurred by the Owners Corporation in rectifying the damage.

(b) If as a result of the action or inaction of an Owner or Occupier, or any invitee of that Owner or Occupier, any:

- (i) emergency service agency (such as the fire brigade); or
- (ii) service provider

is required to and attends the Building and, as a result of that attendance, a charge is imposed on, or any costs incurred by, the Owners Corporation, the Owners Corporation may recover the amount of that charge or those costs, as applicable, from the relevant Owner or Occupier as a debt due and payable to the Owners Corporation.

(c) If the costs incurred by, or the charges imposed on, the Owners Corporation, as described in this by-law, are





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not reimbursed in full to the Owners Corporation within one month after the date on which notice of those costs or charges has been given to the relevant Owner or Occupier, the Owner or Occupier, as applicable, will be liable for and must pay interest on the applicable costs or charges (or so much of them that remain unpaid) at the interest Rate until the costs or damages are reimbursed in full.

(d) If any costs, charges or interest referred to in this by-law remain unpaid, the Owners Corporation may include reference to that debt on notices issued in respect of the Lot under Section 109 of the Management Act.

25 Animals

25.1 Permitted

(a) Subject to section 49(4) of the Management Act and by-laws 24.1(b), 24.1(c), 24.2 and 24.3, Owners and Occupiers may keep an animal or animal in their Lot with the consent of the Owners Corporation which consent must not be reasonably withheld,

(b) All dogs and cats must be registered with the appropriate Authority.

(c) No more than 2 animals may be kept or permitted to remain on a Lot at any one time.

25.2 Prohibited

The following animals are not permitted to visit or be kept on any Lot or on any part of the Parcel:

(a) any dog and cat that is not registered with the appropriate Authority

(b) any dog which is declared dangerous under the Companion Animals Act 1998 (NSW)

(c) any animals declared by the Executive Committee to be a prohibited animal (the provisions of this by-law are not retrospective); and

(d) and dog which the Australian Government prohibits from importation into Australia (the provisions of this by-law are not retrospective)

24.3 Pet Policy

(a) owners and Occupiers must comply with the Pet Policy, for the Building.

(b) if an Owner or Occupier has an animal and has repeatedly failed to comply with the Pet Policy, then in addition to the rights of the Owners Corporation under by-law 20.2, after a notice of breach, is served and not remedied, the Executive Committee may, acting reasonably, require that the subject animal is permanently removed from the Building.

25.4 Obligations

In relation to any animal owned or in the care of an Owner or Occupier or owned or in the care of any visitor or invitee of an Owner or Occupier, the Owner or Occupier must:

(a) clean up all excrement or refuse left on Common Property by the animal

(b) make good, or bear the cost of making good, any damage to Common Property by the animal; and

(c) ensure all animals are on a leash, caged or otherwise contained when on the Common Property.

26 Signs

26.1 Prohibited

Owners must not attach, erect or exhibit a Sign to or on Common Property or their Lot which is visible from outside their Lot.

26.2 Qualification

The provisions of this by-law do not apply to a Sign attached, erected or exhibited:

(a) on any part of the Building by the Original Owner, a party on behalf of the Original Owner or a party authorised by the Original Owner;

(b) on any part of the Building by the Developer, any party on behalf of the Developer or any party authorised by





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the Developer;

- (c) on any part of the Building by the Building Manager or a party on behalf of the Building Manager in connection with a service or duty provided by the Building Manager to the Owners Corporation; or
- (d) on any part of the Building pursuant to the right to do so under an Exclusive Use By-law or Easement.

27 Notice Board

- (a) The Owners Corporation may install and keep in an appropriate location within the Common Property a notice board (Notice Board).
- (b) It is intended that, if installed, the Owners Corporation use the Notice Board to display copies of notices of meetings of the Owners Corporation and of the executive committee, the minutes of such meetings and any other notices or information which the Owners Corporation considers appropriate to be displayed.

28 Garbage Disposal for All Lots

28.1 General

- (a) Owners and Occupiers may only dispose of Garbage in the manner contemplated by this by-law.
- (b) Owners and Occupiers must not place or leave Garbage anywhere on the Common Property other than in accordance with the By-laws or as directed by the Owners Corporation.
- (c) Owners and Occupiers must:
 - (i) Promptly remove any Garbage that may have been spilled anywhere on the Common Property; and
 - (ii) Promptly clean the area on which the Garbage has been spilled.

28.2 Non-recyclable Garbage

- (a) Garbage that is non-recyclable material must be:
 - (i) Separated from Garbage that is recyclable;
 - (ii) prepared and separated in accordance with any applicable recycling guidelines for the Building (prepared by the Owners Corporation, the Council or any relevant Authority); and
 - (iii) Securely wrapped in small parcels (any tins or other containers must be completely drained before being wrapped).
- (b) Garbage that is non-recyclable material must be placed in the garbage chute located nearest to the relevant Owner's or Occupier's Apartment.
- (c) Owners and Occupiers must not place or leave Garbage that is non-recyclable material in any Garbage Room, in any Garbage Chute Room or anywhere else on the Common Property.

28.3 Recyclable Garbage

- (a) Garbage that is recyclable material must be:
 - (i) Separated from Garbage that is non-recyclable;
 - (ii) Prepared and separated in accordance with any applicable recycling guidelines for the Building (prepared by the Owners Corporation, the Council or any relevant Authority); and
 - (iii) in the case of bottles, completely drained.
- (b) Garbage that is recyclable material must be placed in the relevant receptacles located in the Designated Recyclable Garbage Areas.

29 Insurance Premiums

29.1 Obligations of Owners and Occupiers

- (a) Unless there is prior written consent of the Owners Corporation, Owners and Occupiers may not do or permit anything which may invalidate, suspend or increase the premium for any insurance policy effected by the Owners Corporation.





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(b) Owners and Occupiers must immediately notify the Owners Corporation of any activity carried out, intended to be carried out or permitted to be carried out on their Lot which may increase the premiums for the insurances held by the Owners Corporation.

29.2 Owner or Occupier liable

(a) Consent under by-law 29.1(a) allows the Owners Corporation to require an Owner or Occupier to reimburse the Owners Corporation for the higher premium.

(b) Owners are responsible to pay the amount by which any insurance premium may increase as a result of any activity being carried out on their Lot. The increased amount must be paid from time to time on demand from the Owners Corporation. A letter from the broker for the Owners Corporation is, in the absence of manifest error, conclusive evidence of the increased amount.

30 Building Works

30.1 Approval of Owners Corporation required

(a) Building Works are either Minor Building Works or Major Building Works

(b) Owners who intend to carry out Minor Building Works must comply with by-law 30.

(c) Owners who intend to carry out Major Building Works must comply with by-law 31.

30.2 Occupiers

Occupiers must not carry out Minor Building Works or Major Works of any kind.

30.3 Qualification

The provision of this by-law do not apply:

(a) to any Building Works carried out by or on behalf of the Original Owner;

(b) to any Building Works carried out by or on behalf of the Owner of the Management Lot; and

(c) any Fit Out Works carried out pursuant to the right to do so under an Exclusive Use By-law.

31 Minor Building Works

31.1 Pre-conditions to commencing to carry out Minor Building Works

Owners must not carry out or commence to carry out Minor Building Works unless:

(a) The Owners Corporation has been given the following written information in connection with the works at least 14 days prior to commencing the works:

(i) Details of the nature of the works;

(ii) Details of the builder/contractor carrying out the works (and a point of contact (including name and telephone number)); and

(iii) Details of the proposed commencing date and completion date of the works;

(b) All necessary consents from the relevant Authorities have been procured (including a Development Consent (if applicable)) and copies given to the Owners Corporation;

(c) All relevant insurances (if applicable) are in place and copies of the policy and a certificate of currency given to the Owners Corporation; and

(d) If it is intended that Flooring Works be carried out and if the Owners Corporation so requests, provide a report from an acoustic engineer, confirming that the proposed flooring finish will comply with the Building Code of Australia, or any other applicable Code, in respect of any requirements relating to sound transmission and insulation.

31.2 Conditions when carrying out Minor Building Works

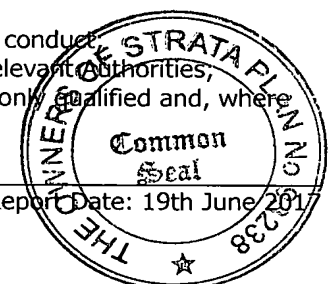
An Owner carrying out Minor Building Works must:

(a) Comply with the reasonable requirements of the Owners Corporation relating to their conduct;

(b) Comply with the requirements of all relevant Authorities and the consents from the relevant Authorities;

(c) Ensure the works are carried out in a proper and workmanlike manner; (d) use only qualified and, where appropriate, licensed tradesmen;

(e) Ensure the works are carried out without undue delay;



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- (f) Ensure no materials, tools, rubbish or debris are left lying about the Common Property;
- (g) Cause as little disturbance as is practicable to other Owners and Occupiers;
- (h) Ensure no damage is done to any service lines or services installed in the Building, or if damage is caused, immediately make good that damage;
- (i) Ensure no damage is caused to the Common Property, or if damage is caused, immediately make good that damage;
- (j) Ensure no damage is caused to the property of any other Owner or Occupier, or if damage is caused, immediately make good that damage; and
- (k) Ensure the works are only carried out within the times permitted by any Development Consent or if there is no Development Consent within any reasonable times prescribed by the Owners Corporation.

31.3 Completion of Minor Building Works

An Owner must on completion of the Minor Building Work, if the Owners Corporation so requests, provide within 14 days of such a request:

- (a) A certificate from an appropriately qualified consultant, or consultants, that neither the carrying out of the Minor Building Work nor the use of the result of the Minor Building Work has:
 - (i) Damaged or interfered with, or will damage or interfere with, any service lines, pipes or conduits whether Common Property or otherwise;
 - (ii) Damaged or interfered with, or will damage or interfere with, any Common Property that is part of a wall or any other boundary between Lots;
 - (iii) Damaged or interfered with, or will damage or interfere with, any water proofing or other membrane whether Common Property or otherwise; and
 - (iv) Detrimentally affected, or will detrimentally affect, the acoustic insulation or the fire protection integrity of the building elements (walls, floors, ceilings and the like) surrounding the Lot; and
- (b) If works involved Flooring Works, a report from an acoustic engineer confirming that the relevant flooring finish complies with the Building Code of Australia, or any other applicable Code, in respect of any requirements relating to sound transmission and insulation.

32 Major Building Works

32.1 Approval of Owners Corporation required

Owners must not carry out or commence to carry out Major Building Works unless the works and the plans and specifications relating to the works are first approved by the Owners Corporation in the manner contemplated by this by-law.

32.2 Application to Owners Corporation

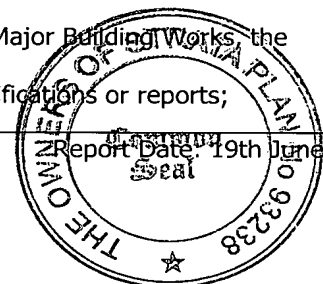
An Owner wishing to procure the approval of the Owners Corporation to Major Building Works must:

- (a) Make an application in writing to the Managing Agent (or if a managing agent has not been appointed, to the Secretary);
- (b) Include with the application:
 - (i) Any fee prescribed by the Owners Corporation;
 - (ii) Detailed plans and specifications for the Major Building Works;
 - (iii) A description of the proposed Major Building Works; and
 - (iv) Information as to:
 - (A) whether the proposed Major Building Works are to Common Property or may affect Common Property in any way; and
 - (B) Whether the proposed Major Building Works will or are likely to impact on or affect the structural integrity of the Building.

32.3 Rights in Owners Corporation

- (a) In order for the Owners Corporation to process an application for approval for Major Building Works, the Owners Corporation may:

- (i) Require the applicant to submit further information, such as, further plans, specifications or reports;





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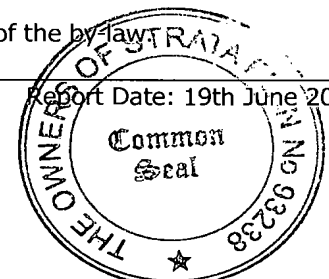
- (ii) Waive the requirement to submit detailed plans and specifications;
- (iii) Require the applicant to provide a report or certification from a suitably qualified consultant (approved by the Owners Corporation and addressed to the Owners Corporation) confirming the proposed Major Building Works will not impact on the structural integrity of the Building; or
- (iv) Appoint a consultant to review any material or any information provided by the applicant and to make recommendations (the Owners Corporation may require the applicant to pay for or accept responsibility for payment of the consultant's fees) - new sentence?
- (b) In processing an application, the Owners Corporation:
 - (i) May act in its own discretion;
 - (ii) Approve it unconditionally or may impose conditions; and
 - (iii) May disregard its previous decisions.
- (c) In processing an application, the Owners Corporation may require the payment of a bond;
 - (i) To be applied at the discretion of the Owners Corporation towards any cost incurred by the Owners Corporation in connection with the Major Building Works;
 - (ii) To be applied by the Owners Corporation towards rectification of any possible damage to Common Property as a result of carrying out the Major Building Works; and
 - (iii) To be applied by the Owners Corporation towards any costs incurred by the Owners Corporation in carrying out its rights and functions under this by-law 32.
- (d) The role of the Owners Corporation in processing and approving an application is procedural only. The Owners Corporation does not take any responsibility for the adequacy or appropriateness of any approval it may give.
- (e) If the Owners Corporation has not approved an application for Major Building Works within 42 days of receiving the application then the Owners Corporation will be regarded as not approving the application before it.
- (f) The Owners Corporation may revoke an approval if an Owner does not comply with the conditions in the approval.

32.4 Pre-conditions to commencing to carry out Major Building Works

- (a) The provisions of this by-law apply to all Major Building Works, whether to a Lot or to Common Property.
- (b) Owners must not commence to carry out Major Building Works unless:
 - (i) The Owners Corporation has approved the works in accordance with by-law 32.1;
 - (ii) The Owners Corporation has approved the plans and specifications for the Major Building Works in accordance with by-law 32.1 ;
 - (iii) All necessary consents from the relevant Authorities have been procured (including a Development Consent (if applicable)» and copies provided to the Owners Corporation;
 - (iv) All relevant insurances (if applicable) are in place and copies of the policy and the certificate of currency provided to the Owners Corporation;
 - (v) The bond (if any) required by the Owners Corporation, has been paid to the Owners Corporation;
 - (vi) The Owners Corporation has been given reports and any other information requested by the Owners Corporation in connection with the Major Building Works; and
 - (vii) The Owners Corporation has been given details of the builder/contractor carrying out the works (and a point of contact (including name and telephone number)).

32.5 Pre-conditions to commencing to carry out Major Building Works to Common Property

- (a) The provisions of this by-law apply to Major Building Works to Common Property.
- (b) If Major Building Works (or some part of them) are to Common Property, then in addition to complying with other relevant parts of this by-law 32, the Owner to whom approval has been given must not commence to carry out the Major Building Works unless:
 - (i) A special resolution has first been passed at a meeting of the Owners Corporation specifically authorizing the carrying out of the works; and
 - (ii) If the ongoing maintenance of the Common Property affected by the works is to be the responsibility of the Owner:
 - (A) A special resolution has first been passed at a meeting of the Owners Corporation stipulating the ongoing maintenance of the relevant parts of the Common Property is the responsibility of the Owner;
 - (B) The Owners Corporation has made and registered a by-law to that effect; and
 - (C) The Owner has given the Owners Corporation its written approval to the making of the by-law.



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32.6 Conditions when carrying out Major Building Works

When carrying out Major Building Works an Owner to whom approval has been granted must:

- (a) Comply with the reasonable requirements of the Owners Corporation and any conditions in the approval from the Owners Corporation;
- (b) Comply with the requirements of all relevant Authorities and the consents from the relevant Authorities;
- (c) Ensure the works are carried out in a proper and workmanlike manner;
- (d) Use only qualified and, where appropriate, licensed tradesmen;
- (e) Ensure the works are carried out without undue delay;
- (f) Ensure no materials, tools, rubbish or debris are left lying about the Common Property;
- (g) Cause as little disturbance to other Owners and Occupiers as is practicable;
- (h) Ensure no damage is done to any service lines or services installed in the Building, or if damage is caused, immediately make good that damage;
- (i) Ensure no damage is caused to the Common Property, or if damage is caused, immediately make good that damage;
- (j) Ensure no damage is caused to the property of any other Owner or Occupier, or if damage is caused, immediately make good that damage; and
- (k) Ensure the works are only carried out within the times permitted by any Development Consent or (if applicable) within the times permitted by the approval from the Owners Corporation.

32.7 Access to Common Property

The Owner to whom approval has been granted to carry out Major Building Works is authorized access to all relevant parts of the Common Property for the purposes of carrying out the Major Building Works for such reasonable period of time as may be necessary to carry out the Major Building Works (or for such time as permitted in any approval to the Major Building Works from the Owners Corporation).

32.8 Completion of Major Building Works

On completion of Major Building Works, the Owner who has carried out the works must:

- (a) Ensure all rubbish and debris caused by the works is removed from the Building and environs;
- (b) Ensure the Common Property is left clean and tidy;
- (c) If required by the Owners Corporation, give the Owners Corporation a set of as-built plans of the works; and
- (d) If required by the Owners Corporation, give the Owners Corporation a letter from a suitably qualified consultant (addressed to the Owners Corporation) certifying the completed Major Building Works do not impact on the structural integrity of the Building or upon Common Property.

32.9 Major Building Works must comply with Laws and requirements of Authorities

An Owner who has carried out Major Building Works must ensure the completed works comply with the requirements of all relevant Laws and Authorities and do not result in the Owners Corporation breaching any Law or the requirements of any Authority.

32.10 Indemnity

An Owner who has carried out Major Building Works agrees to indemnify the Owners Corporation and keep the Owners Corporation indemnified for all costs, losses, expenses and damages incurred by the Owners Corporation:

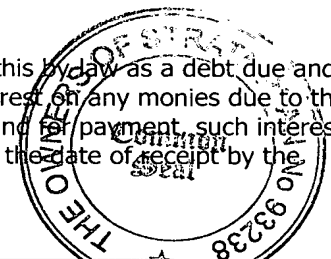
- (a) In connection with the Major Building Works (including costs for approving the Major Building Works); and
- (b) Arising out of damage to property (including, without limitation, to the Common Property) or injury to persons as a result of carrying out the Major Building Works or resulting from the Major Building Works once installed.

32.11 Right in Owners Corporation to remedy

At its election, the Owners Corporation may:

- (a) Perform any obligation which an Owner has failed to perform, within a reasonable time after written notice from the Owners Corporation;
- (b) Enter any part of the Parcel to carry out its rights in this by-law; and
- (c) Recover the costs incurred by the Owners Corporation in carrying out its rights in this by-law as a debt due and owing to the Owners Corporation by the Owner of the relevant Lot, together with interest on any monies due to the Owners Corporation under this by-law and not paid within one month of written demand for payment, such interest to be calculated on daily balances at the rate of 10% per annum, and calculated from the date of receipt by the Owner of the relevant invoice until payment is made.

32.12 Future alterations to Major Building Works



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Owners and Occupiers must not make any alterations, additions or modifications to Major Building Works, once installed, without following the procedures in this by-law 32.

32.13 Major Building Works not permitted to remain

Owners must not permit to remain on their Lot or Common Property any Major Building Works which have not been approved by the Owners Corporation in accordance with this by-law 32. The provisions of this by-law do not apply to any Major Building Works carried out prior to the date of registration of this by-law.

32.14 Development Consent

Approval by the Owners Corporation to a Development Application must not be regarded as approval by the Owners Corporation to carry out the Major Building Works the subject of the Development Application. Approval of the Owners Corporation to the Major Building Works must be obtained following the procedures in this by-law 32.

33 Caretaker Agreement

33.1 Appointment

The Owners Corporation may:

- (a) Appoint a Caretaker to provide the Building Services for the purposes of assisting the Owners Corporation in its functions of managing the Common Property, controlling the use of the Common Property and maintaining and repairing the Common Property; and
- (b) Enter into a Caretaker Agreement referred to in by-law 33.2 to provide those services.

33.2 Terms of the Caretaker Agreement

- (a) There may be several Caretaker Agreements.
- (b) The first Caretaker Agreement may be for the Initial Period and consecutive agreements may be for such term as agreed between the Owners Corporation and the Caretaker.
- (c) The Caretaker Agreement may contain provisions which:
 - (i) Provide for remuneration to the Caretaker of an annual fee to be agreed between the Owners Corporation and the Caretaker; and
 - (ii) Provide for the annual fee to be reviewed annually in accordance with the consumer price index.
- (d) The agreement may include provisions about:
 - (i) The manner in which the Caretaker must carry out the Building Services;
 - (ii) The manner in which employees and contractors are to be engaged;
 - (iii) The manner in which the Caretaker may be reimbursed for expenses; and
 - (iv) The manner in which the agreement may be assigned.
- (e) The agreement may contain provisions pursuant to which the Owners Corporation:
 - (i) Consents to the Caretaker providing the Apartment Services and the Real Estate Services;
 - (ii) Permits the Caretaker to use any part of the Common Property for any of the following purposes providing the Building Services, the Apartment Services and the Real Estate Services or any of them; and
 - (iii) Agrees not to permit any other party to use the Common Property or any part of it for the purpose of providing services similar to the Building Services, Apartment Services or the Real Estate Services.

33.3 Part of Common Property for use by Caretaker

The part of the Common Property designated "AX" on the Strata Plan are regarded as appropriate for the purposes referred to in by-law 33.2(e) (ii).

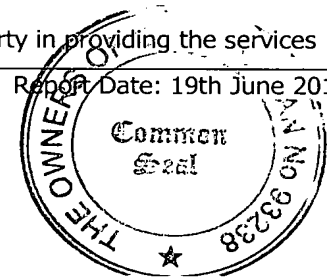
34 Obstruction of the Caretaker

34.1 Obligations on Owners and Occupiers

Owners and Occupiers must not:

- (a) Interfere with or obstruct the Caretaker from providing the services contemplated by the Caretaker Agreement; and
- (b) Interfere with or obstruct the Caretaker from using any part of the Common Property in providing the services

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contemplated by the Caretaker Agreement.

35 About the By-laws in this Section

35.1 Exclusive Use By-laws

The by-laws in this Section are Exclusive Use By-laws conferring on the Owner of the Lots the subject of this Section exclusive use rights and special privileges in respect of the Common Property. Refer to by-law 3 for an explanation of Exclusive Use By-laws.

35.2 Definitions

In this Section:

- (a) "Lot" means each Residential Lot;
- (b) "Owner" means the Owner of a Lot the subject of this by-law;
- (c) "Air Conditioning System" in connection with a Lot means the split system air conditioning system, either within the Lot or located on the Common Property.
- (d) "Hot Water System" means the central hot water system within the Building, including all equipment, hot water meters and relevant Cables; and
- (e) "Intercom System" means the intercom system within each Lot and on the Common Property and includes the central system and all handsets in Lots.

36 Air Conditioning

36.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege to:

- (a) Keep attached to the Common Property that part of the Air Conditioning System relevant to the Owner's Lot which was so attached as at the date of registration of the Strata Plan; and
- (b) Access all relevant parts of the Common Property to comply with its obligations in this by-law.

36.2 Exclusive use

Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Common Property to which the Air Conditioning System is attached.

36.3 Maintenance and repair

The Owner is responsible for:

- (a) The Maintenance of the Air-Conditioning System; and
- (b) The Maintenance of those parts of the Common Property to which the Air-Conditioning System is attached. The obligations in this by-law do not extend to structural maintenance and repair of the Common Property which obligation remains with the Owners Corporation.

36.4 Conditions

The Owner:

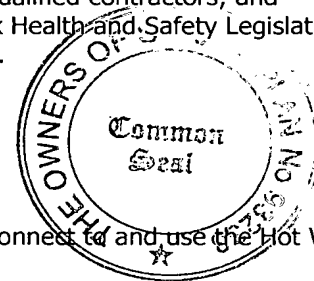
- (a) Must keep the Air Conditioning System clean and in a good state of repair and condition;
- (b) Must ensure the Air Conditioning System is regularly maintained by properly qualified contractors; and
- (c) Must comply with, and must ensure its contractors comply with, relevant Work Health and Safety Legislation when operating, maintaining, repairing and renewing the Air-Conditioning System.

37 Hot Water System

37.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege to connect to and use the Hot Water System.

37.2 Exclusive use



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Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Hot Water System within the Owner's Lot.

37.3 Maintenance and repair

The Owners Corporation is responsible for the proper Maintenance of, and keeping in a state of good and serviceable repair, the Hot Water System whether located within an Owner's Lot or on the Common Property.

38 Intercom System

38.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege to connect to and use the Intercom System.

38.2 Exclusive use

Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Intercom System relating to the Owner's Lot.

38.3 Maintenance and repair

The Owners Corporation is responsible for the proper maintenance of, and keeping in a state of good and serviceable repair, the Intercom System whether located within an Owner's Lot or on the Common Property.

39 About the By-Laws in the Section

39.1 Exclusive Use By-laws

The by-laws in this Section are Exclusive Use By-laws conferring on the Owner of the Lot the subject of this Section exclusive use rights and special privileges in respect of the Common Property. Refer to by-law 3 for an explanation of Exclusive Use By-laws.

39.2 Definitions

In this Section:

- (a) "Fit Out Works" means those works to the Lot required by the Owner of the Lot to enable that Owner to use the Lot for any purpose required by that Owner and includes any initial Fit Out Works or any other works to replace or renew any existing fit out or to install any new or additional fit out;
- (b) "Lot" means the Display Lot;
- (c) "Owner" means the Owner of the Lot the subject of this by-law;
- (d) "Real Estate Activities" means the activities in connection with marketing, selling, leasing and managing Lots in the Building and any other property wherever located; and
- (e) "Relevant Parts of the Common Property" means those parts of the Common Property which are impacted on, penetrated by, or reasonably necessary or associated with affixing or attaching any Sign or associated with any Fit out Works.

40 Real Estate Activities

40.1 Special privilege

The Owner has the special privilege to conduct the Real Estate Activities on the Common Property.

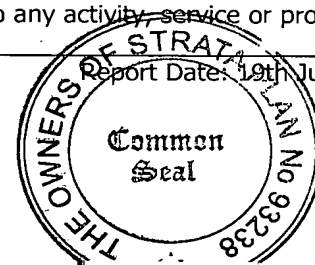
41 Signs

41.1 Special privilege

Despite any By-law to the contrary, the Owner has the special privilege to:

- (a) Affix or attach to any part of the Common Property a Sign or Signs relating to any activity, service or product

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being conducted from or provided from the Parcel;

(b) Make penetrations into, drill holes in and make such other alterations to the Common Property necessary to affix or attach any Sign; and

(c) Access all relevant parts of the Common Property to exercise its rights or to comply with its obligations in this by-law.

41.2 Exclusive use

Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Common Property to which any Sign the subject of this by-law is affixed or attached.

41.3 Maintenance and repair

The Owner is responsible for:

(a) The Maintenance of any Sign affixed or attached in accordance with this by-law; and

(b) The proper Maintenance of those parts of the Common Property on which any Sign the subject of this by-law is affixed or attached. The obligations in this by-law do not extend to structural maintenance and repair of the Common Property which obligation remains with the Owners Corporation.

41.4 Conditions

The Owner:

(a) Must keep all Signs the subject of this by-law in a good state of repair and condition; and

(b) Must comply with all Laws and the requirements of all relevant Authorities relevant to all Signs the subject of this by-law.

42 Fit Out Works

42.1 Special privilege

Despite any other By-law to the contrary, the Owner has:

(a) The special privilege to carry out Fit out Works to the Lot and Relevant parts of the Common Property;

(b) The special privilege to access or penetrate all Relevant parts of the Common Property for such time as may be reasonable for the purposes of carrying out the Fit Out Works; and

(c) The special privilege to make any Development Application or application for a Construction Certificate in connection with the Fit out Works (and in this regard, by-law 4.4 is relevant).

42.2 Notification to Owners Corporation

Within a reasonable time of carrying out any Fit Out Works the subject of this by-law, the Owner must give the Owners Corporation details of the Fit Out Works and the manner in which they have impacted on or are constructed on Common Property, accompanied by plans and specifications identifying the Fit Out Works (to the extent they impact on or are constructed on or contained in Common Property).

42.3 Exclusive use

The Owner has the exclusive use of that part or those parts of the Common Property which are altered or added to as a consequence of carrying out any Fit out Works the subject of this by-law.

42.4 Maintenance and repair

The Owner is responsible for the proper Maintenance of that part or those parts of the Common Property which is altered or added to as a consequence of carrying out Fit out Works the subject of this by-law.

42.5 Conditions

The Owner:

(a) Must comply with the requirements of all Authorities in connection with any Fit Out Works the subject of this by-law;

(b) Must comply with the BCA Requirements in connection with the installation and use of any Fit Out Works the subject of this by-law; and

(c) When installing, inspecting, repairing, Maintaining or renewing any Fit Out Works the subject of this by-law, must:

(i) Ensure the works are carried out in a proper and workmanlike manner;

(ii) Use only qualified and where appropriate, licensed tradesmen;

(iii) Ensure the works are carried out without undue delay;

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- (iv) Ensure no materials, tools, rubbish or debris are left lying about the Common Property;
- (v) Cause as little disturbance as is practicable to other Owners and Occupiers;
- (vi) Ensure no damage is done to any service lines or services installed in the Building, or if damage is caused, immediately make good that damage;
- (vii) Ensure no damage is caused to the Common Property, or if damage is caused, immediately make good that damage; and
- (viii) Ensure no damage is caused to the property of any other Owner or Occupier, or if damage is caused, immediately make good that damage.

43 About the By-laws in this Section

43.1 Exclusive Use By-laws

The by-laws in this Section are Exclusive Use By-laws conferring on the Owner of the Lot the subject of this Section exclusive use rights and special privileges in respect of the Common Property. Refer to by-law 3 for an explanation of Exclusive Use

By-laws.

43.2 Definitions

In this Section 11:

- (a) "Air Conditioning System" means a packaged condensing unit with inbuilt compressor and associated Cables;
- (b) "Conducting Medium" means any wire, cable, pipe, line, duct, chute, drain, exhaust flue or duct, kitchen flue or duct, riser duct, service duct and other apparatus through or in which a Service passes, stored or contained;
- (c) "Fit Out Works" means those works to a Lot required by the Owner of the Lot to enable that Owner to use the Lot for any purpose required by that Owner: the expression includes any initial Fit Out Works or any other works to replace or renew any existing fit out or to install any new or additional fit out;
- (d) "Hot Water System" means the central hot water system within the Building, including all equipment, hot water meters and relevant Cables;
- (e) "Intercom System" means the intercom system within each Lot and on the Common Property: the expression includes the central system and all handsets in Lots;
- (f) "Lot" means the Management Lot;
- (g) "Owner" means the Owner of the Lot the subject of this by-law;
- (h) "Relevant parts of the Common Property" means those parts of the Common Property which are impacted on, penetrated by, or reasonably necessary or associated with Fit Out Works;
- (i) "Service" includes water, hot water, sewerage, drainage, sullage, fluid wastes, gas, electricity, oil, ventilation, exhaust, kitchen exhaust, air, ducted air, conditioned air, telephone, telecommunications, television impulses or signal, radio impulses or signals, or any other prescribed service; and
- (j) "Works" means the works associated with the installation of an Air Conditioning System: the expression includes the installation of Conducting Media.

44 Signs

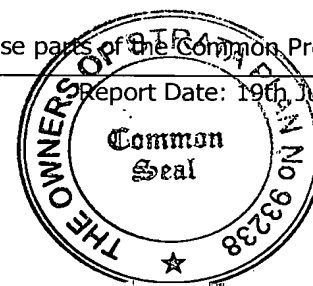
44.1 Special privilege

Despite any By-law to the contrary, the Owner has the special privilege to:

- (a) Affix or attach to any part of the Common Property a Sign or Signs relating to any activity, service or product being conducted from or provided from the Lot;
- (b) Make penetrations into, drill holes in and make such other alterations to the Common Property necessary to affix or attach any Sign; and
- (c) Access all relevant parts of the Common Property to exercise its rights or to comply with its obligations in this by-law.

44.2 Exclusive use

Despite any other by-law to the contrary, the Owner has the exclusive use of those parts of the Common Property





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to which any Sign the subject of this by-law is affixed or attached.

44.3 Maintenance and repair

The Owner is responsible for:

- (a) The Maintenance of any Sign affixed or attached in accordance with this by-law; and
- (b) The proper Maintenance of those parts of the Common Property on which any Sign the subject of this by-law is affixed or attached. The obligations in this by-law do not extend to structural maintenance and repair of the Common Property which obligation remains with the Owners Corporation.

44.4 Conditions

The Owner:

- (a) Must keep all Signs the subject of this by-law in a good state of repair and condition; and
- (b) Must comply with all Laws and the requirements of all relevant Authorities relevant to all Signs the subject of this by-law.

45 Fit Out Works

45.1 Special privilege

Despite any other By-law to the contrary, the Owner has:

- (a) The special privilege to carry out Fit out Works to the Lot and Relevant parts of the Common Property;
- (b) The special privilege to access or penetrate all Relevant parts of the Common Property for such time as may be reasonable for the purposes of carrying out the Fit Out Works; and
- (c) The special privilege to make any Development Application or application for a Construction Certificate in connection with the Fit out Works (and in this regard, by-law 4.4 is relevant).

45.2 Notification to Owners Corporation

Within a reasonable time of carrying out any Fit Out Works the subject of this by-law, the Owner must give the Owners Corporation details of the Fit Out Works and the manner in which they have impacted on or are constructed on Common Property, accompanied by plans and specifications identifying the Fit Out Works (to the extent they impact on or are constructed on or contained in Common Property).

45.3 Exclusive use

The Owner has the exclusive use of that part or those parts of the Common Property which are altered or added to as a consequence of carrying out any Fit out Work the subject of this by-law.

45.4 Maintenance and repair

The Owner is responsible for the proper Maintenance of that part or those parts of the Common Property which is altered or added to as a consequence of carrying out Fit out Works the subject of this by-law.

45.5 Conditions

The Owner:

- (a) Must comply with the requirements of all Authorities in connection with any Fit Out Works the subject of this by-law;
- (b) Must comply with the SCA Requirements in connection with the installation and use of any Fit Out Works the subject of this by-law; and
- (c) When installing, inspecting, repairing, Maintaining or renewing any fit out Works the subject of this by-law, must:
 - (i) Ensure the works are carried out in a proper and workmanlike manner;
 - (ii) Use only qualified and where appropriate, licensed tradesmen;
 - (iii) Ensure the works are carried out without undue delay;
 - (iv) Ensure no materials, tools, rubbish or debris are left lying about the Common Property;
 - (v) Cause as little disturbance as is practicable to other Owners and Occupiers;
 - (vi) Ensure no damage is done to any service lines or services installed in the Building, or if damage is caused, immediately make good that damage;
 - (vii) Ensure no damage is caused to the Common Property, or if damage is caused, immediately make good that damage; and
 - (viii) Ensure no damage is caused to the property of any other Owner or Occupier, or if damage is caused,

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immediately make good that damage.

46 Air Conditioning

46.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege:

- (a) To carry out the Works to the Common Property; and
- (b) To make penetrations into, to drill holes in and make such other alterations to the Common Property necessary to carry out the Works.

46.2 Exclusive use

The Owner has the exclusive use of that part or those parts of the Common Property which are altered or added to as a consequence of carrying out any Works the subject of this by-law.

46.3 Maintenance and repair

The Owner is responsible for:

- (a) For the operation, cleaning, maintenance, repair, renewal and replacement of the Air Conditioning System whether contained within its Lot or on Common Property; and
- (b) For the proper maintenance of, and keeping in a state of good and serviceable repair, that part of the Common Property to which the Air Conditioning System is located or attached.

46.4 Conditions

The Owner must:

- (a) Install an Air Conditioning System which complies with BCA Requirements (if relevant);
- (b) Install the Air Conditioning System on a part of the Common Property so that it does not interfere with the occupation or use of the Common Property by another Owner or Occupier;
- (c) Comply with the requirements of all relevant Authorities and the consents from the relevant Authorities;
- (d) Ensure the Works are carried out in a proper and workmanlike manner;
- (e) Use only qualified and where appropriate, licensed tradesmen;
- (f) Ensure the Works are carried out without undue delay;
- (g) Ensure no materials, tools, rubbish or debris are left lying about the Common Property;
- (h) Cause as little disturbance as is practicable to other Owners and Occupiers;
- (i) Ensure no damage is done to any service lines or services installed in the Building, or if damage is caused, immediately make good that damage;
- (j) Ensure no damage is caused to the Common Property, or if damage is caused, immediately make good that damage; and
- (k) Ensure no damage is caused to the property of any other Owner or Occupier, or if damage is caused, immediately make good that damage.

47 Services

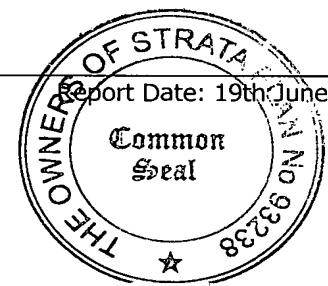
47.1 Special privilege

Despite any other By-law to the contrary, the Owner has:

- (a) The special privilege to construct, install, attach and place in the Common Property Conducting Media for the purposes of the provision of, the passage of or the storage of a Service or Services to and from the Lot or in connection with the Lot;
- (b) The special privilege to pass, store or contain a Service in any Conducting Medium referred to in this by-law;
- (c) The special privilege to access the Common Property for such time as may be reasonable for the purposes of:
 - (i) Exercising its rights in this by-law; and
 - (ii) Inspecting, cleaning, repairing, Maintaining and renewing a Conducting Medium; and
- (d) The special privilege to connect to and use the existing Services in the Building.

47.2 Maintenance and repair

The Owner is responsible for:





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- (a) The proper maintenance, repair and replacement of any Conducting Medium the subject of this by-law; and
- (b) The proper maintenance of, and keeping in a state of good and serviceable repair, those parts of the Common Property to which any Conducting Medium the subject of this by-law is constructed, installed, attached or placed.

47.3 Conditions

The Owner must:

- (a) Prior to exercising the right to install a Conducting Medium, ensure that Conducting Medium will not interfere with the peaceful enjoyment by an Owner or Occupier of their Lot or the Common Property;
- (b) Keep the Conducting Medium clean and in a state of good and serviceable repair;
- (c) Comply with the requirements of all Authorities in connection with the installation and use of the Conducting Medium; and
- (d) Comply with any relevant BCA Requirements in connection with the installation and use of the Conducting Medium.

48 Hot Water System

48.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege to connect to and use the Hot Water System.

48.2 Exclusive use

Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Hot Water System within the Owner's Lot.

48.3 Maintenance and repair

The Owners Corporation is responsible for the proper maintenance of, and keeping in a state of good and serviceable repair, the Hot Water System whether located within an Owner's Lot or on the Common Property.

49 Intercom System

49.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege to connect to and use the Intercom System.

49.2 Exclusive use

Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Intercom System relating to the Owner's Lot.

49.3 Maintenance and repair

The Owners Corporation is responsible for the proper maintenance of, and keeping in a state of good and serviceable repair, the Intercom System whether located within an Owner's Lot or on the Common Property.

50 Dictionary

50.1 Meaning of terms

In these by-laws, these terms (in any form) mean:

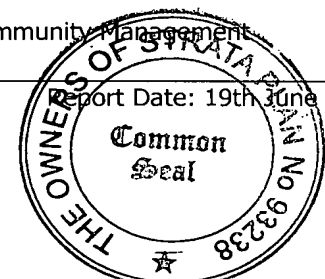
Adjudicator means a community schemes adjudicator appointed under the Community Land Management Act 1989 (NSW) or a strata schemes adjudicator appointed under the Strata Schemes Management Act 1996 (NSW).

Alternative Representative has the meaning given to it in the Strata Management Statement.

Apartment means the apartment comprised within a Lot (excluding the Management Lot).

Apartment Services means the provision by the Caretaker to those Owners and Occupiers who elect to use them, services associated with the occupation of an Apartment.

Architectural and Landscape Guidelines has the same meaning given to it in the Community Management Statement.



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Statement.

Authority means any Government Agency or any statutory, public or other authority having jurisdiction over the Building.

Balcony includes any area described in the Strata Plan as a balcony or courtyard, including any part of a Lot designated "B" (as a balcony) or "CY" (as a courtyard) on the Strata Plan.

BCA Requirements means requirements of the Building Council of Australia.

Benefited Party means any person or body corporate having the benefit of an Easement.

Building has the meaning given to it in the Strata Management Statement.

Building Services means services in connection with the maintenance and repair of the Common Property, cleaning services in connection with the Common Property, waste/Garbage management services in connection with the Parcel and landscaping services to the Owners Corporation.

Building Works are either Minor Building Works or Major Building Works. By-laws mean the by-laws in place from time to time for the Strata Scheme. Cables means cables, conduits, pipes, wires and ducts.

Car Space means any Lot or any part of a Lot or Common Property designed and capable of use as a place to park a Vehicle, which use is consistent with an applicable Development Consent.

Car Wash Bay means the part of the Common Property designated "CW" on the Strata Plan".

Caretaker means the person, if any, appointed by the Owners Corporation pursuant to the Caretaker Agreement.

Caretaker Agreement means the agreement, if any, between the Owners

Corporation and the Caretaker contemplated by by-law 33.1.

Code means a code made by the Owners Corporation in accordance with by-law 19.1 (as it may be amended or changed).

Committee means the building management committee established and maintained under the Strata Management Statement and required by the Strata Schemes (Freehold Development) Act 1973 (NSW).

Committee Designated Matters means the matters set out in Attachment A to this instrument.

Committee Representative has the meaning given to the term Representative in the Strata Management Statement.

Committee Rules has the meaning given to Rules in the Strata Management Statement.

Common Property means the common property of the Strata Scheme. Community Association means the community association constituted on registration of the Community Plan.

Community Designated Matters means the matters set out in Attachment B to this instrument

Community Management Statement means the community management statement registered with the Community Plan.

Community Parcel has the meaning given to it in the Community Management Statement.

Community Plan means DP270778.

Community Property has the meaning given to it in the Community Management Statement.

Community Scheme means the community scheme constituted on registration of the Community Plan.

Construction Certificate means a construction certificate as defined by the Environmental Planning and Assessment Act 1979 (NSW).

Council means the council in whose municipality the Building is situated.

Designated Recyclable Garbage Area means those parts of the Common Property designated by the Owners Corporation or the Caretaker as the location for Owners and Occupiers to place their recyclable Garbage.

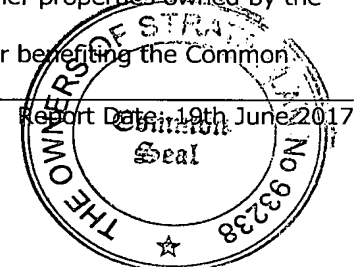
Development Act means the Strata Schemes (Freehold Development) Act 1973 (NSW).

Development Application means an application for a development consent made under the Environmental Planning and Assessment Act 1979 (NSW) and includes all amendments and variations to an application.

Development Consent means a consent to a Development Application issued under the Environmental Planning and Assessment Act 1979 (NSW) and includes all amendments and variations to a consent.

Display Lot means a Lot, if any, nominated as such by the Original Owner from time to time and notified to the Owners Corporation in writing, being a Lot to be used by the Original Owner or any party on behalf of the Original Owner in connection with the marketing, selling, leasing and managing of Lots and other properties owned by the Original Owner or any other party.

Easement means any easement, positive covenant or restrictive covenant burdening or benefiting the Common





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Property.

Equipment includes plant, machinery, equipment and security devices.

Exclusive Use Area means that part or those parts of the Common Property the subject of an Exclusive Use By law.

Exclusive Use By-law means an exclusive use and special privilege by-law made in accordance with Division 4 Part 5 Chapter 2 of the Management Act.

Executive Committee means the executive committee appointed by the Owners Corporation.

Facilities Manager has the meaning given to it in the Strata Management Statement. Fit out Works has the meaning given in Section 11.

Flooring Works means the removal, replacement, installation or any other interference with the floor coverings or other floor treatment in a Lot, other than the installation of carpet and underlay.

Garbage means any refuse, recyclable material or waste.

Garbage Chute Room means that part of the Common Property on each level of the Building containing the garbage chute.

Garbage Room means anyone of the garbage rooms located on the Common Property designed to be used by the Owners and Occupiers of the Strata Scheme.

Governmental Agency means any governmental or semi-governmental, administrative, fiscal or judicial department, commission, authority, tribunal, agency or entity.

Initial Period has the meaning given to the term by the Management Act. Interest Rate means 10% per annum.

Irrigation System means the system located in the Lot for the purpose of irrigating the Planter Box.

Law includes any requirement of any statute, rule, regulation, proclamation, ordinance or by-law, present or future, and whether state, federal or otherwise.

Legislation means the Management Act and the Development Act.

Lot means a lot in the Strata Plan and otherwise has the meaning given to it by the Development Act.

Maintain includes to maintain in good condition, repair as necessary and replace as necessary, such as when an item reaches the end of its natural life or it is no longer economic to repair; and Maintenance, Maintained and Maintaining have a corresponding meaning.

Major Building Works means:

- (a) Any works which affect the external appearance of a Lot or the Building;
- (b) Changes to the colour of external surfaces of a Lot or the Building (including those on the Balcony or Winter Garden of a Lot);
- (c) The installation of sun blinds, security bars (or other security devices), flyscreens' and other fixtures to the external surfaces of a Lot or the Building;
- (d) The erection of any new structures in a Lot or on Common Property; and
- (e) Alterations to, additions to, removal of, repair or replacement of:
 - (i) Any part of the Common Property (such as, by way of example only, Common Property walls, windows, doors, floors and ceilings);
 - (ii) The structure of a Lot;
 - (iii) The internal walls inside a Lot (such as dividing walls even though they may not be Common Property);
 - (iv) The Balcony or Winter Garden attached to a Lot (such as, by way of example only, enclosing it or changing security screens, railings or balustrades); and
 - (v) Any works which alter, amend, change or penetrate Common Property.

Management Act means the Strata Schemes Management Act 1996 (NSW). Management Lot means the Lot, if any, nominated as such by the Original Owner from time to time and notified to the Owners Corporation in writing.

Managing Agent means the person appointed by the Owners Corporation as its strata managing agent under section 27 of the Management Act.

Minor Building Works means any alterations to, additions to, removal of, repair of or replacement of any part of a Lot or any fixture in a Lot which are not Major Building Works (such as (by way of example only), Flooring Works, underlay, the surface of internal walls, tiles, bathroom fixtures and kitchen fixtures).

Occupier means:

- (a) a lessee;
- (b) A licensee; or





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(c) Either a person, not being an Owner, lessee or licensee that is in lawful occupation, of a Lot.

Original Owner means the registered proprietors of the Lots at the time of the Strata Plan, being Fairmead Business Pty Ltd ACN 069006426_ Owner means:

(a) A person registered or entitled to be registered as proprietor; or

(b) A mortgagee in possession; or

(c) A covenant chargee in possession, of a Lot.

Owners Corporation means the owners corporation constituted on registration of the Strata Plan.

Parcel means the land comprising the Lots and Common Property the subject of the Strata Scheme.

Pet Policy means any Rules made by the Owners Corporation under by-law 19.1(i). Planter Box means the part of the Common Property designated lots "on the Strata Plan".

Proponent has the meaning given to it in the Strata Management Statement.

Real Estate Activities means the activities in connection with marketing, selling and leasing Lots in the Strata Scheme and any other property.

Real Estate Services means the provision by the Caretaker to those Owners who elect to use them, of services associated with the letting, managing and sale of Lots.

Registrar means the registrar of the Tribunal.

Representative means the natural person appointed by the Owners Corporation to be the Owners Corporation's proxy at meetings of the Community Association.

Residential Lot means each Lot other than the Management Lot. Restricted Matter means a matter or class of matter:

(a) Which in accordance with the Legislation may only be determined by the Owners Corporation in general meeting; or

(b) Which has been determined by the Owners Corporation in general meeting as being a matter or class of matter which may only be determined by the Owners Corporation in general meeting.

Rules mean the rules made by the Owners Corporation in accordance with by-law 19.1 (as they may be amended or changed).

Schedule of Facilities has the meaning given to it in the Strata Management Statement.

Secretary means the secretary appointed by the Owners Corporation.

Security Key means a key, magnetic card or other device used to open and close doors, gates or locks or to operate alarms, security systems or communication systems in the Building.

Service Contract means a contract for any of the following services:

(a) Common Property security;

(b) Common Property air-conditioning maintenance;

(c) Lift maintenance;

(d) Fire system;

(e) Electrical system;

(f) Hydraulic system

(g) Essential services certification;

(h) Waste disposal;

(i) Cleaning of the basement car park areas; and

(j) Any other service nominated by the Owners Corporation.

Service Provider means the party providing the services under a Service Contract. Service Vehicle Parking Space means that part of the Common Property, if any, designated for the parking of service vehicles.

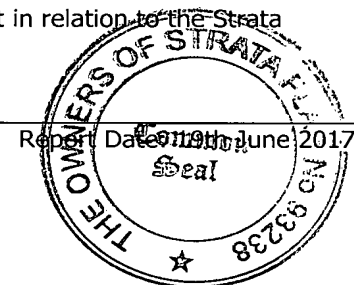
Shared Zone means that part of the Common Property designated "SZ" on the Strata Plan.

Sign includes any sign, light, advertisement, name, notice, placard, banner or other similar item the purpose of which is to advertise any product, service or activity, and includes any Sign advertising a Lot for sale or to let.

Storage Space means any Lot or any part of a Lot or Common Property designed and capable of use for storage purposes, which use is the subject or and/or consistent with an applicable Development Consent.

Strata Management Statement means the strata management statement having effect in relation to the Strata Parcel, including any rules made under it.

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Strata Parcel means the land the subject of the Strata Scheme

Strata Scheme means the strata scheme constituted on registration of the Strata Plan.

Subsidiary Scheme has the meaning given to the term by the Community Land Development Act 1989 (NSW).

Tribunal means the NSW Civil and Administrative Tribunal established by the Civil and Administrative Tribunal Act 2013 (NSW).

Vehicle includes motor cars, motor bicycles, boats, caravans, trucks and trailers. Visitor Car Space means those parts of the Common Property designated "VP" on the Strata Plan.

Winter Garden means the parts of a Lot designated "G" on the Strata Plan.

Work Health and Safety Legislation means all legislation relating to work health and safety applicable to the Building including without limitation the Work Health and Safety Act 2011 (NSW).

51 Interpretation

51.1 Undefined words

Undefined words in these By-laws have the same meaning as they do in the Management Act.

51.2 Interpretation

Any reference to:

- (a) Legislation includes later legislation which changes it, including regulations, proclamations, ordinances and by-laws issued under the later legislation;
- (b) A thing includes the whole or each part of it; and
- (c) The singular includes the plural and vice versa.

51.3 Headings

Headings do not affect the interpretation of the By-laws.

51.4 Severance

(a) Subject to by-law 51.4(b):

- (i) if a by-law is void or voidable, unenforceable or illegal but would not be void, voidable, unenforceable or illegal if it were read down and it is capable of being read down, the provision must be read down;
- (ii) if, despite by-law 51.4(a)(i) a by-law is still void, voidable, unenforceable or illegal and the by-law would not be void, voidable, unenforceable or illegal if words were severed, those words must be severed; or
- (iii) In any other case, the whole by-law must be severed.

(b) If an event under by-law 51.4(a) occurs, the remainder of these by-laws continue in full force and effect.

The Following are the Special By-laws registered with the scheme.

1 Absolution of Appliance Maintenance

Registration Date: 19/09/2016

1. Pursuant to section 62(3) of the Strata Schemes Management Act 1996, the Owners Corporation has deemed that it is inappropriate to repair, maintain, replace or renew any appliance that is designed only to service a single lot within the strata scheme, regardless of whether any portion of the appliance, (including motor, compressor, cabling, pipe, mounting, ducting or other pertinent fixture of the appliance) is located on or within common property or lot property.

2. The type of appliances referred to in this By-law shall include, but not be limited to:

- (i) Bathroom & Kitchen Exhaust Fans
- (ii) Light Fittings and Down lights
- (iii) Air-Conditioning Apparatus
- (iv) Alarm Systems
- (v) Individual Garage Door Motors
- (vi) Hot Water Heaters servicing only one lot



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2 Access for Inspection of Fire Services

Registration Date: 19/09/2016

A) Definitions

(a) The following terms are defined to mean:

'Agents' means the Strata Managing Agent, Executive Committee or any Fire Safety Company or personnel engaged by the Owners Corporation.

'Fire Safety Equipment' means any Fire Safety Measure listed in clause 166 of the Environmental, Planning and Assessment Regulations 2000 (NSW) or any Fire Safety measure listed on the Fire Safety Certificate applicable to the strata scheme.

'Fines or Re-Inspection Fees' includes any fine or charge imposed on the Owners Corporation by the local council or other statutory or lawful authority or charges imposed by agent engaged by the Owners Corporation.

'Reasonable Access' means between the hours of 7.00am and 7.00pm Monday to Friday, excluding public holidays.

(b) Where any terms used in this by-law are defined in the Strata Schemes Management Act 1996, they will have then same as those words are attributed under that Act,

B) Duties of Owners

That in relation to the Owners Corporations responsibility to obtain an Annual Fire Safety Statement pursuant to the Environmental, Planning and Assessment Act 1979 and pursuant to section 65(1) of the Strata Schemes Management Act 1996 and clause the owner of a lot shall be responsible for ensuring;

(a) That where necessary the Owners Corporation or their agents have unfettered access to the owners lot for the purposes of conducting the required fire safety inspections, testing, replacement or maintenance of any fire safety equipment;

(b) The occupant of the lot does not obstruct access to the Owners Corporation or their agents for the purposes of conducting the required fire safety inspections, testing, replacement or maintenance of any fire safety equipment;

C) Duties of the Owners Corporation

That before carry out any of the inspection or works described in sub-clause B) 'Duties of Owners', the Owners Corporation or their agents must provide the occupant of the lot a minimum of 7 days notice that access to the lot is required.

D) Indemnity

i) An owner of a lot must indemnify the Owners Corporation against any loss or damage the owners corporation suffers as a result of fines or re-inspection fees incurred by the Owners Corporation due to access to the lot being unable to be gained by the Owners Corporations agents to conduct the necessary Fire Safety Inspections including liability under section 65(6) in respect of any property of the owner;

ii) An owner of a lot must indemnify the Owners Corporation against any loss or damage the owners corporation suffers as a result of the restoration of any faulty fire safety equipment necessary to be undertaken in order for the Annual Fire Safety Statement to issued.

E) Right to Remedy Default

If an owner or occupier of a lot fails to comply with this by-law, then the Owners Corporation may;

i) Carry out all work necessary to perform the obligation;

ii) Enter upon any part of the parcel to carry out that work; and

iii) Recover the costs of carrying out that work as a debt from the owner of the lot in the form of a levy being annexed as a charge upon the lot.

3 Alterations & Additions to Fire Doors

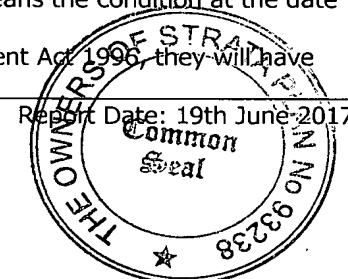
Registration Date: 19/09/2016

A) Definitions

(a) The following terms are defined to mean:

'Fire Door' means the common property entrance door/s to each lot in the strata scheme including all attached locks, door handles, door frames and other ancillary structures. 'Original Condition' means the condition at the date of registration of the strata scheme.

(b) Where any terms used in this by-law are defined in the Strata Schemes Management Act 1996, they will have





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then same as those words are attributed under that Act,

B) Duties of Owners

(a) Notwithstanding by-law 5 of Schedule One of the Strata Schemes Management Act 1996, an owner or occupier of a lot must not

(b) replace or make any alterations or additions to the Fire Door that gives access to the owner's or occupier's lot (including, but not limited to the replacement of locks) without first obtaining the written approval of the owners corporation; and

(c) make any alterations or additions to a Fire door that gives access to the owner's or occupier's lot that is in breach of the fire regulations under the Building Code of Australia.

C) Liability

1. An owner of a lot will be liable for any damage, alteration or addition made or caused to a Fire Door by the owner without the written approval of the owners corporation, and will reinstate the Fire Door to its original condition immediately after it has occurred.

2. An owner of a lot will also be liable for any damage, alteration or addition made or caused to a Fire Door by the occupier or lessee of that owner's lot without the written approval of the owners corporation, and will reinstate the Fire Door to its Original Condition immediately after it has occurred.

D) Indemnity

i) An owner of a lot must indemnify the owners corporation against any loss or damage the owners corporation suffers as a result of any damage, alteration or addition made or caused to a Fire Door by the owner or the occupier or lessee of the owner's lot including liability under section 65(6) in respect of any property of the owner.

E) Right to Remedy Default

If an owner or occupier of a lot fails to comply with this by-law, then the Owners Corporation may;

i) carry out all work necessary to perform the obligation;

ii) enter upon any part of the parcel to carry out that work; and

iii) recover the costs of carrying out that work as a debt from the owner of the lot.

4 Exclusive Use- Use of Storage Spaces- Lot 286

Registration Date: 19/09/2016

4- About the By-Laws in this Section

4.1 Exclusive Use-Laws

The by-laws in this Section are Exclusive Use By-laws conferring on the Owner of the Lots the subject of this Section exclusive use rights and special privileges in respect of the Common Property. Refer to by-law 3 for an explanation of Exclusive Use By-laws.

4.2 Definitions

In this Section:

(a) "Lot 286" means lot 286 in the Strata Plan; and

(b) "Storage Space A" means the storage space in the exclusive use area designated "EU1" on the plan of exclusive use area as shown in Attachment D.

4.3 Exclusive Use

The owner of Lot 286 has the right to exclusive use and enjoyment of Storage Space A.

4.4 Conditions

The Owner of Lot 286:

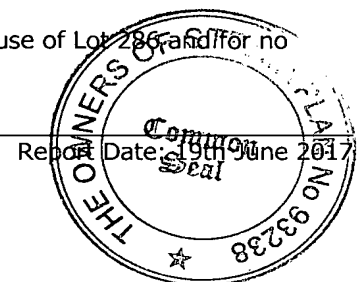
a) Must keep Storage Space A clean and tidy;

b) Must keep clear any fire sprinklers in Storage Space A;

c) Must not store any inflammable material in Storage Space A;

d) Must only use Storage Space A for storage purposes associated with the use of Lot 286 and for no other purpose;

e) Must not erect fixtures in Storage Space A;





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- f) Must comply with any directions of the Owners Corporation in relation to providing unobstructed access to Storage space A for the purposes of carrying out maintenance to the building or any other purpose determined by the Owners Corporation acting reasonably;
- g) Must comply with all requirements of any Authority in connection with Storage Space A;
- h) Must release the Owners Corporation from all claims, demands and liability of any kind that may arise in respect to damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this special by-law 4 and the use of Storage Space A except to the extent that they are caused or contributed to by the wilful or negligent act or omission of the Owners Corporation; and
- i) Must indemnify the Owners Corporation from all claims, demands and liability of any kind that may arise in respect of damage or any property or death of or injury to any person arising out of the exercise of the rights conferred by this special by-law 4 and the use of storage Space A except to the extent that they are caused or contributed to by the wilful or negligent act or mission of the Owners Corporation.

5 Exclusive Use By-Laws

Registration Date: 31/10/2016

5- About the By-Laws in this Section

5.1 Exclusive Use-Laws

The by-laws in this Section are Exclusive Use By-laws conferring on the Owner of the Lots the subject of this Section exclusive use rights and special privileges in respect of the Common Property. Refer to by-law 3 for an explanation of Exclusive Use By-laws.

5.2 Definitions

In this Section:

- (a) "Lot 196" means lot 196 in the Strata Plan; and
- (b) "Storage Space B " means the storage space in the exclusive use area designated "EU2" on the plan of exclusive use area as shown in Attachment E.

5.3 Exclusive Use

The owner of Lot 196 has the right to exclusive use and enjoyment of Storage Space B.

5.4 Conditions

The Owner of Lot 196:

- a) Must keep Storage Space B clean and tidy;
- b) Must keep clear any fire sprinklers in Storage Space B;
- c) Must not store any inflammable material in Storage Space B;
- d) Must only use Storage Space A for storage purposes associated with the use of Lot 196 and for no other purpose;
- e) Must not erect fixtures in Storage Space A;
- f) Must comply with any directions of the Owners Corporation in relation to providing unobstructed access to Storage space B for the purposes of carrying out maintenance to the building or any other purpose determined by the Owners Corporation acting reasonably;
- g) Must comply with all requirements of any Authority in connection with Storage Space B;
- h) Must release the Owners Corporation from all claims, demands and liability of any kind that may arise in respect to damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this special by-law 5 and the use of Storage Space B except to the extent that they are caused or contributed to by the wilful or negligent act or omission of the Owners Corporation; and
- i) Must indemnify the Owners Corporation from all claims, demands and liability of any kind that may arise in respect of damage or any property or death of or injury to any person arising out of the exercise of the rights conferred by this special by-law 5 and the use of storage Space B except to the extent that they are caused or contributed to by the wilful or negligent act or mission of the Owners Corporation.



ATTACHMENT 'D' PLAN OF EXCLUSIVE USE AREA (EU1)

LGA: PARRAMATTA

LOCALITY: WENTWORTH POINT

SCALE: 1:100

PARISH: ST JOHN

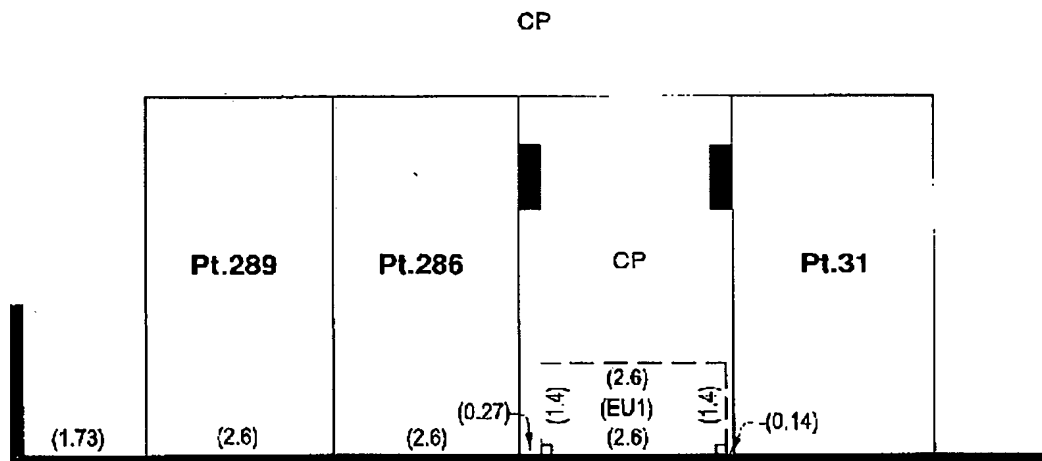
COUNTY: CUMBERLAND

DATE: 22-07-2016

NOTES:-

CP denotes COMMON PROPERTY

 denotes RIGHT ANGLE

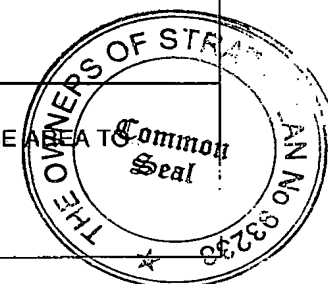


(EU1) EXCLUSIVE USE AREA - 4m²

LEVEL 1

THIS IS THE PLAN REFERRED TO IN THE BY-LAW GRANTING AN EXCLUSIVE USE AREA TO
LOT 286

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6 Installation of Security Cameras

Registration Date: 29/11/2016

Pursuant to By-Law 19 & 20, the Owners Corporation, in addition to the functions conferred upon it by or under the Strata Schemes Management Act 1996 (NSW) and the other By-Laws applying to the strata scheme (and without limiting the generality thereof) shall have the power and authority to undertake and effect the following:

- (a) To purchase and install CCTV Surveillance Cameras within the common areas is the strata scheme.
- (b) The CCTV Surveillance Cameras shall become common property and managed accordingly in relation to its maintenance, repair, renewal and replacement; and
- (c) The payment of the CCTV Surveillance Cameras shall be made by the Owners Corporation.

7 Compensation to Owners Corporation

Registration Date: 29/11/2016

A) Definitions

(i) The following terms are defined to mean:

'Costs' includes any fine, charge, fee or invoice imposed on the Owners Corporation by a local council, other statutory or lawful authorities or any contractor or agent engaged by the Owners Corporation or lot owner.

'Lot' means any lot in the strata plan.

'Occupier' means the occupier of a Lot

'Owner' means the owner/s of the Lot.

'Owners Corporation' means the owners corporation created by the registration of strata plan

'Owners Corporations Agents' means the Strata Managing Agent, Executive Committee or any contractor, legal counsel or other personnel engaged by the Owners Corporation.

'Owners Agents' means any real estate agent, property manager or any contractor engaged by a lot owner or the occupant of the lot or visitors to the lot.

'the Act' means the Strata Schemes Management Act 1996.

'works' means any repair, maintenance, replacement or refurbishment undertaken at the strata scheme.

(ii) Where any terms used in this by-law are defined in the Strata Schemes Management Act 1996, they will have the same meaning as the terms attributed under that Act.

B) Rights and Obligation of Owners

(i) A lot owner shall be liable to compensate the Owners Corporation for the costs of any works performed on lot property that is charged to the Owners Corporation by the Owners Corporations agents or the lot owners agents;

(ii) A lot owner shall be liable to compensate the Owners Corporation for the costs of the Owners Corporation remedying a breach of a duty imposed by Chapter 4 of the Act.

(iii) A lot owner shall be liable to compensate the Owners Corporation for the costs of the Owners Corporation successfully defending an adjudication, tribunal or other legal application made by a lot owner or for the costs debt recovery action initiated by the Owners Corporation or the Owners Corporations agents.

(iv) Any costs imposed upon a lot owner in sub-clauses B)(i), (ii) & (iii) above shall be payable to the Owners Corporation whether the said items are arranged, caused or initiated by the owner, occupier, owners agent or the Owners Corporation's agent.

(v) In the event that a lot owner believes a charged imposed upon them pursuant to this By-law is unjust, the lot owner may request that the Owners Corporation waive the charge by a resolution of the Owners Corporation at the next general meeting of the Owners Corporation.

(vi) In the event the Owners Corporation rejects a request made by a lot owner pursuant to sub-clause B)(v) above, all charges imposed by this By-law shall stand.

C) Rights, Powers and Obligations of the Owners Corporation

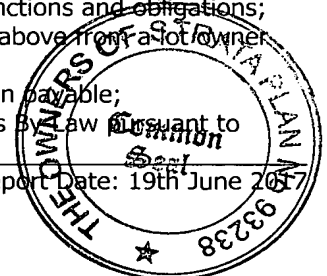
The Owners Corporation shall have the following additional powers, authorities, duties, functions and obligations;

(i) The Owners Corporation shall have the power to recover all costs outlined in clause B) above from a lot owner as a debt by way of a levy charged to the lot;

(ii) The Owners Corporation must serve upon the owner a written notice of the contribution payable;

(iii) The Owners Corporation may charge interest upon any contribution payable under this By-law pursuant to

Report Date: 19th June 2017



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By-Laws

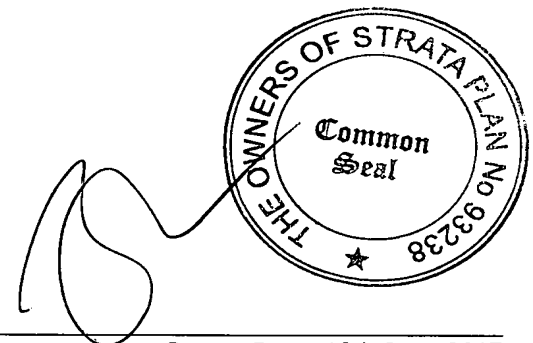
Strata Plan 93238

2 BURROWAY ROAD WENTWORTH POINT

section 79 of the Act;

(iv) The Owners Corporation may initiate debt recovery proceedings for any contribution payable under this By-Law pursuant to section 80 of the Act;

(v) All monies recovered by the Owners Corporation shall form part of the fund to which the relevant contribution belongs.



Report Date: 19th June 2017

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Approved Form 10

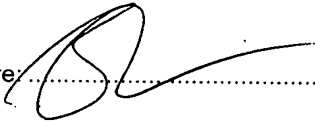
Certificate re Initial Period

The owners corporation certifies that in respect of the strata scheme:

*that the initial period has expired.

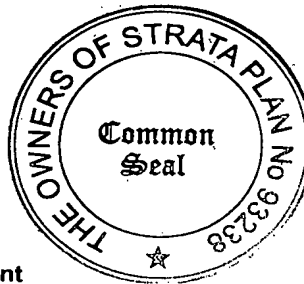
~~*the original proprietor owns all of the lots in the strata scheme and any purchaser under an exchanged contract for the purchase of a lot in the scheme has consented to any plan or dealing being lodged with this certificate.~~

The seal of The Owners - Strata Plan 93238 was affixed on 26 September 2017 in the presence of the following person(s) authorised by section 273 *Strata Schemes Management Act 2015* to attest the affixing of the seal.

Signature: 

Name: **Brad Wood of Netstrata**

Authority: **Appointed Managing Agent**



Lodger Details

Lodger Code 506516Q
Name ADVOCATUS LAWYERS & CONSULTANTS
Address L 26, 1 BLIGH ST
SYDNEY 2000
Lodger Box 1W
Email DARREN.KANE@ADVOCATUSLAWYERS.COM.AU
Reference SP93238-199

Land Registry Document Identification

AR496160

STAMP DUTY:

Consolidation/Change of By-laws

Jurisdiction NEW SOUTH WALES

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference	Part Land Affected?	Land Description
CP/SP93238	N	

Owners Corporation

THE OWNERS - STRATA PLAN NO. SP93238
Other legal entity

Meeting Date

29/06/2021

Amended by-law No.

Details NOT APPLICABLE

Added by-law No.

Details SPECIAL BY LAW 18, 19, 20, 21

Repealed by-law No.

Details NOT APPLICABLE

The subscriber requests the Registrar-General to make any necessary recording in the Register to give effect to this instrument, in respect of the land or interest described above.

Attachment

See attached Conditions and Provisions

See attached Approved forms

Execution

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of THE OWNERS - STRATA PLAN NO. SP93238

Signer Name DARREN CHARLES KANE

Signer Organisation DARREN CHARLES KANE

Signer Role PRACTITIONER CERTIFIER

Execution Date 07/10/2021



By-Laws

asd

Strata Plan 93238

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"Annexure A"

The Following are the Standard By-laws registered with the scheme. Strata Plan registration Date: 20/04/2016

1 The Community Association and The Community Management Statement

- (a) The Community Association is the primary management body for the Community Scheme.
- (b) The Community Association manages the Community Scheme according to the Community Management Statement.
- (c) The Community Association, the owners corporations in the Community Scheme and the owners and occupiers of lots in the Community Scheme are required to comply with the Community Management Statement.
- (d) Nothing in these by-laws entitles the Owners Corporation, an Owner or an Occupier not to comply with the Community Management Statement.
- (e) An Owner or Occupier must not do anything that would cause the owners corporation not to comply with the Community Management Statement.
- (f) If a by-law or a part of a by-law in this instrument is inconsistent with the Community Management Statement, the Community Management Statement prevails to the extent of any such inconsistency.
- (g) The Owners Corporation has the power to and must appoint a natural person as its representative at meetings of the Community Association.

2 The Committee and the Strata Management Statement

- (a) The Committee manages the Building according to the Strata Management Statement, any Codes and any applicable Committee Rules.
- (b) The Committee, the Owners Corporations in the Building and the owners and occupiers of lots in the Building are required to comply with the Strata Management Statement, any Codes and any applicable Committee Rules.
- (c) Nothing in these by-laws affects the obligation of the Owners Corporation, an Owner or an Occupier to comply with the Strata Management Statement, any Codes and any applicable Committee Rules.
- (d) An Owner or Occupier must not do anything that would cause the Owners Corporation not to comply with the Strata Management Statement, any Codes and any applicable Committee Rules.
- (e) If a by-law or part of a by-law in this instrument is inconsistent with the Strata Management Statement, any Code or any Committee Rule, the Strata Management Statement, Code or Committee Rule, as the case may be, prevail to the extent of any such inconsistency.
- (f) The Owners Corporation has the power to appoint a Representative and an Alternative Representative. The Owners Corporation must ensure that there is at least a Representative at all times. The power of the Owners Corporation under this subclause (f) may be exercised by the executive committee.

3 Exclusive Use By-Laws

3.1 Which are the Exclusive Use By-laws

Each by-law in Section 10, Section 11 and Section 12 is an Exclusive Use By-law.

3.2 What Exclusive Use By-laws do

- (a) The Owner of a Lot who has the benefit of an Exclusive Use By-law may allow the Occupier of their Lot to exercise the rights of the Owner under the Exclusive Use By-law. The Owner remains responsible to the Owners Corporation in connection with compliance with the Exclusive Use By-Law.
- (b) An Exclusive Use By-law, so far as it relates to a Lot, may only be amended, repealed or revoked by a special resolution of the Owners Corporation and with the consent of the Owner of the Lot.
- (c) The party or parties having the benefit of an Exclusive Use By-law in connection with an Exclusive Use Area which is the subject of an Easement must permit the Benefited Party to exercise their rights under the Easement.

Report Date: 3rd August 2021



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(d) The consent of the Owner having the benefit of an Exclusive Use By-law must be obtained to the creation of an Easement after the date of registration of these by-laws which affects or relates to the Exclusive Use Area the subject of the Exclusive Use By-law, which consent must not be unreasonably withheld if the proposed Easement does not impact adversely on the rights under the relevant Exclusive Use By-law relating to the Exclusive Use Area.

4 Consent

4.1 Consent of Owners Corporation

Where a by-law requires the consent of the Owners Corporation to a particular activity, unless stated otherwise in that by-law or unless the activity is a Restricted Matter, the consent may be given by either:

- (a) The Owners Corporation in general meeting; or
- (b) The Executive Committee at a duly convened meeting of the Executive Committee.

4.2 Consent of Owners Corporation may be revoked or withheld Consent given by the Owners Corporation under a by-law:

- (a) If practicable, may be revoked by the Owners Corporation in general meeting; and
- (b) Subject to by-law 4.4, may be granted or withheld in the absolute discretion of the Owners Corporation or be given conditionally.

4.3 Consent by Executive Committee may be revoked or withheld Consent given by the Executive Committee under a by-law:

- (a) If practicable, may be revoked by the Owners Corporation in general meeting; and
- (b) Subject to by-law 4.4, may be granted or withheld in the absolute discretion of the Executive Committee or be given conditionally.

4.4 Consent not to be withheld if approved by a Rule or Code

Neither the Owners Corporation nor the Executive Committee may withhold its consent to an application by an Owner or Occupier for consent to an activity which is an activity or in a class of activities approved by a current Rule or Code.

4.5 Consent conditions

Owners and Occupiers must comply with any condition in a consent.

5 Reporting

5.1 Obligation on Owners and Occupiers

Where a by-law requires an act or activity to be reported to the Owners Corporation, unless stated otherwise in the by-law:

- (a) If the Owners Corporation has appointed a Caretaker or building manager, that act or activity must be reported to the Caretaker or building manager; and
- (b) If the Owners Corporation has not appointed a Caretaker or building manager, that act or activity must be reported to the Managing Agent, or if a Managing Agent has not been appointed, to a member of the Executive Committee.

6 Service of Documents By Email

A document may be served on an Owner or Occupier by email if

- (a) The Owner or Occupier has given the Owners Corporation an email address for the service of documents;
- (b) The document is sent by email to that email address; and
- (c) The sending party's electronic equipment:
 - (i) Reports that the email has been sent; and
 - (ii) Does not report receipt of a failure notice.



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7 Behaviour and Responsibility on Common Property

7.1 General obligations

- (a) Owners and Occupiers must be adequately clothed when on Common Property.
- (b) Owners and Occupiers must not to break any Law when on Common Property.
- (c) Owners and Occupiers must take reasonable steps to ensure their invitees:
 - (i) Do not do anything that they cannot do under the By-laws; and
 - (ii) Are removed from the Building upon refusing to comply with the By-laws.

7.2 Prohibited behaviour

Owners and Occupiers must not:

- (a) Make noise or behave in a way likely to interfere with another's peaceful enjoyment of their Lot or Common Property;
- (b) Use language or behave in a manner likely to cause offence or embarrassment to the Owner or Occupier of another Lot or to any person lawfully using Common Property;
- (c) Obstruct the lawful use of Common Property by any person;
- (d) Smoke while on Common Property or allow smoke to emit from their Lot;
- (e) Bring or permit to enter, any heavy article which might cause structural Damage to the Building;
- (f) Do anything to damage or deface Common Property;
- (g) Interfere with any personal property vested in the Owners Corporation;
- (h) Damage any lawn, plant, tree or garden situated on or within Common Property;
- (i) Purposely damage or use part of a lawn or garden, a plant or tree for their own purpose;
- (j) Place or hang laundry on any part of the Common Property;
- (k) Attach or install any satellite dish to Common Property, or any part of a Lot visible from outside the Lot;
- (l) Use or interfere with any fire safety equipment except in the case of an emergency and must not obstruct any fire stairs or fire escape;
- (m) interfere with the operation of any Equipment installed in the Common Property;
- (n) Modify any existing Equipment (whether or not such Equipment is contained wholly within their Lot); or
- (o) Interfere with Common Property or remove any article from the Common Property placed there by direction or authority of the Owners Corporation.

7.3 Easements

Owners and Occupiers must not do anything to prevent, hinder or delay a Benefited Party from carrying out its rights under an Easement.

7.4 Duty to notify defects to Owners Corporation

Owners and Occupiers must inform the Owners Corporation of any noticeable defect they notice in the Common Property or personal property vested in the Owners Corporation.

7.5 Maintenance of installations

Notwithstanding section 62 of the Management Act, Owners and Occupiers must maintain and keep in a state of good repair or otherwise as reasonably required by the Owners Corporation, any installation that services their Lot to which the consent of the Owners Corporation has been given under the By-laws.

8 Visitor Car Spaces

8.1 Obligation on Owners and Occupiers

Owners and Occupiers:

- (a) Must not park or stand any Vehicle in a Visitor Car Space;
- (b) Must not permit any other person to park or stand a Vehicle in a Visitor Car Space unless that person is a genuine visitor of that Owner or Occupier (and is not a person who stays in that Owner's or Occupier's Lot for more than 2 consecutive nights at any one time);
- (c) Must not permit any contractor or employee of the Owner or Occupier to park or stand a Vehicle in a Visitor Car Space;



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- (d) Must not give any person a key or Security Key to the Building for the purposes of allowing that person to use a Visitor Car Space;
- (e) Must comply all Rules and Codes relating to the use of Visitor Car Spaces;
- (f) Must comply with the directions of the Owners Corporation and the Caretaker in connection with access to and use of the Visitor Car Spaces; and
- (g) Must ensure their visitors comply with the directions of the Owners Corporation and the Caretaker in connection with access to and use of the Visitor Car Space.

9 Shared Zone

9.1 Use of Shared Zone

- (a) Owners and Occupiers may only use the Shared Zone for entering and exiting Vehicles parked in Car Spaces immediately adjacent to the Shared Zone.
- (b) Owners and Occupiers must not:
 - (i) park or stand any Vehicle in the Shared Zone;
 - (ii) cause any other person or allow an invitee to park or stand a Vehicle in the Shared Zone;
 - (iii) leave any object within the Shared Zone; or
 - (iv) do anything that obstructs the Shared Zone, except during the course of using the Shared Zone in accordance with by-law 9.1(a).
- (c) Owners and Occupiers must:
 - (i) comply with the directions of the Owners Corporation and the Caretaker in connection with access to and use of the Shared Zone; and
 - (ii) comply with all Rules and Codes relating to the use of the Shared Zone.

10 Car Wash Bay

10.1 Use of Car Wash Bay

- (a) Owners and Occupiers may only use the Car Wash Bay for the washing and cleaning of Vehicles.
- (b) Owners and Occupiers:
 - (i) must not park or stand any Vehicle in the Car Wash Bay other than for washing and cleaning the Vehicle;
 - (ii) must not permit any other person to park or stand a Vehicle in the Car Wash Bay;
 - (iii) must comply with the directions of the Owners Corporation and the Caretaker in connection with access to and use of the Car Wash Bay; and
 - (iv) must comply with the Rules and Codes relating to the use of the Car Wash Bay.

11 Service Vehicle Parking Space

11.1 Obligation on Owners and Occupiers

Owners and Occupiers:

- (a) Must not park or stand any Vehicle in the Service Vehicle Parking Space unless it is a service vehicle parked temporarily by the Owner or Occupier, or by an invitee or contractor of the Owner or Occupier, for the purpose of loading and unloading goods and items belonging to that Owner or Occupier;
- (b) Must not permit any other person to park or stand a Vehicle in the Service Vehicle Parking Space unless it is a Vehicle of the kind and for the purpose referred to in by-law 11.1 (a);
- (c) Must not give any person a key or Security Key to the building for the purposes of allowing that person to use the Service Vehicle Parking Space;
- (d) Must comply with all Rules and Codes relating to the use of the Service Vehicle Parking Space;
- (e) Must comply with the directions of the Owners Corporation and the Caretaker in connection with access to and



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use of the Service Vehicle Parking Space;

(f) Must ensure their invitees and contractors comply with the directions of the Owners Corporation and the Caretaker in connection with access to and use of the Service Vehicle Parking Space.

12 Designated Matters

The Owners Corporation must:

(a) If the Original Owner serves notice requiring the Owners Corporation to do so, vote in favour of any motion in connection with a resolution of the Community Association to implement or give effect to or which otherwise beneficially affects any of the Community Designated Matters or which is of assistance to the Original Owner in the carrying out of the Community Designated Matters;

(b) If the Original Owner serves notice requiring the Owners Corporation to do so, vote against any motion in connection with a resolution of the Community Association which, if passed, would delay, hinder or prevent the implementation of or giving effect to or which would otherwise detrimentally affect any of the Community Designated Matters or which is not of assistance to the Original Owner in the carrying out of any of the Community Designated Matters;

(c) If the Original Owner serves notice requiring the Owners Corporation to do so, vote in favour of any motion in connection with a resolution of the Committee to implement or give effect to or which otherwise beneficially affects any of the Committee Designated Matters or which is of assistance to the Original Owner in the carrying out of the Committee Designated Matters; and

(d) If the Original Owner serves notice requiring the Owners Corporation to do so, vote against any motion in connection with a resolution of the Committee which, if passed, would delay, hinder or prevent the implementation of or giving effect to or which would otherwise detrimentally affect any of the Committee Designated Matters or which is not of assistance to the Original Owner in the carrying out of any of the Committee Designated Matters.

13 Security and Security Keys

13.1 Obligations and rights of Owners Corporation

(a) The Owners Corporation is responsible for the issue, the programming and coding and re-coding of Security Keys.

(b) Owners and Occupiers must return to the Owners Corporation or the Caretaker, their Security Keys for re-coding within 48 hours of being requested to do so by the Owners Corporation.

(c) The Owners Corporation may charge Owners and Occupiers a fee or a bond for:

(i) Any Security Key (whether it is a new Security Key, an additional Security Key or a replacement Security Key); and

(ii) The coding or re-coding of any Security Key.

(d) The Owners Corporation (acting reasonably) may restrict the number of Security Keys it makes available to any Owner or Occupier.

13.2 Obligations of Owners and Occupiers

(a) Owners and Occupiers must not do or permit anything which may prejudice the security or safety of the Building.

(b) Owners and Occupiers must close all security doors and gates when they pass through them.

(c) Owners and Occupiers must exercise great care in making a Security Key available to users of their Lot.

(d) When vacating a Lot, Occupiers must take all reasonable steps to ensure return of the Security Key to the Owner or the Owners Corporation.

(e) Owners and Occupiers must promptly notify the Owners Corporation if a Security Key is lost or destroyed.

(f) Owners and Occupiers must not duplicate or permit a Security Key to be duplicated.

(g) Owners and Occupiers must take all reasonable steps to ensure a Security Key is not lost or handed to any person other than another Owner or Occupier or to the Owners Corporation.

13.3 Access



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If it considers it necessary, the Owners Corporation may:

- (a) Close off or restrict by means of a Security Key access to any part of the Common Property not required for access to a Lot on either a temporary or permanent basis;
- (b) Exclude access to any part of the Common Property as a means of monitoring the security of the Building; and
- (c) Restrict by means of a Security Key access from one level of the Building to any other level.

13. 4 Restricted access

- (a) If the Owners Corporation restricts access under by-law 10.3, the Owners Corporation may make available to Owners and Occupiers free of charge or for a charge or bond (at the election of the Owners Corporation) the number of Security Keys which the Owners Corporation considers necessary.
- (b) The Owners Corporation may charge Owners and Occupiers a fee or a bond for any additional or extra Security Key they may require.
- (c) Owners and Occupiers must not duplicate or permit a Security Key to be duplicated and must take all reasonable steps to ensure a Security Key is not lost or handed to any person other than another Owner or Occupier or to the Owners Corporation.

13. 5 Owners Corporation may re-code Security Keys

The Owners Corporation has the power to re-code Security Keys and to require Owners and Occupiers to return their Security Keys to have them re-coded.

13. 6 Agreement with third party

The Owners Corporation has the power to make agreements with other parties to manage the Security Keys system for a charge, and if it does, Owners and Occupiers must deal with that party and pay the fee or bond that party may require for Security Keys.

14 Moving and Delivering

14.1 Large and heavy Items

- (a) This by-law relates to moving in and out of the Building, taking delivery of items in the Building and moving large or heavy items through the Common Property.
- (b) Subject to the other terms of these by-laws, when moving in and out of the Building or taking delivery of large or heavy items, Owners and Occupiers must:
 - (1) provide the Owners Corporation with no less than 48 hours prior written notice (to provide amongst other things sufficient time for the placement of protective curtains in the lift);
 - (2) not pass through either the Rowe Street or First Avenue Lobbies;
 - (3) use the Service Lift or the Loading Dock ramp located in Rowe Street;
 - (4) where appropriate, use street access from Rowe Street or First Avenue to access their Lot.
 - (5) comply with the reasonable requirements and reasonable Rules of the Owners Corporation.
- (c) If the Owners Corporation has appointed a Caretaker, Owners and Occupiers must comply with his requirements.

14.2 Damage

Owners and Occupiers must not do any damage to the Common Property, or must immediately make good any such damage they have caused to their Lot,

15 Access to Common Property by Service Providers

15.1 Obligation on Owners Corporation

The Owners Corporation must put in place arrangements to allow access to the Building by Service Providers.

16 Smoking



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- (a) Smoking is not permitted on any part of the Common Property, including in the Lobby, lift stairwell and corridor areas.
- (b) Smoke must not be permitted to enter Common Property areas or the Lot of any other person.
- (c) Cigarette butts must not be dropped or thrown onto Common Property or Lot of any other person.

17 Occupation and Use of Lots

17.1 General

(a) Owners and Occupiers must:

(i) Keep their Lot clean, tidy and in good repair; and

(ii) Comply with all Laws affecting their Lot.

(b) Owners and Occupiers must not:

(i) Store or use any chemical, liquid, gas or flammable material on their Lot unless it is to be used in the lawful, permitted use of their Lot;

(ii) Use, occupy or allow their Lot to be used or occupied:

(A) For any unlawful purpose; or

(B) For any purpose that may affect, lessen or damage the reputation of the Building;

(iii) Break any Law whilst on their Lot;

(iv) Place or hang laundry, towels, rugs, bedding or any other similar item on any part of their Lot that is visible from outside their Lot;

(v) Keep anything which is visible from outside their Lot which is inconsistent with the visual aesthetics of the Building;

(vi) Operate or allow to operate any device or electronic equipment on their Lot which interferes with any domestic appliance lawfully in use in the Building or another Lot;

(vii) Place, attach or hang from any part of their Lot or the Common

Property any aerial or any security device or wires; or

(viii) Install or operate any intruder alarm in their Lot which emits an audible signal.

17.2 Floor Coverings

Owners and Occupiers must ensure the floor space within their Lot is covered or otherwise treated so as to prevent the transmission of noise from such floor space which is likely to disturb the peaceful enjoyment of another Lot (kitchens, bathrooms and laundries excluded).

17.3 Window Coverings

(a) Owners and Occupiers must ensure the window treatment of their Lot (such as curtains, blinds, shutters and louvres) is either of a neutral or off white colour or a colour approved by the Owners Corporation.

(b) Owners and Occupiers must not attach, erect, install or affix vertical blinds in their Lot which are visible from outside their Lot.

(c) Owners and Occupiers must not tint the windows or glass doors of their Lot with reflective tint.

(d) Owners and Occupiers must not without the consent of the Owners Corporation:

(i) Tint the windows or glass door of their Lot with any type of tint;

(ii) Attach, erect, install or affix any window treatment to the outside of the windows or doors on their Lot (such as louvres, shutters, awnings, sun shades or sun blinds); or

(iii) Attach, erect, install or affix any bars, screens (whether security screens or insect screens), grilles, locks or any other safety device on the interior or exterior of windows or doors in their Lot which are visible from outside the Lot.

(e) Owners and Occupiers may, with the consent of the Owners Corporation, attach, erect, install or affix fly screens to the outside of the windows or doors on their Lot.

17.4 Cleaning windows

(a) Owners and Occupiers must keep clean all interior surfaces and exterior surfaces of glass in windows and doors on the boundary of their Lot, including so much as is Common Property, unless:



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- (i)The Owners Corporation resolves that it will keep the glass or specified part of the glass clean; or
- (ii)That glass or part of the glass cannot be accessed by the Owner or Occupier of the Lot safely or at all.

(b)The Owners Corporation may decide:

- (i)To keep clean that part of the Common Property which is the glass surface of any window or door
- (ii)Not to keep clean that part of the Common Property which is the glass surface of any window or door on the boundary of any Lot or Lots.

17.5 Balconies

(a)Owners and Occupiers must;

- (i)Keep the Balconies of their Lot clean, tidy and in good repair; and
- (ii)Ensure those parts of the Balcony rails and door and window frames on the boundary of their Lot which are Common Property are cleaned on a regular basis so as to prevent corrosion, rusting and weathering.

(b)Owners and Occupiers must not place any item on the Balcony of their Lot;

(i)Which is fixed;

(ii)Which is inconsistent with the Balcony's use as a Balcony; or

(iii)Which is inconsistent with the aesthetics and appearance of the Building.

(c)Owners and Occupiers must not use the Balcony of their Lot for storage purposes.

(d)Owners and Occupiers must not place or hang laundry, towels, rugs, bedding or any other similar item on the Balcony of their Lot.

17.6 Winter Gardens

(a) Owners and Occupiers must;

(j)Keep the Winter Garden of their Lot clean, tidy and in good repair; and

(ii)Ensure those parts of the Winter Garden's rails and door and window frames on the boundary of their Lot which are Common Property are cleaned on a regular basis so as to prevent corrosion, rusting and weathering.

(b)Owners and Occupiers must not place any item on the Winter Garden of their Lot;

(i)Which is fixed;

(ii)Which is inconsistent with the Winter Garden's use as a winter Garden; or

(iii)Which is inconsistent with the aesthetics and appearance of the Building.

(c)Owners and Occupiers must not use the Winter Garden of their Lot for storage purposes.

(d)Owners and Occupiers must not place or hang laundry, towels, rugs, bedding or any other similar item on the Winter Garden of their Lot.

17.7 Planter Box

(a)An Owner or Occupier whose Lot includes a Planter Box on the boundary of the Lot or a Balcony or Winter Garden adjoining or within the Lot must ensure that:

(i)So far as is practicable any grass and plants in the Planter Box are Maintained in a healthy and vigorous condition;

(ii)Any grass or plant which is damaged, diseased or dies is promptly replaced, where practicable, with grass or a plant of the same species and similar size or with another plant as agreed with the Owners Corporation;

(iii)The Planter Box and Irrigation System are properly Maintained and kept in a state of good repair in accordance with the directions given by the Owners Corporation from time to time; and

(iv)The Irrigation System is not turned off, removed or otherwise interfered with.

(b)If an Owner or Occupier fails to comply with this by-law 17.6 the Owners Corporation may give notice requiring compliance.

(c)If an Owner or Occupier fails to comply with a notice given under this by-law

17.6, The Owners Corporation may at the expense of the Owner or Occupier, carry out works reasonably necessary to ensure compliance with this by-law17.6.

(d)Any expense incurred by the Owners Corporation under this by-Jaw 17.6 is recoverable as a debt against the Owner or Occupier in a court or tribunal of competent jurisdiction.

17.8 Barbeques



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Owners and Occupiers must not:

(a) Place or operate a barbeque on the Balcony of their Lot unless:

(i) It has a cover; or

(ii) It is a barbeque approved by, or a type approved by, the Owners Corporation; or

(b) Permit any smoke or odour to emit from a barbeque on their Lot which causes or is likely to cause a nuisance to the Owners and Occupiers of other Lots.

17.9 Car Spaces

(a) If a Lot comprises a Car Space, such Car Space must only be used for the parking of registered and operational Vehicles and must not be used for any other purpose, including:

(i) As a storage area;

(ii) For the washing of Vehicles or equipment;

(iii) For the carrying out of mechanical or other repairs; or

(iv) To park boats, caravans or trailers.

(b) An Owner or Occupier must not install or erect any storage facility, whether fixed or moveable, within a Car Space.

(c) A Car Space must not be enclosed.

(d) The Owners Corporation is not responsible for:

(i) Anything stolen from a Car Space; or

(ii) Damage to a Vehicle in a Car Space, including, damage to a Vehicle entering or leaving the Car Space.

17.10 Storage Spaces

(a) Owners and Occupiers:

(i) Must keep their Storage Space clean and tidy;

(ii) Must keep clear the fire sprinklers in their Storage Space;

(iii) Must not store any inflammable material in their Storage Space;

(iv) May only use their Storage Space for storage purposes associated with the use of their Lot and for no other purpose.

17.11 Commercial operations

(a) The Owners Corporation must be notified by an Owner or Occupier:

(i) Who is carrying out or intends to carry out; or

(ii) Who permits or intends to permit any person to carry out, commercial operations from their Lot.

(b) On request by the Owners Corporation, each Owner and Occupier of a Lot must give the Owners Corporation a copy of the consents they hold in connection with any commercial activities being operated on their Lot.

(c) The provisions of this by-law do not apply to any commercial activities carried out on the Display Lot and the Management Lot.

18 Access Through Lots

18.1 Owners Corporation and Caretaker may have access

(a) The Owners Corporation and the Caretaker, by each of their respective agents, employees and/or contractors and, with or without tools and materials may enter, have access to and go through a Lot or any part of a Lot for the purposes of:

(i) Carrying out work required to be carried out by the Owners Corporation in accordance with the requirements of the Management Act;

(ii) Carrying out work required to be carried out by the Owners Corporation by a notice served on it by any Authority;

(iii) Carrying out work required to be carried out by the Owners Corporation by an order under the Management Act;

(iv) Carrying out work required to be carried out by the Owners Corporation in accordance with its rights and obligations in these by-laws;

(v) Carrying out work to the gardens and planter boxes in the Common Property; and



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(vi) Accessing anchor points attached to Common Property adjacent to or near the Lot.

18.2 Obligation on Owners and Occupiers

(a) Owners and Occupiers must permit the Owners Corporation and the Caretaker to temporarily store any necessary equipment or material on their Lot in order for the Owners Corporation and the Caretaker to undertake their respective functions in this by-law.

(b) Owners and Occupiers must not obstruct or hinder the Owners Corporation or the Caretaker in the exercise of their respective functions in this by-law.

(c) If access is required through a Car Space then the Owner or Occupier of the relevant Lot must temporarily move any Vehicle from the Car Space if requested to do so by the Owners Corporation or the Caretaker.

19 Rules and Codes

19.1 Power of Owners Corporation to make Rules and Codes

The Owners Corporation may make Rules and Codes relating to matters associated with:

(a) The use and management of the Building;

(b) The security and control of the Building;

(c) The manner of treating windows and glass doors of Lots (such as the type and colour of permitted window treatment);

(d) The type of bars, screens (whether security screens or insect screens), grilles, locks or any other safety devices on the interior or exterior of windows or doors in Lots;

(e) The appearance of Lots;

(f) The appearance of the Building;

(g) The type of furniture and other items which are prohibited from being placed on Balconies;

(h) The type of Signs;

(i) Pets within the Parcel including:

(i) The manner in which applications for consent are to be made;

(ii) Which pets are permitted without the consent of the Owners Corporation;

(iii) Which pets are permitted with the consent of the Owners Corporation, which may not be unreasonably withheld;

(iv) The information to be included when making an application for consent; and

(v) Procedures to be followed if there is a breach of the Rule; and

(j) Any other matter determined by the Owners Corporation.

19.2 Amending or replacing Rules or Codes

(a) The Owners Corporation may amend or replace any Rule or Code,

(b) The Owners Corporation must display any new or amended Rule or Code on the notice board of the Building for at least 7 days, or send a copy to each Owner.

(c) An Owner must send a copy of any new Rule or Code to any Occupier of their Lot within 7 days of receiving a copy from the Owners Corporation.

19.3 Owners and Occupiers bound

Owners and Occupiers are bound by the Rules and the Codes and must comply with them at all times.

19.4 Breach

Breach of a Rule or Code by an Owner, Occupier or the Owners Corporation will be regarded as, and deemed to be, a breach of these By-laws.

20 Provision of Amenities or Services

20.1 Owners Corporation may contract out

The Owners Corporation may determine to enter into arrangements for the provision of amenities or services to one or more of the Lots, or to the Owners or Occupiers of one or more of the Lots, including (this list is not exhaustive):



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- (a) window cleaning;
- (b) Garbage disposal and recycling services;
- (c) electricity, water or gas supply; and
- (d) telecommunication services (for example, cable television).

20.2 Services fee

If the Owners Corporation makes a resolution referred to in by-law 20.1 to provide an amenity or service to a Lot or to the Owner or Occupier of a Lot, it must indicate in the resolution the amount for which, or the conditions on which, it will provide the amenity or service.

21 Complaints, Applications and Breach

21.1 Complaints and applications to be in writing

(a) Any complaint or application to the Owners Corporation or the Executive Committee by an Owner or Occupier must be addressed in writing to the party nominated from time to time by the Owners Corporation to accept that complaint or application.

(b) If the Owners Corporation has not made a nomination, then complaints and applications must be addressed to the Managing Agent, or if the Owners Corporation has not appointed a Managing Agent, to the Executive Committee.

21.2 Remedy against an Owner or Occupier

(a) The Owners Corporation may do anything on a Lot or in connection with a Lot which should have been done by an Owner or Occupier under the By-laws or under any Rules made by the Owners Corporation but which has not been done, or has not been done properly.

(b) If an Owner or Occupier of a Lot is in breach of the By-laws or any applicable Rules, the Owners Corporation may give a notice of the breach to the Owner or Occupier of the Lot.

(c) The notice of breach must:

- (i) Specify the nature of the breach;
- (ii) Set out the provisions in the Management Act, the By-laws or any applicable Rules upon which the Owners Corporation relies;
- (iii) Provide a reasonable period, having regard to the nature of the breach, for the Owner or Occupier of a Lot, to remedy the breach; and
- (iv) Specify when it proposes to do the thing it is entitled to do under by-law

21.2(d), including entering their Lot.

(d) If a notice of breach has been served and the Owner, Occupier of a Lot has failed to remedy the breach in accordance with the requirements of the notice, then the Owners Corporation is entitled to:

- (i) Enter and remain on the Lot for as long as it is necessary;
- (ii) Carry out works; and
- (iii) Recover any costs under the By-laws from the Owner or Occupier of the Lot.

(e) The Owners Corporation may recover any monies owing to it under these By-laws as a debt in any competent court of jurisdiction.

(f) During the period an amount payable under this by-law remains unpaid, interest on that unpaid amount is payable to the Owners Corporation, such interest to be payable on demand and calculated on daily balances at the rate equal to 2% per annum above the rate quoted from time to time by the Owners Corporation's principal bankers on overdraft accommodation in excess of \$100,000.00.

22 Lease or Licence of Lots

22.1 General

This by-law applies to Lots that are leased or licensed or otherwise occupied by a party other than the Owner.



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22.2 Obligations of Owners

(a) If an Owner of a Lot has leased or licensed that Lot, the Owner must:

(i) ensure the Occupiers of the Lot have a copy of the most recent version of the By-laws and of any Rule or Code (including any amendments or changes from time to time)

(ii) ensure the Occupiers comply with the By-laws and any Rule or Code;

(iii) act promptly to comply with any reasonable notice the Owner may receive from the Owners Corporation, the Executive Committee, the Managing Agent; the Caretaker or building manager (if any) about the Occupiers;

(iv) take all action available to ensure the Occupiers comply with all By-laws, Rules and Codes or any reasonable notice the Owner receives from the Owners Corporation.

(v) no later than 7 days after the commencing date of any rental agreement, provide to the Owners Corporation and the Caretaker (if any) a copy of the rental agreement together with contact details of the Occupier and the managing agent; and

(vi) ensure the Occupier give to the Owners Corporation or the Caretaker (if any) a photo identification of the Occupier no later than 7 days after the commencing date of the rental agreement.

(b) If an Owner intends showing a Lot or permitting another person to show a Lot to a prospective Occupier before 9:00am in the morning or after 9:00pm in evening, then for the proper safety and security of the Building the Owner must notify the Owners Corporation and Caretaker (if any) of these times.

22.3 Obligations of Occupiers

If an Owner of a Lot has leased or licensed that Lot, the Occupier:

(a) must comply with the By-laws and any Rule or Code;

(b) must promptly comply with any notice it receives from the Owners Corporation, the Executive Committee, the Managing Agent, the Caretaker or building manager (if any)

(c) when requested to do so, must promptly give the Owners Corporation and the Caretaker the Occupier's contact details; and

(d) when requested to do so, must promptly give the Owners Corporation and the Caretaker the Occupier's photo identification.

23 Compensation to the Owners Corporation

23.1 Damage

Owners and Occupiers must compensate the Owners Corporation for any damage to the Common Property or personal property vested in the Owners Corporation caused by them or any of their invitees.

23.2 Costs

Owners and Occupiers must reimburse the Owners Corporation for any costs incurred by the Owners Corporation as a result of breach of the by-laws by them or anyone under their control.

24 Reimbursement of Owners Corporation

(a) if any part of the Common Property, or any personal property of the Owners Corporation, is damaged by the action or inaction of an Owner or Occupier, or any invitee of that Owner or Occupier, the Owners Corporation may, subject to the Management Act, recover from the Owner or the Occupier as applicable, as a debt due and payable to the Owners Corporation, the costs reasonably incurred by the Owners Corporation in rectifying the damage.

(b) If as a result of the action or inaction of an Owner or Occupier, or any invitee of that Owner or Occupier, any:

(i) emergency service agency (such as the fire brigade); or

(ii) service provider

is required to and attends the Building and, as a result of that attendance, a charge is imposed on, or any costs incurred by, the Owners Corporation, the Owners Corporation may recover the amount of that charge or those costs, as applicable, from the relevant Owner or Occupier as a debt due and payable to the Owners Corporation.

(c) If the costs incurred by, or the charges imposed on, the Owners Corporation, as described in this by-law, are



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not reimbursed in full to the Owners Corporation within one month after the date on which notice of those costs or charges has been given to the relevant Owner or Occupier, the Owner or Occupier, as applicable, will be liable for and must pay interest on the applicable costs or charges (or so much of them that remain unpaid) at the interest Rate until the costs or damages are reimbursed in full.

(d) If any costs, charges or interest referred to in this by-law remain unpaid, the Owners Corporation may include reference to that debt on notices issued in respect of the Lot under Section 109 of the Management Act.

25 Animals

25.1 Permitted

(a) Subject to section 49(4) of the Management Act and by-laws 24.1(b), 24.1(c), 24.2 and 24.3, Owners and Occupiers may keep an animal or animal in their Lot with the consent of the Owners Corporation which consent must not be reasonably withheld,

(b) All dogs and cats must be registered with the appropriate Authority.

(c) No more than 2 animals may be kept or permitted to remain on a Lot at any one time.

25.2 Prohibited

The following animals are not permitted to visit or be kept on any Lot or on any part of the Parcel:

(a) any dog and cat that is not registered with the appropriate Authority

(b) any dog which is declared dangerous under the Companion Animals Act 1998 (NSW)

(c) any animals declared by the Executive Committee to be a prohibited animal (the provisions of this by-law are not retrospective); and

(d) and dog which the Australian Government prohibits from importation into Australia (the provisions of this by-law are not retrospective)

24.3 Pet Policy

(a) owners and Occupiers must comply with the Pet Policy, for the Building.

(b) if an Owner or Occupier has an animal and has repeatedly failed to comply with the Pet Policy, then in addition to the rights of the Owners Corporation under by-law 20.2, after a notice of breach, is served and not remedied, the Executive Committee may, acting reasonably, require that the subject animal is permanently removed from the Building.

25.4 Obligations

In relation to any animal owned or in the care of an Owner or Occupier or owned or in the care of any visitor or invitee of an Owner or Occupier, the Owner or Occupier must:

(a) clean up all excrement or refuse left on Common Property by the animal

(b) make good, or bear the cost of making good, any damage to Common Property by the animal; and

(c) ensure all animals are on a leash, caged or otherwise contained when on the Common Property.

26 Signs

26.1 Prohibited

Owners must not attach, erect or exhibit a Sign to or on Common Property or their Lot which is visible from outside their Lot.

26.2 Qualification

The provisions of this by-law do not apply to a Sign attached, erected or exhibited:

(a) on any part of the Building by the Original Owner, a party on behalf of the Original Owner or a party authorised by the Original Owner;

(b) on any part of the Building by the Developer, any party on behalf of the Developer or any party authorised by



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the Developer;

(c) on any part of the Building by the Building Manager or a party on behalf of the Building Manager in connection with a service or duty provided by the Building Manager to the Owners Corporation; or

(d) on any part of the Building pursuant to the right to do so under an Exclusive Use By-law or Easement.

27 Notice Board

(a) The Owners Corporation may install and keep in an appropriate location within the Common Property a notice board (Notice Board).

(b) It is intended that, if installed, the Owners Corporation use the Notice Board to display copies of notices of meetings of the Owners Corporation and of the executive committee, the minutes of such meetings and any other notices or information which the Owners Corporation considers appropriate to be displayed.

28 Garbage Disposal for All Lots

28.1 General

(a) Owners and Occupiers may only dispose of Garbage in the manner contemplated by this by-law.

(b) Owners and Occupiers must not place or leave Garbage anywhere on the Common Property other than in accordance with the By-laws or as directed by the Owners Corporation.

(c) Owners and Occupiers must:

(i) Promptly remove any Garbage that may have been spilled anywhere on the Common Property; and

(ii) Promptly clean the area on which the Garbage has been spilled.

28.2 Non-recyclable Garbage

(a) Garbage that is non-recyclable material must be:

(i) Separated from Garbage that is recyclable;

(ii) prepared and separated in accordance with any applicable recycling guidelines for the Building (prepared by the Owners Corporation, the Council or any relevant Authority); and

(iii) Securely wrapped in small parcels (any tins or other containers must be completely drained before being wrapped).

(b) Garbage that is non-recyclable material must be placed in the garbage chute located nearest to the relevant Owner's or Occupier's Apartment.

(c) Owners and Occupiers must not place or leave Garbage that is non-recyclable material in any Garbage Room, in any Garbage Chute Room or anywhere else on the Common Property.

28.3 Recyclable Garbage

(a) Garbage that is recyclable material must be:

(i) Separated from Garbage that is non-recyclable;

(ii) Prepared and separated in accordance with any applicable recycling guidelines for the Building (prepared by the Owners Corporation, the Council or any relevant Authority); and

(iii) in the case of bottles, completely drained.

(b) Garbage that is recyclable material must be placed in the relevant receptacles located in the Designated Recyclable Garbage Areas.

29 Insurance Premiums

29.1 Obligations of Owners and Occupiers

(a) Unless there is prior written consent of the Owners Corporation, Owners and Occupiers may not do or permit anything which may invalidate, suspend or increase the premium for any insurance policy effected by the Owners Corporation.



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(b) Owners and Occupiers must immediately notify the Owners Corporation of any activity carried out, intended to be carried out or permitted to be carried out on their Lot which may increase the premiums for the insurances held by the Owners Corporation.

29.2 Owner or Occupier liable

(a) Consent under by-law 29.1(a) allows the Owners Corporation to require an Owner or Occupier to reimburse the Owners Corporation for the higher premium.

(b) Owners are responsible to pay the amount by which any insurance premium may increase as a result of any activity being carried out on their Lot. The increased amount must be paid from time to time on demand from the Owners Corporation. A letter from the broker for the Owners Corporation is, in the absence of manifest error, conclusive evidence of the increased amount.

30 Building Works

30.1 Approval of Owners Corporation required

(a) Building Works are either Minor Building Works or Major Building Works

(b) Owners who intend to carry out Minor Building Works must comply with by-law 30.

(c) Owners who intend to carry out Major Building Works must comply with by-law 31.

30.2 Occupiers

Occupiers must not carry out Minor Building Works or Major Works of any kind.

30.3 Qualification

The provision of this by-law do not apply:

(a) to any Building Works carried out by or on behalf of the Original Owner;

(b) to any Building Works carried out by or on behalf of the Owner of the Management Lot; and

(c) any Fit Out Works carried out pursuant to the right to do so under an Exclusive Use By-law.

31 Minor Building Works

31.1 Pre-conditions to commencing to carry out Minor Building Works

Owners must not carry out or commence to carry out Minor Building Works unless:

(a) The Owners Corporation has been given the following written information in connection with the works at least 14 days prior to commencing the works:

(i) Details of the nature of the works;

(ii) Details of the builder/contractor carrying out the works (and a point of contact (including name and telephone number)); and

(iii) Details of the proposed commencing date and completion date of the works;

(b) All necessary consents from the relevant Authorities have been procured (including a Development Consent (if applicable)) and copies given to the Owners Corporation;

(c) All relevant insurances (if applicable) are in place and copies of the policy and a certificate of currency given to the Owners Corporation; and

(d) If it is intended that Flooring Works be carried out and if the Owners Corporation so requests, provide a report from an acoustic engineer, confirming that the proposed flooring finish will comply with the Building Code of Australia, or any other applicable Code, in respect of any requirements relating to sound transmission and insulation.

31.2 Conditions when carrying out Minor Building Works

An Owner carrying out Minor Building Works must:

(a) Comply with the reasonable requirements of the Owners Corporation relating to their conduct;

(b) Comply with the requirements of all relevant Authorities and the consents from the relevant Authorities;

(c) Ensure the works are carried out in a proper and workmanlike manner; (d) use only qualified and, where appropriate, licensed tradesmen;

(e) Ensure the works are carried out without undue delay;



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(f) Ensure no materials, tools, rubbish or debris are left lying about the Common Property;

(g) Cause as little disturbance as is practicable to other Owners and Occupiers;

(h) Ensure no damage is done to any service lines or services installed in the Building, or if damage is caused, immediately make good that damage;

(i) Ensure no damage is caused to the Common Property, or if damage is caused, immediately make good that damage;

j) Ensure no damage is caused to the property of any other Owner or Occupier, or if damage is caused, immediately make good that damage; and

(k) Ensure the works are only carried out within the times permitted by any Development Consent or if there is no Development Consent within any reasonable times prescribed by the Owners Corporation.

31.3 Completion of Minor Building Works

An Owner must on completion of the Minor Building Work, if the Owners Corporation so requests, provide within 14 days of such a request:

(a) A certificate from an appropriately qualified consultant, or consultants, that neither the carrying out of the Minor Building Work nor the use of the result of the Minor Building Work has:

(i) Damaged or interfered with, or will damage or interfere with, any service lines, pipes or conduits whether Common Property or otherwise;

(ii) Damaged or interfered with, or will damage or interfere with, any Common Property that is part of a wall or any other boundary between Lots;

(iii) Damaged or interfered with, or will damage or interfere with, any water proofing or other membrane whether Common Property or otherwise; and

(iv) Detrimentally affected, or will detrimentally affect, the acoustic insulation or the fire protection integrity of the building elements (walls, floors, ceilings and the like) surrounding the Lot; and

(b) If works involved Flooring Works, a report from an acoustic engineer confirming that the relevant flooring finish complies with the Building Code of Australia, or any other applicable Code, in respect of any requirements relating to sound transmission and insulation.

32 Major Building Works

32.1 Approval of Owners Corporation required

Owners must not carry out or commence to carry out Major Building Works unless the works and the plans and specifications relating to the works are first approved by the Owners Corporation in the manner contemplated by this by-law.

32.2 Application to Owners Corporation

An Owner wishing to procure the approval of the Owners Corporation to Major Building Works must:

(a) Make an application in writing to the Managing Agent (or if a managing agent has not been appointed, to the Secretary);

(b) Include with the application:

(i) Any fee prescribed by the Owners Corporation;

(ii) Detailed plans and specifications for the Major Building Works;

(iii) A description of the proposed Major Building Works; and

(iv) Information as to:

(A) whether the proposed Major Building Works are to Common Property or may affect Common Property in any way; and

(B) Whether the proposed Major Building Works will or are likely to impact on or affect the structural integrity of the Building.

32.3 Rights in Owners Corporation

(a) In order for the Owners Corporation to process an application for approval for Major Building Works, the Owners Corporation may:

(i) Require the applicant to submit further information, such as, further plans, specifications or reports;



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- (ii) Waive the requirement to submit detailed plans and specifications;
- (iii) Require the applicant to provide a report or certification from a suitably qualified consultant (approved by the Owners Corporation and addressed to the Owners Corporation) confirming the proposed Major Building Works will not impact on the structural integrity of the Building; or
- (iv) Appoint a consultant to review any material or any information provided by the applicant and to make recommendations (the Owners Corporation may require the applicant to pay for or accept responsibility for payment of the consultant's fees) - new sentence?
- (b) In processing an application, the Owners Corporation:
 - (i) May act in its own discretion;
 - (ii) Approve it unconditionally or may impose conditions; and
 - (iii) May disregard its previous decisions.
- (c) In processing an application, the Owners Corporation may require the payment of a bond;
- (i) To be applied at the discretion of the Owners Corporation towards any cost incurred by the Owners Corporation in connection with the Major Building Works;
- (ii) To be applied by the Owners Corporation towards rectification of any possible damage to Common Property as a result of carrying out the Major Building Works; and
- (iii) To be applied by the Owners Corporation towards any costs incurred by the Owners Corporation in carrying out its rights and functions under this by-law 32.
- (d) The role of the Owners Corporation in processing and approving an application is procedural only. The Owners Corporation does not take any responsibility for the adequacy or appropriateness of any approval it may give.
- (e) If the Owners Corporation has not approved an application for Major Building Works within 42 days of receiving the application then the Owners Corporation will be regarded as not approving the application before it.
- (f) The Owners Corporation may revoke an approval if an Owner does not comply with the conditions in the approval.

32.4 Pre-conditions to commencing to carry out Major Building Works

- (a) The provisions of this by-law apply to all Major Building Works, whether to a Lot or to Common Property.
- (b) Owners must not commence to carry out Major Building Works unless:
 - (i) The Owners Corporation has approved the works in accordance with by-law 32.1;
 - (ii) The Owners Corporation has approved the plans and specifications for the Major Building Works in accordance with by-law 32.1 ;
 - (iii) All necessary consents from the relevant Authorities have been procured (including a Development Consent (if applicable) and copies provided to the Owners Corporation;
 - (iv) All relevant insurances (if applicable) are in place and copies of the policy and the certificate of currency provided to the Owners Corporation;
 - (v) The bond (if any) required by the Owners Corporation, has been paid to the Owners Corporation;
 - (vi) The Owners Corporation has been given reports and any other information requested by the Owners Corporation in connection with the Major Building Works; and
 - (vii) The Owners Corporation has been given details of the builder/contractor carrying out the works (and a point of contact (including name and telephone number)).

32.5 Pre-conditions to commencing to carry out Major Building Works to Common Property

- (a) The provisions of this by-law apply to Major Building Works to Common Property.
- (b) If Major Building Works (or some part of them) are to Common Property, then in addition to complying with other relevant parts of this by-law 32, the Owner to whom approval has been given must not commence to carry out the Major Building Works unless:
 - (i) A special resolution has first been passed at a meeting of the Owners Corporation specifically authorizing the carrying out of the works; and
 - (ii) If the ongoing maintenance of the Common Property affected by the works is to be the responsibility of the Owner:
 - (A) A special resolution has first been passed at a meeting of the Owners Corporation stipulating the ongoing maintenance of the relevant parts of the Common Property is the responsibility of the Owner;
 - (B) The Owners Corporation has made and registered a by-law to that effect; and
 - (C) The Owner has given the Owners Corporation its written approval to the making of the by-law.



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32.6 Conditions when carrying out Major Building Works

When carrying out Major Building Works an Owner to whom approval has been granted must:

- (a) Comply with the reasonable requirements of the Owners Corporation and any conditions in the approval from the Owners Corporation;
- (b) Comply with the requirements of all relevant Authorities and the consents from the relevant Authorities;
- (c) Ensure the works are carried out in a proper and workmanlike manner;
- (d) Use only qualified and, where appropriate, licensed tradesmen;
- (e) Ensure the works are carried out without undue delay;
- (f) Ensure no materials, tools, rubbish or debris are left lying about the Common Property;
- (g) Cause as little disturbance to other Owners and Occupiers as is practicable;
- (h) Ensure no damage is done to any service lines or services installed in the Building, or if damage is caused, immediately make good that damage;
- (i) Ensure no damage is caused to the Common Property, or if damage is caused, immediately make good that damage;
- (j) Ensure no damage is caused to the property of any other Owner or Occupier, or if damage is caused, immediately make good that damage; and
- (k) Ensure the works are only carried out within the times permitted by any Development Consent or (if applicable) within the times permitted by the approval from the Owners Corporation.

32.7 Access to Common Property

The Owner to whom approval has been granted to carry out Major Building Works is authorized access to all relevant parts of the Common Property for the purposes of carrying out the Major Building Works for such reasonable period of time as may be necessary to carry out the Major Building Works (or for such time as permitted in any approval to the Major Building Works from the Owners Corporation).

32.8 Completion of Major Building Works

On completion of Major Building Works, the Owner who has carried out the works must:

- (a) Ensure all rubbish and debris caused by the works is removed from the Building and environs;
- (b) Ensure the Common Property is left clean and tidy;
- (c) If required by the Owners Corporation, give the Owners Corporation a set of as-built plans of the works; and
- (d) If required by the Owners Corporation, give the Owners Corporation a letter from a suitably qualified consultant (addressed to the Owners Corporation) certifying the completed Major Building Works do not impact on the structural integrity of the Building or upon Common Property.

32.9 Major Building Works must comply with Laws and requirements of Authorities

An Owner who has carried out Major Building Works must ensure the completed works comply with the requirements of all relevant Laws and Authorities and do not result in the Owners Corporation breaching any Law or the requirements of any Authority.

32.10 Indemnity

An Owner who has carried out Major Building Works agrees to indemnify the Owners Corporation and keep the Owners Corporation indemnified for all costs, losses, expenses and damages incurred by the Owners Corporation:

- (a) In connection with the Major Building Works (including costs for approving the Major Building Works); and
- (b) Arising out of damage to property (including, without limitation, to the Common Property) or injury to persons as a result of carrying out the Major Building Works or resulting from the Major Building Works once installed.

32.11 Right in Owners Corporation to remedy

At its election, the Owners Corporation may:

- (a) Perform any obligation which an Owner has failed to perform, within a reasonable time after written notice from the Owners Corporation;
- (b) Enter any part of the Parcel to carry out its rights in this by-law; and
- (c) Recover the costs incurred by the Owners Corporation in carrying out its rights in this by-law as a debt due and owing to the Owners Corporation by the Owner of the relevant Lot, together with interest on any monies due to the Owners Corporation under this by-law and not paid within one month of written demand for payment, such interest to be calculated on daily balances at the rate of 10% per annum, and calculated from the date of receipt by the Owner of the relevant invoice until payment is made.

32.12 Future alterations to Major Building Works



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Owners and Occupiers must not make any alterations, additions or modifications to Major Building Works, once installed, without following the procedures in this by-law 32.

32.13 Major Building Works not permitted to remain

Owners must not permit to remain on their Lot or Common Property any Major Building Works which have not been approved by the Owners Corporation in accordance with this by-law 32. The provisions of this by-law do not apply to any Major Building Works carried out prior to the date of registration of this by-law.

32.14 Development Consent

Approval by the Owners Corporation to a Development Application must not be regarded as approval by the Owners Corporation to carry out the Major Building Works the subject of the Development Application. Approval of the Owners Corporation to the Major Building Works must be obtained following the procedures in this by-law 32.

33 Caretaker Agreement

33.1 Appointment

The Owners Corporation may:

(a) Appoint a Caretaker to provide the Building Services for the purposes of assisting the Owners Corporation in its functions of managing the Common Property, controlling the use of the Common Property and maintaining and repairing the Common Property; and

(b) Enter into a Caretaker Agreement referred to in by-law 33.2 to provide those services.

33.2 Terms of the Caretaker Agreement

(a) There may be several Caretaker Agreements.

(b) The first Caretaker Agreement may be for the Initial Period and consecutive agreements may be for such term as agreed between the Owners Corporation and the Caretaker.

(c) The Caretaker Agreement may contain provisions which:

(i) Provide for remuneration to the Caretaker of an annual fee to be agreed between the Owners Corporation and the Caretaker; and

(ii) Provide for the annual fee to be reviewed annually in accordance with the consumer price index.

(d) The agreement may include provisions about:

(i) The manner in which the Caretaker must carry out the Building Services;

(ii) The manner in which employees and contractors are to be engaged;

(iii) The manner in which the Caretaker may be reimbursed for expenses; and

(iv) The manner in which the agreement may be assigned.

(e) The agreement may contain provisions pursuant to which the Owners Corporation:

(i) Consents to the Caretaker providing the Apartment Services and the Real Estate Services;

(ii) Permits the Caretaker to use any part of the Common Property for any of the following purposes providing the Building Services, the Apartment Services and the Real Estate Services or any of them; and

(iii) Agrees not to permit any other party to use the Common Property or any part of it for the purpose of providing services similar to the Building Services, Apartment Services or the Real Estate Services.

33.3 Part of Common Property for use by Caretaker

The part of the Common Property designated "AX" on the Strata Plan are regarded as appropriate for the purposes referred to in by-law 33.2(e) (ii).

34 Obstruction of the Caretaker

34.1 Obligations on Owners and Occupiers

Owners and Occupiers must not:

(a) Interfere with or obstruct the Caretaker from providing the services contemplated by the Caretaker Agreement; and

(b) Interfere with or obstruct the Caretaker from using any part of the Common Property in providing the services



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contemplated by the Caretaker Agreement.

35 About the By-laws in this Section

35.1 Exclusive Use By-laws

The by-laws in this Section are Exclusive Use By-laws conferring on the Owner of the Lots the subject of this Section exclusive use rights and special privileges in respect of the Common Property. Refer to by-law 3 for an explanation of Exclusive Use By-laws.

35.2 Definitions

In this Section:

- (a) "Lot" means each Residential Lot;
- (b) "Owner" means the Owner of a Lot the subject of this by-law;
- (c) "Air Conditioning System" in connection with a Lot means the split system air conditioning system, either within the Lot or located on the Common Property.
- (d) "Hot Water System" means the central hot water system within the Building, including all equipment, hot water meters and relevant Cables; and
- (e) "Intercom System" means the intercom system within each Lot and on the Common Property and includes the central system and all handsets in Lots.

36 Air Conditioning

36.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege to:

- (a) Keep attached to the Common Property that part of the Air Conditioning System relevant to the Owner's Lot which was so attached as at the date of registration of the Strata Plan; and
- (b) Access all relevant parts of the Common Property to comply with its obligations in this by-law.

36.2 Exclusive use

Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Common Property to which the Air Conditioning System is attached.

36.3 Maintenance and repair

The Owner is responsible for:

- (a) The Maintenance of the Air-Conditioning System; and
- (b) The Maintenance of those parts of the Common Property to which the Air-Conditioning System is attached. The obligations in this by-law do not extend to structural maintenance and repair of the Common Property which obligation remains with the Owners Corporation.

36.4 Conditions

The Owner:

- (a) Must keep the Air Conditioning System clean and in a good state of repair and condition;
- (b) Must ensure the Air Conditioning System is regularly maintained by properly qualified contractors; and
- (c) Must comply with, and must ensure its contractors comply with, relevant Work Health and Safety Legislation when operating, maintaining, repairing and renewing the Air-Conditioning System.

37 Hot Water System

37.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege to connect to and use the Hot Water System.

37.2 Exclusive use



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Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Hot Water System within the Owner's Lot.

37.3 Maintenance and repair

The Owners Corporation is responsible for the proper Maintenance of, and keeping in a state of good and serviceable repair, the Hot Water System whether located within an Owner's Lot or on the Common Property.

38 Intercom System

38.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege to connect to and use the Intercom System.

38.2 Exclusive use

Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Intercom System relating to the Owner's Lot.

38.3 Maintenance and repair

The Owners Corporation is responsible for the proper maintenance of, and keeping in a state of good and serviceable repair, the Intercom System whether located within an Owner's Lot or on the Common Property.

39 About the By-Laws in the Section

39.1 Exclusive Use By-laws

The by-laws in this Section are Exclusive Use By-laws conferring on the Owner of the Lot the subject of this Section exclusive use rights and special privileges in respect of the Common Property. Refer to by-law 3 for an explanation of Exclusive Use By-laws.

39.2 Definitions

In this Section:

- (a) "Fit Out Works" means those works to the Lot required by the Owner of the Lot to enable that Owner to use the Lot for any purpose required by that Owner and includes any initial Fit Out Works or any other works to replace or renew any existing fit out or to install any new or additional fit out;
- (b) "Lot" means the Display Lot;
- (c) "Owner" means the Owner of the Lot the subject of this by-law;
- (d) "Real Estate Activities" means the activities in connection with marketing, selling, leasing and managing Lots in the Building and any other property wherever located; and
- (e) "Relevant Parts of the Common Property" means those parts of the Common Property which are impacted on, penetrated by, or reasonably necessary or associated with affixing or attaching any Sign or associated with any Fit out Works.

40 Real Estate Activities

40.1 Special privilege

The Owner has the special privilege to conduct the Real Estate Activities on the Common Property.

41 Signs

41.1 Special privilege

Despite any By-law to the contrary, the Owner has the special privilege to:

- (a) Affix or attach to any part of the Common Property a Sign or Signs relating to any activity, service or product



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being conducted from or provided from the Parcel;

(b) Make penetrations into, drill holes in and make such other alterations to the Common Property necessary to affix or attach any Sign; and

(c) Access all relevant parts of the Common Property to exercise its rights or to comply with its obligations in this by-law.

41.2 Exclusive use

Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Common Property to which any Sign the subject of this by-law is affixed or attached.

41.3 Maintenance and repair

The Owner is responsible for:

(a) The Maintenance of any Sign affixed or attached in accordance with this by-law; and

(b) The proper Maintenance of those parts of the Common Property on which any Sign the subject of this by-law is affixed or attached. The obligations in this by-law do not extend to structural maintenance and repair of the Common Property which obligation remains with the Owners Corporation.

41.4 Conditions

The Owner:

(a) Must keep all Signs the subject of this by-law in a good state of repair and condition; and

(b) Must comply with all Laws and the requirements of all relevant Authorities relevant to all Signs the subject of this by-law.

42 Fit Out Works

42.1 Special privilege

Despite any other By-law to the contrary, the Owner has:

(a) The special privilege to carry out Fit out Works to the Lot and Relevant parts of the Common Property;

(b) The special privilege to access or penetrate all Relevant parts of the Common Property for such time as may be reasonable for the purposes of carrying out the Fit Out Works; and

(c) The special privilege to make any Development Application or application for a Construction Certificate in connection with the Fit out Works (and in this regard, by-law 4.4 is relevant).

42.2 Notification to Owners Corporation

Within a reasonable time of carrying out any Fit Out Works the subject of this by-law, the Owner must give the Owners Corporation details of the Fit Out Works and the manner in which they have impacted on or are constructed on Common Property, accompanied by plans and specifications identifying the Fit Out Works (to the extent they impact on or are constructed on or contained in Common Property).

42.3 Exclusive use

The Owner has the exclusive use of that part or those parts of the Common Property which are altered or added to as a consequence of carrying out any Fit out Works the subject of this by-law.

42.4 Maintenance and repair

The Owner is responsible for the proper Maintenance of that part or those parts of the Common Property which is altered or added to as a consequence of carrying out Fit out Works the subject of this by-law.

42.5 Conditions

The Owner:

(a) Must comply with the requirements of all Authorities in connection with any Fit Out Works the subject of this by-law;

(b) Must comply with the BCA Requirements in connection with the installation and use of any Fit Out Works the subject of this by-law; and

(c) When installing, inspecting, repairing, Maintaining or renewing any Fit Out Works the subject of this by-law, must:

(i) Ensure the works are carried out in a proper and workmanlike manner;

(ii) Use only qualified and where appropriate, licensed tradesmen;

(iii) Ensure the works are carried out without undue delay;



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- (iv) Ensure no materials, tools, rubbish or debris are left lying about the Common Property;
- (v) Cause as little disturbance as is practicable to other Owners and Occupiers;
- (vi) Ensure no damage is done to any service lines or services installed in the Building, or if damage is caused, immediately make good that damage;
- (vii) Ensure no damage is caused to the Common Property, or if damage is caused, immediately make good that damage; and
- (viii) Ensure no damage is caused to the property of any other Owner or Occupier, or if damage is caused, immediately make good that damage.

43 About the By-laws in this Section

43.1 Exclusive Use By-laws

The by-laws in this Section are Exclusive Use By-laws conferring on the Owner of the Lot the subject of this Section exclusive use rights and special privileges in respect of the Common Property. Refer to by-law 3 for an explanation of Exclusive Use

By-laws.

43.2 Definitions

In this Section 11:

- (a) "Air Conditioning System" means a packaged condensing unit with inbuilt compressor and associated Cables;
- (b) "Conducting Medium" means any wire, cable, pipe, line, duct, chute, drain, exhaust flue or duct, kitchen flue or duct, riser duct, service duct and other apparatus through or in which a Service passes, stored or contained;
- (c) "Fit Out Works" means those works to a Lot required by the Owner of the Lot to enable that Owner to use the Lot for any purpose required by that Owner: the expression includes any initial Fit Out Works or any other works to replace or renew any existing fit out or to install any new or additional fit out;
- (d) "Hot Water System" means the central hot water system within the Building, including all equipment, hot water meters and relevant Cables;
- (e) "Intercom System" means the intercom system within each Lot and on the Common Property: the expression includes the central system and all handsets in Lots;
- (f) "Lot" means the Management Lot;
- (g) "Owner" means the Owner of the Lot the subject of this by-law;
- (h) "Relevant parts of the Common Property" means those parts of the Common Property which are impacted on, penetrated by, or reasonably necessary or associated with Fit Out Works;
- (i) "Service" includes water, hot water, sewerage, drainage, sullage, fluid wastes, gas, electricity, oil, ventilation, exhaust, kitchen exhaust, air, ducted air, conditioned air, telephone, telecommunications, television impulses or signal, radio impulses or signals, or any other prescribed service; and
- (j) "Works" means the works associated with the installation of an Air Conditioning System: the expression includes the installation of Conducting Media.

44 Signs

44.1 Special privilege

Despite any By-law to the contrary, the Owner has the special privilege to:

- (a) Affix or attach to any part of the Common Property a Sign or Signs relating to any activity, service or product being conducted from or provided from the Lot;
- (b) Make penetrations into, drill holes in and make such other alterations to the Common Property necessary to affix or attach any Sign; and
- (c) Access all relevant parts of the Common Property to exercise its rights or to comply with its obligations in this by-law.

44.2 Exclusive use

Despite any other by-law to the contrary, the Owner has the exclusive use of those parts of the Common Property



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to which any Sign the subject of this by-law is affixed or attached.

44.3 Maintenance and repair

The Owner is responsible for:

- (a) The Maintenance of any Sign affixed or attached in accordance with this by-law; and
- (b) The proper Maintenance of those parts of the Common Property on which any Sign the subject of this by-law is affixed or attached. The obligations in this by-law do not extend to structural maintenance and repair of the Common Property which obligation remains with the Owners Corporation.

44.4 Conditions

The Owner:

- (a) Must keep all Signs the subject of this by-law in a good state of repair and condition; and
- (b) Must comply with all Laws and the requirements of all relevant Authorities relevant to all Signs the subject of this by-law.

45 Fit Out Works

45.1 Special privilege

Despite any other By-law to the contrary, the Owner has:

- (a) The special privilege to carry out Fit out Works to the Lot and Relevant parts of the Common Property;
- (b) The special privilege to access or penetrate all Relevant parts of the Common Property for such time as may be reasonable for the purposes of carrying out the Fit Out Works; and
- (c) The special privilege to make any Development Application or application for a Construction Certificate in connection with the Fit out Works (and in this regard, by-law 4.4 is relevant).

45.2 Notification to Owners Corporation

Within a reasonable time of carrying out any Fit Out Works the subject of this by-law, the Owner must give the Owners Corporation details of the Fit Out Works and the manner in which they have impacted on or are constructed on Common Property, accompanied by plans and specifications identifying the Fit Out Works (to the extent they impact on or are constructed on or contained in Common Property).

45.3 Exclusive use

The Owner has the exclusive use of that part or those parts of the Common Property which are altered or added to as a consequence of carrying out any Fit out Work the subject of this by-law.

45.4 Maintenance and repair

The Owner is responsible for the proper Maintenance of that part or those parts of the Common Property which is altered or added to as a consequence of carrying out Fit out Works the subject of this by-law.

45.5 Conditions

The Owner:

- (a) Must comply with the requirements of all Authorities in connection with any Fit Out Works the subject of this by-law;
- (b) Must comply with the SCA Requirements in connection with the installation and use of any Fit Out Works the subject of this by-law; and
- (c) When installing, inspecting, repairing, Maintaining or renewing any fit out Works the subject of this by-law, must:
 - (i) Ensure the works are carried out in a proper and workmanlike manner;
 - (ii) Use only qualified and where appropriate, licensed tradesmen;
 - (iii) Ensure the works are carried out without undue delay;
 - (iv) Ensure no materials, tools, rubbish or debris are left lying about the Common Property;
 - (v) Cause as little disturbance as is practicable to other Owners and Occupiers;
 - (vi) Ensure no damage is done to any service lines or services installed in the Building, or if damage is caused, immediately make good that damage;
 - (vii) Ensure no damage is caused to the Common Property, or if damage is caused, immediately make good that damage; and
 - (viii) Ensure no damage is caused to the property of any other Owner or Occupier, or if damage is caused,



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immediately make good that damage.

46 Air Conditioning

46.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege:

- (a) To carry out the Works to the Common Property; and
- (b) To make penetrations into, to drill holes in and make such other alterations to the Common Property necessary to carry out the Works.

46.2 Exclusive use

The Owner has the exclusive use of that part or those parts of the Common Property which are altered or added to as a consequence of carrying out any Works the subject of this by-law.

46.3 Maintenance and repair

The Owner is responsible for:

- (a) For the operation, cleaning, maintenance, repair, renewal and replacement of the Air Conditioning System whether contained within its Lot or on Common Property; and
- (b) For the proper maintenance of, and keeping in a state of good and serviceable repair, that part of the Common Property to which the Air Conditioning System is located or attached.

46.4 Conditions

The Owner must:

- (a) Install an Air Conditioning System which complies with BCA Requirements (if relevant);
- (b) Install the Air Conditioning System on a part of the Common Property so that it does not interfere with the occupation or use of the Common Property by another Owner or Occupier;
- (c) Comply with the requirements of all relevant Authorities and the consents from the relevant Authorities;
- (d) Ensure the Works are carried out in a proper and workmanlike manner;
- (e) Use only qualified and where appropriate, licensed tradesmen;
- (f) Ensure the Works are carried out without undue delay;
- (g) Ensure no materials, tools, rubbish or debris are left lying about the Common Property;
- (h) Cause as little disturbance as is practicable to other Owners and Occupiers;
- (i) Ensure no damage is done to any service lines or services installed in the Building, or if damage is caused, immediately make good that damage;
- (j) Ensure no damage is caused to the Common Property, or if damage is caused, immediately make good that damage; and
- (k) Ensure no damage is caused to the property of any other Owner or Occupier, or if damage is caused, immediately make good that damage.

47 Services

47.1 Special privilege

Despite any other By-law to the contrary, the Owner has:

- (a) The special privilege to construct, install, attach and place in the Common Property Conducting Media for the purposes of the provision of, the passage of or the storage of a Service or Services to and from the Lot or in connection with the Lot;
- (b) The special privilege to pass, store or contain a Service in any Conducting Medium referred to in this by-law;
- (c) The special privilege to access the Common Property for such time as may be reasonable for the purposes of:
 - (i) Exercising its rights in this by-law; and
 - (ii) Inspecting, cleaning, repairing, Maintaining and renewing a Conducting Medium; and
- (d) The special privilege to connect to and use the existing Services in the Building.

47.2 Maintenance and repair

The Owner is responsible for:



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- (a) The proper maintenance, repair and replacement of any Conducting Medium the subject of this by-law; and
- (b) The proper maintenance of, and keeping in a state of good and serviceable repair, those parts of the Common Property to which any Conducting Medium the subject of this by-law is constructed, installed, attached or placed.

47.3 Conditions

The Owner must:

- (a) Prior to exercising the right to install a Conducting Medium, ensure that Conducting Medium will not interfere with the peaceful enjoyment by an Owner or Occupier of their Lot or the Common Property;
- (b) Keep the Conducting Medium clean and in a state of good and serviceable repair;
- (c) Comply with the requirements of all Authorities in connection with the installation and use of the Conducting Medium; and
- (d) Comply with any relevant BCA Requirements in connection with the installation and use of the Conducting Medium.

48 Hot Water System

48.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege to connect to and use the Hot Water System.

48.2 Exclusive use

Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Hot Water System within the Owner's Lot.

48.3 Maintenance and repair

The Owners Corporation is responsible for the proper maintenance of, and keeping in a state of good and serviceable repair, the Hot Water System whether located within an Owner's Lot or on the Common Property.

49 Intercom System

49.1 Special privilege

Despite any other By-law to the contrary, the Owner has the special privilege to connect to and use the Intercom System.

49.2 Exclusive use

Despite any other By-law to the contrary, the Owner has the exclusive use of those parts of the Intercom System relating to the Owner's Lot.

49.3 Maintenance and repair

The Owners Corporation is responsible for the proper maintenance of, and keeping in a state of good and serviceable repair, the Intercom System whether located within an Owner's Lot or on the Common Property.

50 Dictionary

50.1 Meaning of terms

In these by-laws, these terms (in any form) mean:

Adjudicator means a community schemes adjudicator appointed under the Community Land Management Act 1989 (NSW) or a strata schemes adjudicator appointed under the Strata Schemes Management Act 1996 (NSW).

Alternative Representative has the meaning given to it in the Strata Management Statement.

Apartment means the apartment comprised within a Lot (excluding the Management Lot).

Apartment Services means the provision by the Caretaker to those Owners and Occupiers who elect to use them, services associated with the occupation of an Apartment.

Architectural and Landscape Guidelines has the same meaning given to it in the Community Management



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Statement.

Authority means any Government Agency or any statutory, public or other authority having jurisdiction over the Building.

Balcony includes any area described in the Strata Plan as a balcony or courtyard, including any part of a Lot designated "B" (as a balcony) or "CY" (as a courtyard) on the Strata Plan.

BCA Requirements means requirements of the Building Council of Australia.

Benefited Party means any person or body corporate having the benefit of an Easement.

Building has the meaning given to it in the Strata Management Statement.

Building Services means services in connection with the maintenance and repair of the Common Property, cleaning services in connection with the Common Property, waste/Garbage management services in connection with the Parcel and landscaping services to the Owners Corporation.

Building Works are either Minor Building Works or Major Building Works. **By-laws** mean the by-laws in place from time to time for the Strata Scheme. **Cables** means cables, conduits, pipes, wires and ducts.

Car Space means any Lot or any part of a Lot or Common Property designed and capable of use as a place to park a Vehicle, which use is consistent with an applicable Development Consent.

Car Wash Bay means the part of the Common Property designated "CW" on the Strata Plan".

Caretaker means the person, if any, appointed by the Owners Corporation pursuant to the Caretaker Agreement.

Caretaker Agreement means the agreement, if any, between the Owners

Corporation and the Caretaker contemplated by by-law 33.1.

Code means a code made by the Owners Corporation in accordance with by-law 19.1 (as it may be amended or changed).

Committee means the building management committee established and maintained under the Strata Management Statement and required by the Strata Schemes (Freehold Development) Act 1973 (NSW).

Committee Designated Matters means the matters set out in Attachment A to this instrument.

Committee Representative has the meaning given to the term Representative in the Strata Management Statement.

Committee Rules has the meaning given to Rules in the Strata Management Statement.

Common Property means the common property of the Strata Scheme. **Community Association** means the community association constituted on registration of the Community Plan.

Community Designated Matters means the matters set out in Attachment B to this instrument

Community Management Statement means the community management statement registered with the Community Plan.

Community Parcel has the meaning given to it in the Community Management Statement.

Community Plan means DP270778.

Community Property has the meaning given to it in the Community Management Statement.

Community Scheme means the community scheme constituted on registration of the Community Plan.

Construction Certificate means a construction certificate as defined by the Environmental Planning and Assessment Act 1979 (NSW).

Council means the council in whose municipality the Building is situated.

Designated Recyclable Garbage Area means those parts of the Common Property designated by the Owners Corporation or the Caretaker as the location for Owners and Occupiers to place their recyclable Garbage.

Development Act means the Strata Schemes (Freehold Development) Act 1973 (NSW).

Development Application means an application for a development consent made under the Environmental Planning and Assessment Act 1979 (NSW) and includes all amendments and variations to an application.

Development Consent means a consent to a Development Application issued under the Environmental Planning and Assessment Act 1979 (NSW) and includes all amendments and variations to a consent.

Display Lot means a Lot, if any, nominated as such by the Original Owner from time to time and notified to the Owners Corporation in writing, being a Lot to be used by the Original Owner or any party on behalf of the Original Owner in connection with the marketing, selling, leasing and managing of Lots and other properties owned by the Original Owner or any other party.

Easement means any easement, positive covenant or restrictive covenant burdening or benefiting the Common



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Property.

Equipment includes plant, machinery, equipment and security devices.

Exclusive Use Area means that part or those parts of the Common Property the subject of an Exclusive Use By law.

Exclusive Use By-law means an exclusive use and special privilege by-law made in accordance with Division 4 Part 5 Chapter 2 of the Management Act.

Executive Committee means the executive committee appointed by the Owners Corporation.

Facilities Manager has the meaning given to it in the Strata Management Statement. Fit out Works has the meaning given in Section 11.

Flooring Works means the removal, replacement, installation or any other interference with the floor coverings or other floor treatment in a Lot, other than the installation of carpet and underlay.

Garbage means any refuse, recyclable material or waste.

Garbage Chute Room means that part of the Common Property on each level of the Building containing the garbage chute.

Garbage Room means any of the garbage rooms located on the Common

Property designed to be used by the Owners and Occupiers of the Strata Scheme.

Governmental Agency means any governmental or semi-governmental, administrative, fiscal or judicial department, commission, authority, tribunal, agency or entity.

Initial Period has the meaning given to the term by the Management Act. Interest Rate means 10% per annum.

Irrigation System means the system located in the Lot for the purpose of irrigating the Planter Box.

Law includes any requirement of any statute, rule, regulation, proclamation, ordinance or by-law, present or future, and whether state, federal or otherwise.

Legislation means the Management Act and the Development Act.

Lot means a lot in the Strata Plan and otherwise has the meaning given to it by the Development Act.

Maintain includes to maintain in good condition, repair as necessary and replace as necessary, such as when an item reaches the end of its natural life or it is no longer economic to repair; and Maintenance, Maintained and Maintaining have a corresponding meaning.

Major Building Works means:

(a) Any works which affect the external appearance of a Lot or the Building;
(b) Changes to the colour of external surfaces of a Lot or the Building (including those on the Balcony or Winter Garden of a Lot);

(c) The installation of sun blinds, security bars (or other security devices), flyscreens' and other fixtures to the external surfaces of a Lot or the Building;

(d) The erection of any new structures in a Lot or on Common Property; and

(e) Alterations to, additions to, removal of, repair or replacement of:

(i) Any part of the Common Property (such as, by way of example only, Common Property walls, windows, doors, floors and ceilings);

(ii) The structure of a Lot;

(iii) The internal walls inside a Lot (such as dividing walls even though they may not be Common Property);

(iv) The Balcony or Winter Garden attached to a Lot (such as, by way of example only, enclosing it or changing security screens, railings or balustrades); and

(v) Any works which alter, amend, change or penetrate Common Property.

Management Act means the Strata Schemes Management Act 1996 (NSW). Management Lot means the Lot, if any, nominated as such by the Original Owner from time to time and notified to the Owners Corporation in writing.

Managing Agent means the person appointed by the Owners Corporation as its strata managing agent under section 27 of the Management Act.

Minor Building Works means any alterations to, additions to, removal of, repair of or replacement of any part of a Lot or any fixture in a Lot which are not Major Building Works (such as (by way of example only), Flooring Works, underlay, the surface of internal walls, tiles, bathroom fixtures and kitchen fixtures).

Occupier means:

(a) a lessee;

(b) A licensee; or



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(c) Either a person, not being an Owner, lessee or licensee that is in lawful occupation, of a Lot.

Original Owner means the registered proprietors of the Lots at the time of the Strata

Plan, being Fairmead Business Pty Ltd ACN 069006426_ Owner means:

(a) A person registered or entitled to be registered as proprietor; or

(b) A mortgagee in possession; or

(c) A covenant chargee in possession, of a Lot.

Owners Corporation means the owners corporation constituted on registration of the Strata Plan.

Parcel means the land comprising the Lots and Common Property the subject of the Strata Scheme.

Pet Policy means any Rules made by the Owners Corporation under by-law 19.1(i). Planter Box means the part of the Common Property designated lots "on the Strata Plan".

Proponent has the meaning given to it in the Strata Management Statement.

Real Estate Activities means the activities in connection with marketing, selling and leasing Lots in the Strata Scheme and any other property.

Real Estate Services means the provision by the Caretaker to those Owners who elect to use them, of services associated with the letting, managing and sale of Lots.

Registrar means the registrar of the Tribunal.

Representative means the natural person appointed by the Owners Corporation to be the Owners Corporation's proxy at meetings of the Community Association.

Residential Lot means each Lot other than the Management Lot. Restricted Matter means a matter or class of matter:

(a) Which in accordance with the Legislation may only be determined by the Owners Corporation in general meeting; or

(b) Which has been determined by the Owners Corporation in general meeting as being a matter or class of matter which may only be determined by the Owners Corporation in general meeting.

Rules mean the rules made by the Owners Corporation in accordance with by-law 19.1 (as they may be amended or changed).

Schedule of Facilities has the meaning given to it in the Strata Management Statement.

Secretary means the secretary appointed by the Owners Corporation.

Security Key means a key, magnetic card or other device used to open and close doors, gates or locks or to operate alarms, security systems or communication systems in the Building.

Service Contract means a contract for any of the following services:

(a) Common Property security;

(b) Common Property air-conditioning maintenance;

(c) Lift maintenance;

(d) Fire system;

(e) Electrical system;

(f) Hydraulic system

(g) Essential services certification;

(h) Waste disposal;

(i) Cleaning of the basement car park areas; and

(j) Any other service nominated by the Owners Corporation.

Service Provider means the party providing the services under a Service Contract. Service Vehicle Parking Space means that part of the Common Property, if any, designated for the parking of service vehicles.

Shared Zone means that part of the Common Property designated "SZ" on the Strata Plan.

Sign includes any sign, light, advertisement, name, notice, placard, banner or other similar item the purpose of which is to advertise any product, service or activity, and includes any Sign advertising a Lot for sale or to let.

Storage Space means any Lot or any part of a Lot or Common Property designed and capable of use for storage purposes, which use is the subject or and/or consistent with an applicable Development Consent.

Strata Management Statement means the strata management statement having effect in relation to the Strata Parcel, including any rules made under it.

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Strata Parcel means the land the subject of the Strata Scheme

Strata Scheme means the strata scheme constituted on registration of the Strata Plan.

Subsidiary Scheme has the meaning given to the term by the Community Land Development Act 1989 (NSW).

Tribunal means the NSW Civil and Administrative Tribunal established by the Civil and Administrative Tribunal Act 2013 (NSW).

Vehicle includes motor cars, motor bicycles, boats, caravans, trucks and trailers. Visitor Car Space means those parts of the Common Property designated "VP" on the Strata Plan.

Winter Garden means the parts of a Lot designated "G" on the Strata Plan.

Work Health and Safety Legislation means all legislation relating to work health and safety applicable to the Building including without limitation the Work Health and Safety Act 2011 (NSW).

51 Interpretation

51.1 Undefined words

Undefined words in these By-laws have the same meaning as they do in the Management Act.

51.2 Interpretation

Any reference to:

(a) Legislation includes later legislation which changes it, including regulations, proclamations, ordinances and by-laws issued under the later legislation;

(b) A thing includes the whole or each part of it; and

(c) The singular includes the plural and vice versa.

51.3 Headings

Headings do not affect the interpretation of the By-laws.

51.4 Severance

(a) Subject to by-law 51.4(b):

(i) if a by-law is void or voidable, unenforceable or illegal but would not be void, voidable, unenforceable or illegal if it were read down and it is capable of being read down, the provision must be read down;

(ii) if, despite by-law 51.4(a)(i) a by-law is still void, voidable, unenforceable or illegal and the by-law would not be void, voidable, unenforceable or illegal if words were severed, those words must be severed; or

(iii) In any other case, the whole by-law must be severed.

(b) If an event under by-law 51.4(a) occurs, the remainder of these by-laws continue in full force and effect.

The Following are the Special By-laws registered with the scheme.

1 Absolution of Appliance Maintenance

Registration Date: 19/09/2016

1. Pursuant to section 62(3) of the Strata Schemes Management Act 1996, the Owners Corporation has deemed that it is inappropriate to repair, maintain, replace or renew any appliance that is designed only to service a single lot within the strata scheme, regardless of whether any portion of the appliance, (including motor, compressor, cabling, pipe, mounting, ducting or other pertinent fixture of the appliance) is located on or within common property or lot property.

2. The type of appliances referred to in this By-law shall include, but not be limited to;

(i) Bathroom & Kitchen Exhaust Fans

(ii) Light Fittings and Down lights

(iii) Air-Conditioning Apparatus

(iv) Alarm Systems

(v) Individual Garage Door Motors

(vi) Hot Water Heaters servicing only one lot



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2 Access for Inspection of Fire Services

Registration Date: 19/09/2016

A) Definitions

(a) The following terms are defined to mean:

'Agents' means the Strata Managing Agent, Executive Committee or any Fire Safety Company or personnel engaged by the Owners Corporation.

'Fire Safety Equipment' means any Fire Safety Measure listed in clause 166 of the Environmental, Planning and Assessment Regulations 2000 (NSW) or any Fire Safety measure listed on the Fire Safety Certificate applicable to the strata scheme.

'Fines or Re-Inspection Fees' includes any fine or charge imposed on the Owners Corporation by the local council or other statutory or lawful authority or charges imposed by agent engaged by the Owners Corporation.

'Reasonable Access' means between the hours of 7.00am and 7.00pm Monday to Friday, excluding public holidays.

(b) Where any terms used in this by-law are defined in the Strata Schemes Management Act 1996, they will have then same as those words are attributed under that Act,

B) Duties of Owners

That in relation to the Owners Corporations responsibility to obtain an Annual Fire Safety Statement pursuant to the Environmental, Planning and Assessment Act 1979 and pursuant to section 65(1) of the Strata Schemes Management Act 1996 and clause the owner of a lot shall be responsible for ensuring;

(a) That where necessary the Owners Corporation or their agents have unfettered access to the owners lot for the purposes of conducting the required fire safety inspections, testing, replacement or maintenance of any fire safety equipment;

(b) The occupant of the lot does not obstruct access to the Owners Corporation or their agents for the purposes of conducting the required fire safety inspections, testing, replacement or maintenance of any fire safety equipment;

C) Duties of the Owners Corporation

That before carry out any of the inspection or works described in sub-clause B) 'Duties of Owners', the Owners Corporation or their agents must provide the occupant of the lot a minimum of 7 days notice that access to the lot is required.

D) Indemnity

i) An owner of a lot must indemnify the Owners Corporation against any loss or damage the owners corporation suffers as a result of fines or re-inspection fees incurred by the Owners Corporation due to access to the lot being unable to be gained by the Owners Corporations agents to conduct the necessary Fire Safety Inspections including liability under section 65(6) in respect of any property of the owner;

ii) An owner of a lot must indemnify the Owners Corporation against any loss or damage the owners corporation suffers as a result of the restoration of any faulty fire safety equipment necessary to be undertaken in order for the Annual Fire Safety Statement to issued.

E) Right to Remedy Default

If an owner or occupier of a lot fails to comply with this by-law, then the Owners Corporation may;

i) Carry out all work necessary to perform the obligation;

ii) Enter upon any part of the parcel to carry out that work; and

iii) Recover the costs of carrying out that work as a debt from the owner of the lot in the form of a levy being annexed as a charge upon the lot.

3 Alterations & Additions to Fire Doors

Registration Date: 19/09/2016

A) Definitions

(a) The following terms are defined to mean:

'Fire Door' means the common property entrance door/s to each lot in the strata scheme including all attached locks, door handles, door frames and other ancillary structures. 'Original Condition' means the condition at the date of registration of the strata scheme.

(b) Where any terms used in this by-law are defined in the Strata Schemes Management Act 1996, they will have



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then same as those words are attributed under that Act,

B) Duties of Owners

(a) Notwithstanding by-law 5 of Schedule One of the Strata Schemes Management Act 1996, an owner or occupier of a lot must not

(b) replace or make any alterations or additions to the Fire Door that gives access to the owner's or occupier's lot (including, but not limited to the replacement of locks) without first obtaining the written approval of the owners corporation; and

(c) make any alterations or additions to a Fire door that gives access to the owner's or occupier's lot that is in breach of the fire regulations under the Building Code of Australia.

C) Liability

1. An owner of a lot will be liable for any damage, alteration or addition made or caused to a Fire Door by the owner without the written approval of the owners corporation, and will reinstate the Fire Door to its original condition immediately after it has occurred.

2. An owner of a lot will also be liable for any damage, alteration or addition made or caused to a Fire Door by the occupier or lessee of that owner's lot without the written approval of the owners corporation, and will reinstate the Fire Door to its Original Condition immediately after it has occurred.

D) Indemnity

i) An owner of a lot must indemnify the owners corporation against any loss or damage the owners corporation suffers as a result of any damage, alteration or addition made or caused to a Fire Door by the owner or the occupier or lessee of the owner's lot including liability under section 65(6) in respect of any property of the owner.

E) Right to Remedy Default

If an owner or occupier of a lot fails to comply with this by-law, then the Owners Corporation may;

i) carry out all work necessary to perform the obligation;

ii) enter upon any part of the parcel to carry out that work; and

iii) recover the costs of carrying out that work as a debt from the owner of the lot.

4 Exclusive Use- Use of Storage Spaces- Lot 286

Registration Date: 19/09/2016

4- About the By-Laws in this Section

4.1 Exclusive Use-Laws

The by-laws in this Section are Exclusive Use By-laws conferring on the Owner of the Lots the subject of this Section exclusive use rights and special privileges in respect of the Common Property. Refer to by-law 3 for an explanation of Exclusive Use By-laws.

4.2 Definitions

In this Section:

(a) "Lot 286" means lot 286 in the Strata Plan; and

(b) "Storage Space A "means the storage space in the exclusive use area designated "EU1" on the plan of exclusive use area as shown in Attachment D.

4.3 Exclusive Use

The owner of Lot 286 has the right to exclusive use and enjoyment of Storage Space A.

4.4 Conditions

The Owner of Lot 286:

a) Must keep Storage Space A clean and tidy;

b) Must keep clear any fire sprinklers in Storage Space A;

c) Must not store any inflammable material in Storage Space A;

d) Must only use Storage Space A for storage purposes associated with the use of Lot 286 and for no other purpose;

e) Must not erect fixtures in Storage Space A;



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- f) Must comply with any directions of the Owners Corporation in relation to providing unobstructed access to Storage space A for the purposes of carrying out maintenance to the building or any other purpose determined by the Owners Corporation acting reasonably;
- g) Must comply with all requirements of any Authority in connection with Storage Space A;
- h) Must release the Owners Corporation from all claims, demands and liability of any kind that may arise in respect to damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this special by-law 4 and the use of Storage Space A except to the extent that they are caused or contributed to by the wilful or negligent act or omission of the Owners Corporation; and
- i) Must indemnify the Owners Corporation from all claims, demands and liability of any kind that may arise in respect of damage or any property or death of or injury to any person arising out of the exercise of the rights conferred by this special by-law 4 and the use of storage Space A except to the extent that they are caused or contributed to by the wilful or negligent act or mission of the Owners Corporation.

5 Exclusive Use By-Laws- Storage Space- Lot 196

Registration Date: 31/10/2016

5- About the By-Laws in this Section

5.1 Exclusive Use-Laws

The by-laws in this Section are Exclusive Use By-laws conferring on the Owner of the Lots the subject of this Section exclusive use rights and special privileges in respect of the Common Property. Refer to by-law 3 for an explanation of Exclusive Use By-laws.

5.2 Definitions

In this Section:

- (a) "Lot 196" means lot 196 in the Strata Plan; and
- (b) "Storage Space B" means the storage space in the exclusive use area designated "EU2" on the plan of exclusive use area as shown in Attachment E.

5.3 Exclusive Use

The owner of Lot 196 has the right to exclusive use and enjoyment of Storage Space B.

5.4 Conditions

The Owner of Lot 196:

- a) Must keep Storage Space B clean and tidy;
- b) Must keep clear any fire sprinklers in Storage Space B;
- c) Must not store any inflammable material in Storage Space B;
- d) Must only use Storage Space A for storage purposes associated with the use of Lot 196 and for no other purpose;
- e) Must not erect fixtures in Storage Space A;
- f) Must comply with any directions of the Owners Corporation in relation to providing unobstructed access to Storage space B for the purposes of carrying out maintenance to the building or any other purpose determined by the Owners Corporation acting reasonably;
- g) Must comply with all requirements of any Authority in connection with Storage Space B;
- h) Must release the Owners Corporation from all claims, demands and liability of any kind that may arise in respect to damage to any property or death of or injury to any person arising out of the exercise of the rights conferred by this special by-law 5 and the use of Storage Space B except to the extent that they are caused or contributed to by the wilful or negligent act or omission of the Owners Corporation; and
- i) Must indemnify the Owners Corporation from all claims, demands and liability of any kind that may arise in respect of damage or any property or death of or injury to any person arising out of the exercise of the rights conferred by this special by-law 5 and the use of storage Space B except to the extent that they are caused or contributed to by the wilful or negligent act or mission of the Owners Corporation.



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6 Installation of Security Cameras

Registration Date: 29/11/2016

Pursuant to By-Law 19 & 20, the Owners Corporation, in addition to the functions conferred upon it by or under the Strata Schemes Management Act 1996 (NSW) and the other By-Laws applying to the strata scheme (and without limiting the generality thereof) shall have the power and authority to undertake and effect the following:

- (a) To purchase and install CCTV Surveillance Cameras within the common areas of the strata scheme.
- (b) The CCTV Surveillance Cameras shall become common property and managed accordingly in relation to its maintenance, repair, renewal and replacement; and
- (c) The payment of the CCTV Surveillance Cameras shall be made by the Owners Corporation.

7 Compensation to Owners Corporation

Registration Date: 29/11/2016

A) Definitions

(i) The following terms are defined to mean:

'Costs' includes any fine, charge, fee or invoice imposed on the Owners Corporation by a local council, other statutory or lawful authorities or any contractor or agent engaged by the Owners Corporation or lot owner.

'Lot' means any lot in the strata plan.

'Occupier' means the occupier of a Lot.

'Owner' means the owner/s of the Lot.

'Owners Corporation' means the owners corporation created by the registration of strata plan

'Owners Corporations Agents' means the Strata Managing Agent, Executive Committee or any contractor, legal counsel or other personnel engaged by the Owners Corporation.

'Owners Agents' means any real estate agent, property manager or any contractor engaged by a lot owner or the occupant of the lot or visitors to the lot.

'the Act' means the Strata Schemes Management Act 1996.

'works' means any repair, maintenance, replacement or refurbishment undertaken at the strata scheme.

(ii) Where any terms used in this by-law are defined in the Strata Schemes Management Act 1996, they will have the same meaning as the terms attributed under that Act.

B) Rights and Obligation of Owners

(i) A lot owner shall be liable to compensate the Owners Corporation for the costs of any works performed on lot property that is charged to the Owners Corporation by the Owners Corporations agents or the lot owners agents;

(ii) A lot owner shall be liable to compensate the Owners Corporation for the costs of the Owners Corporation remedying a breach of a duty imposed by Chapter 4 of the Act.

(iii) A lot owner shall be liable to compensate the Owners Corporation for the costs of the Owners Corporation successfully defending an adjudication, tribunal or other legal application made by a lot owner or for the costs debt recovery action initiated by the Owners Corporation or the Owners Corporations agents.

(iv) Any costs imposed upon a lot owner in sub-clauses B)(i), (ii) & (iii) above shall be payable to the Owners Corporation whether the said items are arranged, caused or initiated by the owner, occupier, owners agent or the Owners Corporation's agent.

(v) In the event that a lot owner believes a charge imposed upon them pursuant to this By-law is unjust, the lot owner may request that the Owners Corporation waive the charge by a resolution of the Owners Corporation at the next general meeting of the Owners Corporation.

(vi) In the event the Owners Corporation rejects a request made by a lot owner pursuant to sub-clause B)(v) above, all charges imposed by this By-law shall stand.

C) Rights, Powers and Obligations of the Owners Corporation

The Owners Corporation shall have the following additional powers, authorities, duties, functions and obligations;

(i) The Owners Corporation shall have the power to recover all costs outlined in clause B) above from a lot owner as a debt by way of a levy charged to the lot;

(ii) The Owners Corporation must serve upon the owner a written notice of the contribution payable;

(iii) The Owners Corporation may charge interest upon any contribution payable under this By-Law pursuant to



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section 79 of the Act;

(iv) The Owners Corporation may initiate debt recovery proceedings for any contribution payable under this By-Law pursuant to section 80 of the Act;

(v) All monies recovered by the Owners Corporation shall form part of the fund to which the relevant contribution belongs.

8 Smoke Penetration

Registration Date: 10/10/2017

(1) An owner or occupier and any invitee of an owner or occupier, must not smoke tobacco or any similar product on the common property.

(2) An owner or occupier of a lot must ensure that smoke caused by the smoking of tobacco by the owner or occupier, or invitee of the owner or occupier DOES NOT penetrate to the common property or any other lot.

(3) This By-law does not prevent an owner or occupier of a lot from utilising a BBQ, outdoor stove or similar product for the purpose of cooking on the balcony or courtyard of their lot.

9 Cleaning Windows and Doors

Registration Date: 10/10/2017

(1) Except in the circumstances referred to in clause (2), an owner or occupier of a lot is responsible for cleaning all interior and exterior surfaces of glass in windows and doors on the boundary of the lot, including so much as is common property.

(2) The owners corporation is responsible for cleaning regularly all exterior surfaces of glass in windows and doors that cannot be accessed by the owner or occupier of the lot safely or at all.

10 Installation of Parking Bollard

Registration Date: 10/10/2016

(a) Each owner for the time being of each lot in the strata scheme is conferred with the right to install a collapsible bollard from supplier: thatmyspot" hereinafter referred to as a "Bollard") to service the owners lot within the strata scheme subject to the following terms and conditions:

(b) the Owner proposing to undertake the installation of a Bollard must submit comprehensive plans and diagrams of the proposed installation to the secretary or strata managing agent of the Strata Scheme not less than fourteen (14) days before the parking barrier is to be installed;

(c) the Bollard must be installed wholly within the Lot and shall not be or become or in any way be construed to be Common Property and shall always remain the sole property of the Owner for the time being of the lot which it services;

(d) the Bollard must be installed in a location and in such a way that it does not interfere with access, use or operation of Common Property or another Lot within the Strata Scheme or any person lawfully using the Common Property any other public areas bounding the Strata Scheme;

(e) the Owner undertaking the installation of a Bollard must obtain all necessary permits, licenses or consents required by local authority or other statutory or lawful authority for such installation;

(f) the installation of the Bollard must be effected in a workmanlike manner by licensed and insured tradespersons;

(g) any damage to Common Property that occurs during, or results from, the installation or subsequent removal or replacement of, or use of, the Bollard must be forthwith made good by the Owner from which the damage results at no cost to the Owners Corporation;

(h) the Bollard must be maintained in good working order and condition by the Owner without claim on the Owners Corporation in respect of such maintenance;



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- (i) any costs for repairs or replacement of the Bollard shall be borne by the Owner in which the bollard services at no cost to the Owners Corporation;
- (j) The Owner shall inform the secretary or strata managing agent of the scheme not later than fourteen (14) days before the Bollard is to be replaced or renewed;
- (2) In the event that an Owner or Occupier of a Lot to which the parking barrier is installed, after notice, fails to comply with any matters set out in conditions (a) to (j) then the Owners Corporation may terminate the right of the Owner or Occupier to install the bollard.

11 Modifications and Additions

Registration Date: 10/10/2017

Each owner for the time being of each lot in the strata scheme is conferred with the right to install weather protection devices (hereinafter defined as including blinds, awnings, pergolas, shutters, screens, canopies and shades to provide shade and protection from sun and weather to the windows, doors and open spaces of a lot and all associated equipment wherever located) (hereinafter referred to as the 'devices') to service the owners lot within the strata scheme subject to the following terms and conditions:

- (a) The owners of any lot proposing to undertake the installation of any devices must submit comprehensive plans and diagrams including colour and material samples of the proposed installation to the secretary or strata managing agent of the strata scheme not less than fourteen (14) days before the devices are to be installed;
- (b) the devices shall not be, or become, or in any way be construed to be common property and shall always remain the sole property of the owner for the time being of the lot which they service;
- (c) the style, design and finish of any proposed devices shall be consistent with the architectural theme established throughout the remainder of the strata scheme buildings and shall not detract from the overall appearance of the property, such style and design of the first of any one type of device to be notified to the secretary or the strata managing agent will, if it complies with subclause (1) (a) to (j) hereof, set the precedent for any other similar installations of devices that may be proposed elsewhere in the strata scheme;
- (d) the owners of any lot undertaking the installation of any devices must obtain all necessary permits, licenses or consents required by local authority or other statutory or lawful authority for such installation;
- (e) the installation of any devices must be effected in a workmanlike manner by licensed and insured tradespersons and be certified by an engineer to not cause damage (s) to common property.
- (f) the devices must not interrupt the free flow of air or unreasonably shadow any other lot or the common property or generally interfere with access to the common property by any owner or occupier of a lot in the strata scheme or any person lawfully using the common property;
- (g) any damage to common property that occurs during, or results from, the installation or subsequent removal or replacement of, or use of, any devices must be forthwith made good by the owners of the lot from which the damage results at no cost to the Owners Corporation;
- (h) the devices must be maintained in good working order and condition by the owner without claim on the owners corporation in respect of such maintenance;
- (i) the owner shall inform the secretary or strata managing agent of the scheme not later fourteen (14) days before any devices are to be replaced or renewed;
- (j) all paint, stain and trim finishes applied to the devices shall be, and shall always remain, consistent with the materials and finishes in use throughout the remainder of the strata scheme at no cost to the Owners Corporation.
- (2) In the event that an owner or occupier of a lot to which any devices are installed, after notice, fails to comply with any matters set out in conditions (a) to (j) hereof then the Owners Corporation may terminate the right of the owner or occupier to install such devices.
- (3) In the event that an owner of a lot proposes the installation of any devices that, in their absolute discretion, the secretary or the strata managing agent believes is not consistent with the architectural theme established throughout the remainder of the strata scheme buildings. The proposal must be decided by vote at a general meeting.

12 Pre-Meeting & Electronic Voting



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Registration Date: 20/11/2018

A) Intention

The intention of this By-law is to provide authorisation to both the Owners Corporation and Strata Committee to utilise pre-meeting electronic voting and electronic voting as a means of collecting and counting votes for a matter to be determined by either the Owners Corporation or Strata Committee.

B) Pre-Meeting Electronic Voting

(i) The Owners Corporation, in addition to the functions conferred upon it by or under the Strata Schemes Management Act 2015 (NSW) (and without limiting the generality thereof) shall have the power and authority to utilise pre-meeting electronic voting as provided by clause 15 of the Strata Schemes Management Regulation 2016.

(ii) The Strata Committee, in addition to the functions conferred upon it by or under the Strata Schemes Management Act 2015 (NSW) (and without limiting the generality thereof) shall have the power and authority to utilise pre-meeting electronic voting as provided by clause 15 of the Strata Schemes Management Regulation 2016.

C) Electronic Voting

The Owners Corporation and Strata Committee shall be authorised to utilise electronic means of voting including but not limited to, teleconferencing, video-conferencing, email (including scanned ballot papers), websites, mobile applications and other electronic means for the purpose of collecting and counting votes on any matter for determination by the Owners Corporation or Strata Committee prior and during the conduct of a meeting.

D) Compliance and Capability

Where the Owners Corporation or Strata Committee elects to use pre-meeting voting and/or electronic voting to assist with the conduct of a meeting, the secretary or Strata Managing Agent must ensure that;

(i) All rules surrounding the conduct of a meeting wholly or partially by pre-meeting and electronic voting are followed as specified by the Strata Schemes Management Act 2015, Strata Schemes Management Regulation 2016 as well as the terms of this By-law, and

(ii) The venue and electronic means used have the appropriate capabilities that will enable the meeting to be conducted using those mediums.

13 Minor Renovations By-Law

Registration Date: 20/11/2018

1. Intention

The intention of this By-law is;

- i. To delegate the function of approving Minor Works to the Strata Committee of the Owners Corporation in accordance to section 110(6)(b) of the Strata Schemes Management Act,
- ii. Define what Minor Works may be approved by the committee,
- iii. Provide owners with an application process to have their Minor Works approved,
- iv. Provide Terms and Conditions that will apply to all Minor Works that are approved by the strata committee.

2. Definitions

i. The terms and references used in this By-law have the same meaning as the terms and references found in the Strata Schemes Management Act 2015 (the Act) and Strata Schemes Management Regulation 2016 (the Regulations).

ii. Minor Renovations means any work to the common property in the building in connection with a lot for the following purposes;

- a. Renovating a kitchen, bathroom or laundry within a lot (not including waterproofing works)
- b. Renovating any other room within a lot (not including structural works)
- c. Changing or installing recessed light fittings,
- d. Installing or replacing wood or other hard floors,
- e. Installing or replacing wiring or cabling or power or access points,

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- f. Work involving reconfiguring walls,
- g. Installing or replacing pipes and duct work,
- h. Installing a rainwater tank,
- i. Installing a clothesline,
- j. Installing a reverse cycle split system or ducted air-conditioning system,
- k. Installing double or triple glazed windows,
- l. Installing a heat pump or hot water service,
- m. Installing ceiling, wall or floor insulation,
- n. Installing an antenna, an aerial or satellite dish (less than 1.5M in diameter),
- o. Installing a skylight, rotary roof ventilator device or exhaust fan in the roof space directly above the owners lot,
- p. Installing solar panels and/or an electric battery for the purposes of providing electricity supply to the owners lot
- q. Any other installation or renovation deemed a 'Minor Renovation' by the strata committee that accords with section 110 of the Act.

3. Authority to approve Minor Renovations

- i. The Owners Corporation delegates to the Strata Committee under section 110(6)(b) of the Act, the authority to approve Minor Renovations as defined in this By-law to all lots within the strata scheme.
- ii. Upon receiving an application for Minor Works, the secretary or Strata Managing agent must convene a meeting of the Strata Committee within the timeframes and within provisions of the Act and Regulations.
- iii. The meeting may be convened and conducted by electronic means, if the Owners Corporation or Strata Committee has approved pre-meeting voting and electronic voting.
- iv. In the event there is no committee elected or the committee are unable to meet within the timeframes defined by the Act, the application must be determined by the Owners Corporation at a general meeting.
- v. The committee may, at its own discretion, decide that an application for Minor Renovations be determined by the Owners Corporation at a general meeting.
- vi. The Strata Committee may not unreasonably withhold approval for a Minor Renovation, however where the committee does withhold approval, the owner may refer their application for Minor Renovations to Owners Corporation for determination at a general meeting.
- vii. Where a general meeting is required pursuant to clause 3(vi) of this By-law, all costs associated with the production of that meeting will be borne by the owner of the lot to which the application applies, unless the application is to be determined at the next Annual General Meeting of the Owners Corporation or the strata committee agrees that the Owners Corporation will assume the expense.
- viii. Pursuant to section 110 of the Act, the Strata Committee cannot approve Minor Renovations of a structural nature or renovations that require waterproofing works.

4. Application Process

An application for a Minor Renovation must be made in writing and sent to the secretary or Strata Managing Agent and be accompanied with all necessary documentation that will readily allow the strata committee to determine the application, including but not limited to;

- i. The name of the applicant, contact details and lot number to which the Minor Renovations will apply,
- ii. A description of the Minor Renovations proposed,
- iii. All plans, specifications, drawings, expert reports or other information that will assist the committee in processing the application, including;
 - a. For works that involve the installation of timber or hard floors within a lot, details of the acoustics to be used to ensure adequate sound proofing;
 - b. For works that involve installing recessed lighting, a copy of the fire proofing proposed to be used,
- iv. Details of how any rubbish and debris will be disposed of during the construction process,
- v. The estimated duration of the work,
- vi. Other information that the committee may require in order to process the application.

5. Terms and Conditions that will apply to all approvals



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The following terms and conditions will apply to all Minor Renovations approved by the Strata Committee pursuant to this By-law.

- i. The owners must inform the secretary or Strata Managing Agent not less than fourteen (14) days before the Minor Renovations are to commence;
 - ii. Anything installed as a result of the Minor Renovation shall not be, or become, or in any way be construed to be common property and shall always remain the sole property of the owner of the lot which they service, including successors in title;
 - iii. the owners of any lot undertaking the Minor Renovations must obtain all necessary permits, licenses or consents required by local authority or other statutory or lawful authority for such installation;
 - iv. the installation of any devices must be effected in a workmanlike manner by licensed and insured tradespersons;
 - v. any damage to common property that occurs during, or results from, the installation or subsequent removal or replacement of, or use of, the Minor Renovations must be forthwith made good by the owners of the lot from which the damage results at no cost to the Owners Corporation;
 - vi. the Minor Renovations must be maintained in good working order and condition by the owner without claim on the owners corporation in respect of such maintenance;
 - vii. the owner shall inform the secretary or strata managing agent of the scheme not later fourteen (14) days before the Minor Renovations are to be replaced or renewed;
- (2) In the event that an owner or occupier of a lot to which the Minor Renovations have been completed, after notice, fails to comply with any matters set out in conditions (i) to (vii) hereof then the Owners Corporation may terminate the right of the owner or occupier to install such devices.
- (3) The Strata Committee or Owners Corporation may impose additional terms and conditions to the granting of approval for Minor Renovations, including but not limited to;
- i. The supply of a Dilapidation Report prior to the commencement of the works,
 - ii. The supply of additional expert reports relevant to the proposed works,
 - iii. Payment of a Bond before commencement of the works,
 - iv. Conditions surrounding noise and proposed times of work,
 - v. Provisions for cleaning and removal of debris,
 - vi. Conditions surrounding access to common property for trades, equipment and vehicles.
 - vii. Any other matter relevant to the application.

14 Recovery of Administrative Costs

Registration Date: 15/08/2019

- i. The intention of this By-law is to provide the Owners Corporation with a fair and equitable mechanism to recover the costs of reasonable administrative charges incurred by the Owners Corporation for additional management operations that have occurred due to the activities or behaviour of an owner/s or tenant/s of a lot within the scheme.
- ii. Examples include, but are not limited to, additional expenses incurred for remedying By-law breaches, damaged caused to common property as a result of moving furniture, damaged caused to common property as a result of refusing to allow access to a lot, fines or call out fees imposed by the NSW Fire brigades due to false alarms, costs of removing abandoned goods.

A) Definitions

- i. Terms used in this By-law which are defined in the Strata Schemes Management Act 2015 have the same meaning given to them in that Act
- ii. The following terms are defined to mean:
'Administrative Cost' means the costs incurred by the Owners Corporation imposed by the Owners Corporations Agents, other authorities or increases in insurance premiums.
'Owners Corporations Agents' means the Strata Managing Agent, Strata Committee or any contractor, consultant, legal counsel or other personnel engaged by the Owners Corporation.
'the Act' means the Strata Schemes Management Act 2015



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'Other Authorities' includes but is not limited to any government or statutory authority such as the NSW Fire Brigades, Local Council or Work Cover.

'Increases in Insurance Premiums' means increases in the Owners Corporations building insurance or public liability premiums

'Activities or Behaviour' includes but is not limited to, breaching the Owners Corporations By-laws, damaging common property, refusing access to the lot to allow an inspection of fire services and window locks, excessive or inordinate contact with the Owners Corporations agents which incurs a fee.

B) Rights and Obligation of Owners

- i. A lot owner shall be liable to compensate the Owners Corporation for the Administrative Costs charged to the Owners Corporation by the Owners Corporations Agents, other authorities or increases in insurance premiums to the activities or behaviour of owner/s or tenants;
- ii. A lot owner must take all reasonable steps to ensure that any occupier of their lot/s complies with all by-laws;
- iii. This By-law applies equally to the behaviour and activities of owners and tenants (and visitors to each) and where a lot has been leased, the lot owner shall be responsible for the behaviour of their tenants;
- iv. Where an administrative cost has been applied pursuant to this By-law, a lot owner may apply to the Owners Corporation that the administrative fee be reduced or waived.
- v. In the event the Owners Corporation rejects a request made by a lot owner pursuant to sub-clause B)(iv) above, all charges imposed by this By-law shall stand.

C) Rights, Powers and Obligations of the Owners Corporation

- i. The Owners Corporation shall have the following additional powers, authorities, duties, functions and obligations;
- ii. The Owners Corporation must not impose a fee or seek compensation from a lot owner unless the proposed fee has been approved by the Strata Committee or Owners Corporation;
- iii. The Owners Corporation shall have the power to recover all costs outlined in clause B) above from a lot owner as a debt by way of a levy charged to the lot;
- iv. The Owners Corporation must serve upon the owner a written notice of the contribution payable;
- v. The Owners Corporation may charge interest upon any contribution payable under this By-Law pursuant to section 85 of the Act;
- vi. The Owners Corporation may initiate debt recovery proceedings for any contribution payable under this By-Law pursuant to section 86 of the Act.

15 Recovery of Stationery Expenses

Registration Date: 15/08/2019

Intention

- i. The intention of this By-law is to provide the Owners Corporation with a fair and equitable mechanism to recover the costs of reasonable stationery expenses incurred by the Owners Corporation for the distribution of serving notices on lot owners via post or other non-electronic means.
- ii. The Owners Corporation recognise that the Strata Schemes Management Act 2015 enables the Owners Corporation to issue notices to owners and tenants via email and that this medium of communication is far more cost effective and environmentally friendly than non-electronic means.

A) Definitions

- i. Terms used in this By-law which are defined in the Strata Schemes Management Act 2015 have the same meaning given to them in that Act
- ii. The following terms are defined to mean:
'Stationery Expense' means the costs incurred by the Owners Corporation for serving documents on lot owners by post or other non-electronic means;
'Administrative Fee' means an amount of \$20.00 per quarter (or other such amounts that may be determined by the Owners Corporation or Strata Committee from time to time acting reasonably) commensurate with



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administrative costs charged to the Owners Corporation

'New Owners' mean any owner/s that purchases a lot in the scheme after the date this By-law is registered.

'Notice' means any written correspondence that is issued by the Owners Corporation by post or other non-electronic means

'the Act' means the Strata Schemes Management Act 2015

B) Rights and Obligation of Owners

- i. Where a lot owner has not provided the Owners Corporation with an email address for the service of notices as prescribed by the Act, the Owners Corporation may impose upon that lot owner an Administrative fee for reimbursement of serving documents via post or other non-electronic means.
- ii. A lot owner has 6 months from the date this By-law is passed to register an email address for the service of notices before the Owners Corporation is entitled to charge an administrative fee.
- iii. In the case of 'new owners', they shall have 3 months from the date the Owners Corporation is furnished with a Section 22 notice pursuant to the Act before the Owners Corporation is entitled charge an administrative fee
- iv. Where an administrative fee has been applied pursuant to this By-law, a lot owner may apply to the Owners Corporation or Strata Committee that the Administrative fee be reduced or waived.
- v. In the event the Owners Corporation rejects a request made by a lot owner pursuant to sub-clause B)(iv) above, all charges imposed by this By-law shall stand.

C) Rights, Powers and Obligations of the Owners Corporation

- i. The Owners Corporation shall have the following additional powers, authorities, duties, functions and obligations;
- ii. The Owners Corporation shall have the power to recover all costs outlined in clause B) above from a lot owner as a debt by way of a levy charged to the lot;
- iii. The Owners Corporation must serve upon the owner a written notice of the contribution payable;
- iv. The Owners Corporation may charge interest upon any contribution payable under this By-Law pursuant to section 85 of the Act;
- v. The Owners Corporation may initiate debt recovery proceedings for any contribution payable under this By-Law pursuant to section 86 of the Act;

16 Parking By-Law

Registration Date: 04/08/2020

1. No Parking on Common Property by Owners and Occupiers Without Approval

An owner or occupier of a lot must not park or stand any motor or other vehicle ("vehicle") on the common property, including the visitor parking spaces, except with the prior written approval of the owners corporation.

2. No Parking on Common Property by Tenants to be Permitted by Owners Without Approval

An owner of a lot must:

- (a) not allow any occupiers of the owner's lot, including the owner's lessees or tenants, to park or stand any vehicle on the common property except with the prior written approval of the owners corporation, and
- (b) take all reasonable steps to ensure that any occupiers of the owner's lot, including the owner's lessees or tenants, do not park or stand any vehicle on the common property except with the prior written approval of the owners corporation.

3. No Parking on Common Property by Visitors to be Permitted by Owners or Occupiers Except in Visitor Parking Spaces

An owner or occupier of a lot must:

- (a) not allow any visitors or invitees of the owner or occupier, including any tradespeople, to park or stand any vehicle on the common property except in a visitor parking space,
- (b) take all reasonable steps to ensure that any visitors or invitees of the owner or occupier, including any tradespeople, do not park or stand any vehicle on the common property except in a visitor parking space.



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4. Definition of a Visitor

A visitor is a person who stays in that Owner's Lot for not more than 24 hours in any one week.

5. Privately Owned Parking Spaces

Parking spaces owned privately (Lot property) must be clear of all stored items and debris, these parking spaces are solely for the parking of vehicles.

6. No Parking on Common Property by Outsiders

An owner or occupier of a lot must not allow any person who is not visiting the parcel to park or stand a vehicle on the common property, including the visitor parking spaces.

7. No Parking in Another Parking Space

An owner or occupier of a lot must not park or stand any vehicle in a parking space that is or forms part of another lot without the written approval of the owner or occupier of that parking space.

8. Breach of By-Law - No Parking Notices

(a) In the event that an owner or occupier of a lot (including a lessee or tenant) breaches this by-law, the owners corporation may:

(i) give the owner or occupier in breach a notice, or place a notice on the offending vehicle, requesting the removal of the offending vehicle, advising of the terms of this by-law and the consequences of the breach ("removal notice"),

(ii) issue more than one removal notice throughout the duration of the breach of this by-law (but it must not act unreasonably when doing so), and

(iii) recover as a debt from the owner or occupier in breach of this by-law:

(A) the sum of \$165.00 (including GST), or such other amount as may be determined from time to time by the strata committee ("administrative cost"), being a genuine pre-estimate of the administrative costs incurred by the owners corporation in issuing the removal notice, and

(B) the expenses incurred by the owners corporation recovering the administrative cost including legal costs and disbursements on an indemnity basis ("recovery costs").

(b) For the avoidance of doubt, if the owners corporation issues more than one removal notice throughout the duration of a breach of this by-law it may recover as a debt from the owner or occupier in breach of this by-law the administrative cost multiplied by the number of notices it issues.

9. Breach of By-Law - Recovery of Expenses

9.1 In the event that an owner or occupier of a lot (including a lessee or tenant) breaches this by-law, the owners corporation may:

(a) rectify the breach, and/or

(b) to the extent permitted by law, recover from the owner or occupier as a debt:

(i) the expenses incurred by the owners corporation arising out of or caused by the breach, including expenses incurred rectifying or attempting to rectify, restrain or prevent the breach ("breach expenses"); and

(ii) the expenses incurred by the owners corporation recovering the breach expenses including legal costs and disbursements on an indemnity basis ("recovery expenses").

(c) charge interest (at the same rate that applies to overdue contributions under section 85 of the Strata Schemes Management Act 2015) on any amounts it may recover as a debt pursuant to this by-law if any such amounts are not paid at the end of one month after they become due and payable;

9.2 For the purpose of this by-law, any administrative cost, recovery costs, breach expenses and recovery expenses become due and payable by the owner or occupier concerned at the same time as the owners corporation incurs those costs or expenses.

9.3 Nothing in this clause limits the rights of or the remedies available to the owners corporation on a breach of this by-law.



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10. Mode of Recovery of Expenses, Interest, etc

In the case of an owner of a lot, the owners corporation may include reference to any administrative cost, recovery costs, breach expenses or recovery expenses for which that owner is liable on:

- (a) the owner's account with the owners corporation;
- (b) levy notices given to that owner; and
- (c) certificates issued under section 184 of the Strata Schemes Management Act 2015 in respect of the owner's lot; for the purpose of recovering any of those amounts from the owner as a debt.

11. Inconsistencies

To the extent that any provision in this by-law is inconsistent with any other by-law, the provision in this by-law will prevail to the extent of the inconsistency.

17 Car Charger Works (EV Charging)

Registration Date: 04/08/2020

Part 1 - Preamble

1.1 The purpose of this by-law is to administer a programme for the following:

- (a) the granting of conditional approval from the Owners Corporation to the carrying out of Car Charger Works; and
- (b) to regulate the maintenance, repair and replacement of those Car Charger Works.

Part 2 - Definitions & Interpretation

2.1 Definitions

In this by-law, unless the context otherwise requires:

- (a) Act means the Strata Schemes Management Act 2015.
- (b) Architectural Code means the architectural code for the Building, in the strata management statement applicable to the strata scheme;
- (c) Australian Standards means the standards, codes and regulations which govern building and construction work from time to time as relevant and applicable to the particular works being carried out by the Owner.
- (d) Authority means any government, semi-government, statutory, judicial, quasi-judicial, public or other authority having any jurisdiction over the Lot or the Building including but limited to the local council, a court or a tribunal.
- (e) Building means the building situated on the parcel;
- (f) Car Charger Works means any works involving the installation of a device for the purpose (either dominant or ancillary) of charging a car battery solely benefiting and for the sole use of a particular Lot.
- (g) Insurance means:
 - (i) contractors all risk insurance (including public liability insurance) in the sum of \$20,000,000.00;
 - (ii) Insurance required under the Home Building Act 1989 (if any); and
 - (iii) workers' compensation insurance.
- (h) Lot means any lot within the strata plan number.
- (i) Owner means the owner(s) of a Lot.
- (j) Owners Corporation means the owners corporation constituted upon the registration of the Strata Plan.

2.2 Interpretation

In this by-law, unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) any gender includes the other genders;
- (c) any terms in the by-law will have the same meaning as those defined in the Act;
- (d) unless the context otherwise requires, a reference to the Owners Corporation includes the building manager, strata managing agent, any member of the strata committee or any person authorised by the Owners Corporation from time to time;
- (e) references to legislation include references to amending and replacing legislation;
- (f) unless the context otherwise requires, a reference to the Owner includes any of the Owner's executors, administrators, successors, permitted assigns or transferees;



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(g) to the extent of any inconsistency between the by-laws applicable to the Strata Plan and this by-law, the provisions of this by-law shall prevail; and

(h) if any provision or part of a provision in this by-law whether held or found to be void, invalid, or otherwise unenforceable, it shall be deemed to be severed from this by-law (or that provision) to the extent that it is void or invalid or unenforceable but the remainder of this by-law and the relevant provision shall remain in full force and effect.

Part 3 - Conditions

Before Commencement

3.1 Before commencement of and Car Charger Works, an Owner must:

(a) provide a written application to the strata committee to carry out the Car Charger Works, that includes the following information:

(i) plans and specifications (including a scope of works) for the proposed Car Charger Works, in particular, details in relation to:

(I) detailed location of all Car Charger Works including a location map of the works superimposed against the strata plan and the electrical connection;

(II) any change to the external appearance of the Lot or common property;

(III) any work involving waterproofing;

(IV) Details on how the Car Charger will be metered.

(ii) the manufacturer or supplier's brochure setting out the specifications of the Car Charger Works;

(iii) a copy of the licence details and certification of the contractor(s) engaged (or who will be engaged) by the Owner to carry out the Car Charger Works;

(iv) copies of certificate of currency of all Insurance for the Car Charger Works;

(v) a copy of any order, consent, permit or approval that may be required by an Authority, including but not limited to any conditions of complying development certificate or development consent issued under the Environmental Planning and Assessment Act 1979;

(vi) details for the supply of power for the Car Charger Works (including the steps to connect and disconnect the Car Charger Works for that supply), being a connection to a power supply exclusively servicing the Owner's Lot;

(vii) if the proposed Car Charger Works affects another Lot, consent of that lot to the works;

(viii) confirm in writing that information as provided under this clause 3.1 is accurate, clear and complete in all respects.

3.2 Upon receipt of the written application contemplated by clause 3.1, the strata committee shall review the written application within 30 days of receipt and, at its reasonable discretion:

(a) object the application by one of more reason as detailed under clause 3.5; and

(b) request the Owner provide additional details of the Car Charger Works, including but not limited to further specifications, engineer's reports or certifications.

3.3 The Owner may carry out the Car Charger Works:

(a) so long as they are compliant works, in all respects, as detailed under clause 3.5 below including any guidelines as contemplated therein; and

(b) the strata committee has not notified the Owner in writing within 30 days of receipt of the written application with respect to a matter under clause 3.2 above.

For the avoidance of doubt, to the extent where the Car Charger Works are cosmetic works under section 109 of the Strata Schemes Management Act 2015 NSW, the Owner may carry out those cosmetic works without the need for prior approval of the owners corporation but it must nonetheless observe all provisions of this by-law so far as practical.

Access

3.4 At least two (2) days prior to the commencement of the Car Charger Works or an aspect of the Works the Owner shall make arrangements with the building manager regarding:

(a) the suitable times and method for the Owner's contractors to access the Building to undertake the Car Charger Works; and

(b) the suitable times and method for contractors to park their vehicles on common property whilst the Car Charger



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Works are being conducted.

Compliant Works

3.5 To be compliant under this by-law, Car Charger Works:

- (a) must be in accordance with clauses 3.1 - 3.4 in all respects;
- (b) must be in keeping with the appearance and amenity of the Building in the reasonable opinion of the Owners Corporation having regard to the existing use of the subject areas of the Car Charger Works and the works must not change the external appearance and character of a lot in the relevant areas;
- (c) must comply with the Architectural Code;
- (d) must be manufactured, designed and installed to specifications for domestic use;
- (e) must be in keeping with the information:
 - (i) provided to the strata committee in accordance with clauses 3.1(a) and 3.2(b); and
 - (ii) provided to any Authority in connection with the approval of the Car Charger Works by that Authority;
- (f) must not be in a location that will or likely to be adversely affecting the lawful use of common property by another lot or Owners Corporation, or otherwise the lawful use of another lot;
- (g) must not adversely affect the structural integrity of the Building or part thereof and not involve any structural change;
- (h) must not involve or necessitating any waterproofing works;
- (i) must be constructed and maintained in accordance with Australian Standards or any such standard applying to the works;
- (j) must be in keeping with fire safety standards;
- (k) comply and continue to comply with this by-law;
- (l) with respect to the required electricity supply to operate the Car Charger Works, it must be directly wired, connected, metered, drawn and charged against benefitting Lot and not against the common property electricity supply in any way, or alternatively the Owners Corporation are to be reimbursed by the lot owner for the electricity consumption used, using a billing agent to be approved by the owners corporation; and
- (m) must comply with those guidelines as set out in Annexure A (where applicable and if attached) or as maybe determined by the Owners Corporation from time to time.

Where the Car Charger Works comply with the provisions under this clause 3.5, they are deemed as Minor Renovations under section 110 of the Strata Schemes Management Act 2015 NSW and are hereby approved by the Owners Corporation.

During Construction

3.6 Whilst the Car Charger Works are in progress the Owner of the Lot at the relevant time must:

- (a) transport each item including but not limited to construction materials, equipment and debris in compliance with the reasonable directions of the Owners Corporation;
- (b) protect all areas of the Building, both internal and external to the Lot, from damage:
 - (i) by the Car Charger Works;
 - (ii) by the transportation of construction material, equipment, debris and other material associated with the Car Charger Works; and
 - (iii) by the removal of any part of the Car Charger Works.
- (c) keep all areas of the Building outside the Lot clean and tidy;
- (d) only perform the Car Charger Works between 9.00 am and 5.00 pm on Monday to Friday inclusive and not carry out the Car Charger Works on weekends and public holidays;
- (e) immediately arrange for the removal of all construction materials and debris from the Building, with no material or debris deposited in the common property garbage disposal areas;
- (f) take all reasonable steps to minimise discomfort, disturbance, obstruction or interference with the use and enjoyment by other occupiers of the Building;
- (g) ensure that the common property is kept clean of any waste created by the Car Charger Works daily and in accordance with the Owners Corporation's directions;
- (h) comply and ensure that the Owner's contractor complies with all requirements, directions and orders of the strata committee and any Authority; and



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(i) not vary the Car Charger Works without first obtaining the consent in writing of the Owners Corporation.

3.7 The Car Charger Works shall be carried out:

- (a) in a proper and workmanlike manner;
- (b) in accordance with the provisions of all applicable building codes and standards;
- (c) in accordance with the drawings and specifications approved by an Authority where applicable and the Owners Corporation;
- (d) using materials that are new and fit for the purposes to which those materials are put;
- (e) by appropriately licensed contractors;
- (f) with due diligence and within the time stipulated in this by-law, or if no time is stipulated, within a reasonable time; and
- (g) in a manner so as to result in the Car Charger Works (or area surrounding the Car Charger Works) being reasonably fit for occupation.

After construction

3.8 After the Car Charger Works have been completed the Owner must without unreasonable delay:

- (a) notify the Owners Corporation that the Car Charger Works have been completed;
- (b) notify the Owners Corporation that all damage, if any, to lot and common property caused by the Car Charger Works and not permitted by this by-law has been rectified;
- (c) provide the Owners Corporation with a copy of any certificate or certification required by an Authority to indicate completion of the Car Charger Works;
- (d) provide the Owners Corporation's nominated representative(s) access to inspect the Lot within forty-eight (48) hours of any request from the Owners Corporation to check compliance with this by-law or any consents provided under this by-law.

Statutory and other requirements

3.9 The Owner must:

- (i) comply with all requirements of the Owners Corporation, the by-laws applicable to the strata scheme and all directions, orders and requirements of all relevant statutory authorities, including the local council relating to the Car Charger Works;
- (ii) ensure that the respective servants, agents and contractors of the Owner comply with the said directions, orders and requirements;
- (iii) ensure that the warranties provided under any contract are, so far as relevant, complied with.

Enduring rights and obligations

3.10 An Owner must:

- (a) properly maintain, replace and keep in good and serviceable repair any Car Charger Works installed benefiting their lot;
- (b) properly maintain and upkeep those parts of the common property in contact with the Car Charger Works;
- (c) repair and/or reinstate the common property or personal property of the Owners Corporation to its original condition if:
 - (i) the Car Charger Works are removed or relocated; or
 - (ii) the Owner who has installed the Car Charger Works transfers or disposes of their interest in the Lot (unless an incoming Lot Owner requests the Car Charger to remain).
- (d) pay for all of the following costs:
 - (i) the costs of installing and maintaining the Car Charger Works;
 - (ii) the costs of all power in connection with the car charger the subject of the Car Charger Works including but not limited to electricity;
 - (iii) fees for convening any meeting or obtaining advice to consider the proposal including any other reasonable professional fees required to consider the proposal including strata management fees or engineering fees.
- (e) indemnify and keep indemnified the Owners Corporation against any costs or losses arising out of the installation, use, repair, replacement or removal of any Car Charger Works including any liability in respect of the property of the Owner.



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Default

3.11 Should the Owner fail to comply with any obligation under this by-law:

- (a) the Owners Corporation may request, in writing, that the Owner complies with the terms of the by-law and the Owner must take all reasonable steps to comply with the Owners Corporation's request;
- (b) without prejudice to any other rights, the Owners Corporation may enter upon the Lot to inspect and to carry out any reasonable work to rectify the Owner's breach of this by-law;
- (c) the Owner shall indemnify the Owners Corporation against any liability, costs, loss or expense incurred by the Owners Corporation should the Owners Corporation be required to carry out any work to rectify the Owner's breach of this by-law; and
- (d) the Owners Corporation may recover from the Owner, as a debt in a forum of competent jurisdiction, all of the Owners Corporation's reasonable costs incurred by the Owners Corporation arising out of or in relation to the Owner's breach of this by-law, including but not limited to interest, strata managing agent's fees, expert fees, legal costs and any other expense of the Owners Corporation reasonably incurred in recovering such debt.

Applicability

3.12 In the event that the owner desires to remove the Car Charger Works installed under this by-law (or otherwise), the provisions of Part 3 of this by-law shall also apply in relation to that removal.

18 Payment Plan By-Law

Registration Date: 03/08/2021

1.Introduction

1.1 The purpose of this by-law is to set out how the owners corporation will administer payment plans.

1.2 This by-law applies if the owners corporation passes either a resolution to accept payment plans generally or specific payment plans.

2. Payment Plans

2.1 At every Annual General Meeting, the owners corporation must consider "how to deal with any overdue contributions payable to the owners corporation". Section 85(5) of the Act says "An owners corporation may, by resolution at a general meeting, agree to enter into payment plans, either generally or in particular cases, for the payment of overdue contributions...".

2.2 Clause 18 of the Regulation says a payment plan must:

- (a) be in writing;
- (b) require repayment of the outstanding contributions within 12 months; and
- (c) contain the following:
 - (i) the name of the lot owner and the title details of the lot,
 - (ii) the address for service of the lot owner,
 - (iii) the amount of the overdue contributions,
 - (iv) the amount of any interest payable for the overdue contributions and the way in which it is calculated,
 - (v) the schedule of payments for the amounts owing and the period for which the plan applies,
 - (vi) the manner in which the payments are to be made,
 - (vii) contact details for a member of the strata committee or a strata managing agent who is to be responsible for any matters arising in relation to the payment plan,
 - (viii) a statement that a further plan may be agreed to by the owners corporation by resolution,
 - (ix) a statement that the existence of the payment plan does not limit any right of the owners corporation to take action to recover the amount of the unpaid contributions.

2.3 For each payment plan:

- (a) the owners corporation appoints its Strata Manager as its agent to administer the payment plan;
- (b) the owners corporation acknowledges that the Strata Manager will charge the Fee to administer the payment plan; and
- (c) the owner who has agreed to the payment plan agrees to pay the Fee to the owners corporation as part of the payment plan, and the Fee is recoverable by the owners corporation in the same manner as the outstanding

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contributions.

2.4 If the owners corporation resolves generally to enter into payment plans, then:

(a) the terms of any individual payment plan approved under that general resolution (including those further approved under clause 2.4(a)) must:

(i) comply with the Act and the Regulation;

(ii) contain the information set out in clause 2.2(c) above; and

(b) the strata committee may approve individual payment plans, provided that the individual payment plan complies with the following:

(i) clauses 2.2 and 2.3;

(ii) interest is payable in the manner and at the rate set out in the Act;

(iii) contributions due after the date the payment plan commences are payable on their due date;

(iv) payments must be made to the appropriate account of the owners corporation held on its behalf by the Strata Manager; and

(v) the contact details to include in the payment plan are those of the Strata Manager.

3. Interpretation

In this by-law:

3.1 Act means the Strata Schemes Management Act 2015;

3.2 Fee means the fee charged by the Strata Manager to administer each payment plan, which as at the date that this by-law is registered is \$100 per month per payment plan;

3.3 lot means each and every lot in the strata scheme;

3.4 owner means the owner of the lot for the time being;

3.5 payment plan means a payment plan for the payment of overdue contributions, which is either specifically approved by the owners corporation, or where the owners corporation resolves generally to accept payment plans;

3.6 Regulation means the Strata Schemes Management Regulation 2016;

3.7 Strata Manager means the strata managing agent for the strata scheme, which is Netstrata;

3.8 Any term used in this by-law that is defined in the Act will have the same meaning in this by-law as it does in the Act;

3.9 Any provision that is invalid, unenforceable or illegal must be read down to the extent necessary to avoid that effect. If that is not possible, that provision must be excluded from this by-law but only to the extent necessary to avoid that effect. All other provisions of this by-law continue to be valid and enforceable; and

3.10 If there is any conflict between this by-law and any other by-law of the strata scheme, this by-law will apply to the extent of that conflict.

19 Fire Inspection Access & Administration

Registration Date: 03/08/2021

Intention

The intention of this By-law is to outline the rights and responsibilities of the Owners Corporation and Lot owners in relation to the inspection of fire safety apparatus within a Lot and to provide the Owners Corporation with a fair and equitable mechanism to recover any additional costs associated with supplementary inspections of individual Lots (which may be incurred due to an occupant delaying access) or additional corrective action repairs required.

The Owners Corporation recognise that Under the Part 9 of the Environmental, Planning and Assessment Regulations 2000 (NSW) and Section 123(1) of the Strata Schemes Management Act 2015 they must engage an Accredited Fire Safety Practitioner (AFSP) to inspect the fire safety apparatus within the common property and individual Lots.

a. Definitions

The following terms are defined to mean:

'Accredited Fire Safety Practitioner (AFSP)' means a person accredited under an approved industry accreditation scheme to undertake the inspecting, testing and repairs to fire safety apparatus within a building.

'Administrative Fee' means a fee to which the Agent may charge for additional services rendered in administering access or additional repairs within a Lot.



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'Agent' means the Strata Managing Agent for the Strata Scheme.

'Corrective Action Repairs (CAR)' mean those repairs required to be undertaken on common property or within a Lot in order to remedy a defect or fault to a fire safety apparatus.

'Fines or Re-Inspection Fees' includes any fine or charge imposed on the Owners Corporation by the local council or other statutory or lawful authority or administrative charges imposed by agent engaged by the Owners Corporation.

'Fire Safety Apparatus' means any Fire Safety Measure listed in Part 9 of the Environmental, Planning and Assessment Regulations 2000 (NSW) applicable to the strata scheme.

'Reasonable Access' means between the hours of 7.00am and 8.00pm Monday to Friday, excluding public holidays.

'Smoke Alarm Certificate' means a certificate issued by a landlord or their agent to a tenant, pursuant to Section 64A of the Residential Tenancies Act 2010 (NSW), noting the smoke alarm(s) within a Lot are compliant.

b. Rights & Responsibilities of the Owners Corporation

i. The Owners Corporations must ensure that an Annual Fire Safety Statement is obtained pursuant to the Part 9 of the Environmental, Planning and Assessment Regulations 2000 (NSW) and Section 123(1) of the Strata Schemes Management Act 2015.

ii. An Accredited Fire Safety Practitioner (AFSP) must be used for the inspection of the fire safety apparatus within the Strata Scheme. Before carrying out any inspection or works within a Lot the Owners Corporation or their Agent must provide the occupant of the lot a minimum of 7 days' notice that access to the lot is required.

iii. The Owners Corporation shall have the power to recover all costs outlined in clause C) below from a lot owner (as well as any costs related to the indemnities identified in Clause D) as a debt by way of a levy charged to the lot and must serve upon the owner a written notice of the contribution payable. The Owners Corporation may charge interest upon any contribution payable under this By-Law pursuant to section 85 of the Act and may initiate debt recovery proceedings for any contribution payable under this By-Law pursuant to section 86 of the Act.

c. Rights and Responsibilities of Lot Owners

i. The Owners Corporation recognise that access to the Lots within the Strata Scheme shall be required in order to comply with clause b), therefore the owner of a Lot shall be responsible for ensuring;

a. That where necessary the Owners Corporation or their Accredited Fire Safety Practitioner (AFSP) has unencumbered access to the owner's Lot for the purposes of conducting the required fire safety inspections, testing, replacement or maintenance of any fire safety equipment;

b. The occupant of the lot does not obstruct access to the Owners Corporation or their Accredited Fire Safety Practitioner (AFSP) for the purposes of conducting the required fire safety inspections, testing, replacement or maintenance of any fire safety equipment;

ii. Where access to a Lot for an initial inspection of the fire apparatus is unsuccessful and additional inspections are required, the Owners Corporation may impose upon that Lot owner the following administrative fees (reinspection fee) for arranging the return of an Accredited Fire Safety Practitioner (AFSP):

a. A fee of \$50 for organisation of the 2nd inspection of a Lot;

b. A fee of \$75 for organisation of the 3rd inspection of a Lot;

c. A fee of \$100 for any further inspections of a Lot.

These fees are in addition to the call-out fees charged by the Accredited Fire Safety Practitioner (AFSP) as outlined in sub-clause iii).

iii. Where access to a Lot for an initial inspection of the fire apparatus is unsuccessful and additional inspections are required, the Owners Corporation may pass the call-out fees charged by the Accredited Fire Safety Practitioner (AFSP) upon that Lot owner, in addition to the administrative fees outlined in sub-clause ii).

iv. Where Corrective Action Repairs (CAR) are required to items within the Lot, the associated costs will be imposed by the Owners Corporation upon that Lot owner, as well as any additional administration costs imposed by the agent to facilitate this process. These costs may include, but are not limited to the replacement or repairs of:

a. Smoke alarms;

b. Heat alarms/detectors;

c. Fire door closers;

d. Any other item within a Lot required to be compliant with the Part 9 of the Environmental, Planning and Assessment Regulations 2000 (NSW).



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v. Where an owner leases their Lot they are required to issue a Smoke Alarm Certificate to their tenant pursuant to Section 64A of the Residential Tenancies Act 2010 (NSW). Upon request, the Owners Corporation or its Agent may be required to supply a certificate to a Lot owner, as such the Owners Corporation may charge a fee of \$55 upon that Lot owner.

vi. Where an administrative fee has been applied pursuant to this By-law, a lot owner may apply to the Owners Corporation or Strata Committee that the Administrative fee be reduced or waived. In the event the Owners Corporation rejects a request made by a lot owner pursuant to sub-clause vi) above, all charges imposed by this By-law shall stand.

vii. In accordance with Section 258 of the Strata Schemes Management Act 2015, owners who lease their Lot must ensure that the tenant names, duration of the lease and the contact details are provided to the Owners Corporation's Agent within 14 days after the commencement of the lease.

d. Indemnity

An owner of a lot must indemnify the Owners Corporation for any fines or penalties imposed by the local council which are incurred by the Owners Corporation due to access to the lot being unable to be gained by the Owners Corporation's appointed Accredited Fire Safety Practitioner (AFSP).

An owner of a lot must indemnify the Owners Corporation against any loss or damage the owners corporation suffers as a result of the restoration of any faulty fire safety equipment necessary to be undertaken in order for the Annual Fire Safety Statement to be issued.

20 Communication & Dispute Resolution

Registration Date: 03/08/2021

INTENTION

The intention of this By-law is to provide mechanisms for the Owners Corporation, owners, occupiers and representatives of the Owners Corporation, owners and occupiers to;

- a. Facilitate harmonious, efficient and cost-effective communication within the scheme,
- b. Prevent bullying, harassment and intimidation at the scheme as well as to regulate the communication of owners, residents and agent's servicing the scheme,
- c. Provide an efficient dispute resolution process,
- d. Allow the Owners Corporation, Strata Committee and strata managing agent the ability to suspend or cease communication with individual's that contravene the spirit of this By-law, and
- e. Allow the Owners Corporation to recover the costs for administering the provisions of this By-law.

PART 1 - DEFINITIONS & INTERPRETATION

1. In this by-law:

- a. Strata Managing Agent means the person (if any) from time to time appointed to act as strata managing agent for the Scheme.
- b. Building Manager means the person (if any) from time to time appointed to act as a Building Manager for the scheme
- c. Lot means a lot in strata scheme
- d. Occupier or Owner means the owner or occupier of a lot in the strata scheme from time to time.
- e. Owners Corporation means the owners corporation created by the registration of strata plan.
- f. Agent means a person from time to time appointed to act on behalf of a lot owner such as a property manager
- g. Representative means a person from time to time appointed to represent a lot owner such as a proxy holder or power of attorney
- h. Scheme means the strata scheme created on registration of the strata plan.
- i. Strata Committee means the Strata Committee of the Owners Corporation from time to time.
- j. Stakeholders means all Owners, Occupiers, Suppliers, Building Managers, the Strata Committee and Strata Managing Agent.

2. In this by-law a word which denotes:

- a. the singular includes plural and vice versa;
- b. any gender includes the other genders;



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c. any terms in the by-law will have the same meaning as those defined in the Strata Schemes Management Act 2015 ("the Act"); and

d. references to legislation includes references to amending and replacing legislation.

3. Nothing contained in this by-law will operate so as to negate any statutory requirements or obligations imposed by the Act or the Strata Schemes Management Regulations 2016, as amended or replaced from time to time.

PART 2 - SCHEME COMMUNICATIONS

2.1 Owners, occupiers and agents to the scheme acknowledge that all stakeholders are entitled to live, work and reside within an environment that is free from bullying, harassment, threatening and intimidating behaviour, this includes both written communication and conduct at meetings of the Owners Corporation and Strata Committee. Examples of bullying and harassment include but are not limited to;

- a. Direct threats or intimidation made against an Owner, Supplier, Building Manager, the Strata Committee or Strata Managing Agent, whether in writing or made verbally,
- b. Excessive communication with the Strata Committee, Building Manager or Strata Managing Agent,
- c. Pressuring lot owner/s to vote in a particular manner,
- d. Commentary of a personal nature that is derogatory, disrespectful or ridicules any stakeholder or their character,
- e. Making an unsubstantiated claim against another Owner, Supplier, Building Manager, the Strata Committee or Strata Managing Agent.

2.2 Harassment does not include;

- a. The Owners Corporation, Strata Committee or Strata Managing Agent pursuing debt recovery pursuant to section 86 of the Act,
- b. The Owners Corporation, Strata Committee or Strata Managing Agent administering and enforcing this By-law or the other By-laws for the scheme,
- c. Owners, residents and agents providing constructive feedback surrounding the administration of the scheme or service providers to the scheme.

2.3 The Owners Corporation, Strata Committee, Owners, Occupiers and stakeholders must ensure that all communication is respectful and does not include anything which is discriminatory, derogative or constitutes bullying within the Scheme.

PART 3 - RIGHTS AND OBLIGATIONS OF LOT OWNERS

3.1. An owner must ensure that they, their agents, representatives, or occupants of their lot do not:

- a. Do anything which is disrespectful, derogatory, discriminatory, harassing or bullying towards another Owner, Occupier, Supplier, Building Manager, the Strata Committee or the Strata Managing Agent;
- b. do anything which impedes or negatively impacts the Owners Corporations ability to conduct their duties in accordance with the Act;
- c. unreasonably disclose information held by the Owners Corporation, including information about an Owner or Occupier;
- d. cause a nuisance or otherwise behave in a way to bring disrepute or diminish the reputation of the Owners Corporation;
- e. make a decision that requires a resolution of the Strata Committee or the Owners Corporation in accordance with the Act; or
- f. engage in any conduct in contravention of the Act.

3.2. An owner shall be liable to compensate or indemnify the Owners Corporation against any costs that may arise as a result of administering the provisions of this By- law including the costs of convening and conducting a Strata Committee meeting and any other administrative costs associated with Part 4 of this By-law.

3.3 In the event that a lot owner believes a charged imposed upon them pursuant to this By-Law has been applied unfairly, the lot owner may request that the Owners Corporation waive the charge by a resolution of the Owners Corporation at the next general meeting of the Owners Corporation.

3.4 In the event the Owners Corporation rejects a request made by a lot owner pursuant to 3.3 of this By-Law, all charges imposed by this By-Law shall stand.

PART 4 - RIGHTS, POWERS AND OBLIGATIONS OF THE OWNERS CORPORATION & STRATA COMMITTEE

4.1 Any alleged breach of this By-law pursuant to Part 3 above must be determined by the Strata Committee at a properly convened meeting of the committee.

4.2 Depending on the nature and severity of the breach, where the committee has determined that a lot owner,



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tenant or agent acting on behalf of a lot owner has exhibited bullying, threatening or intimidating behaviour, the Strata Committee may;

- a. Issue a warning letter to the individual, or
- b. Suspend communication with the individual, for a period to be determined by the committee, and/or
- c. Determine that the lot owner compensate the Owners Corporation for the costs of convening and conducting the Strata Committee meeting that was required to make a determination pursuant to this By-law, and/or
- d. Determine that the lot owner compensate the Owners Corporation for any other administrative costs associated with administering this By-law.

4.3 The Owners Corporation shall have the following additional powers, authorities, duties, functions and obligations:

- a. The Owners Corporation shall have the power to recover all costs outlined in PART 3 and PART 4 of this By-law from a lot owner as a debt by way of a levy charged to the lot;
- b. The Owners Corporation must serve upon the owner a written notice of the contribution payable;
- c. The Owners Corporation may charge interest upon any contribution payable under this By-Law pursuant to section 85 of the Act;
- d. The Owners Corporation may initiate debt recovery proceedings for any contribution payable under this By-Law pursuant to section 86 of the Act; and
- e. All monies recovered by the Owners Corporation shall form part of the fund to which the relevant contribution belongs.

PART 5 - GRIEVANCE PROCEDURE

Where an owner, resident or agent acting on behalf on an owner wishes to register a grievance with the Strata Committee or Strata Managing Agent the complainant must;

5.1. Notification

The complainant must inform the Strata Committee or Strata Managing Agent in writing of the following;

- a. The nature of the dispute;
- b. What outcome the complainant desires,
- c. The action the complainant believes will settle the grievance,
- d. Evidence that supports the complaint being made (if any),
- e. Notices of a grievance under this clause should be directed to the Strata Managing Agent via email or post in the first instance or where no agent is appointed directly to the Strata Committee via the registered address for service of notices for the scheme.

5.2. Best Endeavours to Resolve Dispute

5.3. On receipt of a complaint, both parties will make every effort to resolve the dispute by mutual negotiation within 21 business days. This may include the convening of a Strata Committee or General Meeting to resolve the matters identified.

5.4. Where a Strata Committee meeting may be convened pursuant to this grievance procedure, it WILL NOT be subject to the provisions of Part 4 of this By-law.

21 Regatta Community Room

Registration Date: 03/08/2021

The Community Room and associated facilities as located on the ground level on Park Street North (noted as level 2 within the registered strata plan) may be used by the owners and occupiers of the strata scheme pursuant to the terms and conditions of this By-Law;

A) An owner or occupier shall not:

- i) use the Community Room or associated equipment or facilities provided without the prior written approval of the Owners Corporation; or
- ii) whilst using the common room create any or allow any noise or other disturbance to be created which is likely to interfere with the peaceful enjoyment of the owners or occupiers of other lots or common property in the strata scheme; or
- iii) use the common room or facilities provided in such a manner so as to exclude the use of these facilities by other owners or occupiers at any given time, without the prior written approval of the Owners Corporation; or

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iv) use the common room, associated equipment and facilities during a period of 'temporary exclusive use' that has been granted to another resident within the strata scheme;

v) use the community room between the hours of 10pm and 8am.

B) In relation to the use of the Community Room, an owner or occupier of a lot shall ensure:

i) that their invitees do not use the common room unless they or another owner or occupier accompanies them;

ii) that children are not permitted to use the common room and facilities unless under the direct supervision of an adult;

iii) that the common room is maintained in a clean and tidy condition and all waste materials must be promptly removed to the waste repository bins;

iv) that no decorations be attached to any part of the common room and only freestanding decorations are used;

C) General terms of use of the Community Room;

i) the Strata Committee of the Owners Corporation may from time to time, at its absolute discretion, make a determination as to what use the common room may be put and the maximum number of invitees of any one owner or occupier to be permitted to use the common room and any furnishings, equipment or facilities at any one time.

ii) all residents may make a written application for 'temporary exclusive use' (defined as a period of no longer than 12 hours) of the common room outlining;

(1) The purpose and activities for which the temporary use is sought

(2) The date and time period for which the temporary use is sought

(3) The likely number of invited guests to use the common room

The application form will be reviewed by the Strata Manager, Building Manager or Strata Committee.

iii) applications for temporary use of the common room must be made via at least 14 days prior to date for which the temporary exclusive use is sought.

iv) if the Owners Corporation (via the Strata Manager, Building Manager or Strata Committee) grants temporary exclusive use to an owner or occupier, the Owners Corporation may grant its consent on such conditions that it may think reasonable in its absolute discretion and all events the provisions of this By-Law shall apply.

v) the Strata Committee of the Owners Corporation may from time to time, at its absolute discretion, make a determination as to the hours during which the common room is available for use by the owners or occupiers.

vi) the Owners Corporation, via the Strata Manager, Building Manager or Strata Committee, is empowered to purchase and maintain furnishings, equipment and other property (including but not limited to, books, publications and other literature) for use in the common room that are adequate for use in such a facility and are consistent with the space available and the needs of the owners or occupiers.

vii) in the event that any owner, occupier or their invited guests do not comply with this By-Law or any other By-Law of the strata scheme whilst using the common room, the owner, occupier or their invited guest will be required to leave the common room immediately;

viii) the Owners Corporation may refuse consent to use the common room to any owner or occupier who fail to comply with the obligations imposed upon them by this By-Law or any other By-Law of the strata scheme whilst using the common room.

ix) a bond of \$500 is payable to the building manager prior to using the Community Room and will be returned to the owner or occupier once an inspection of the room has taken place to ensure that the room is returned in good order. The bond may be used to rectify damages made to the Community Room during the use by an owner or occupier of a lot. If damages occur and the bond is insufficient to cover the said damages, the Owners Corporation may undertake repairs and recover the costs from the owner of the lot pursuant to Clause 120(5) of the Strata Schemes Management Act 2015, as a debt against the lot.

x) a cleaning fee of \$150 is payable prior to the use of the community room. This fee is not refundable and will cover the reasonable costs associated with the cleaning of the Community Room after use.

D) Indemnity

An owner or occupier of a lot who is approved to use the Community Room must indemnify the Owners Corporation for any fines, penalties or losses which may be incurred by the Owners Corporation due to their use of the Community Room.

asd

ATTACHMENT 'D' PLAN OF EXCLUSIVE USE AREA (EU1)

LGA: PARRAMATTA

LOCALITY: WENTWORTH POINT

SCALE: 1:100

PARISH: ST JOHN

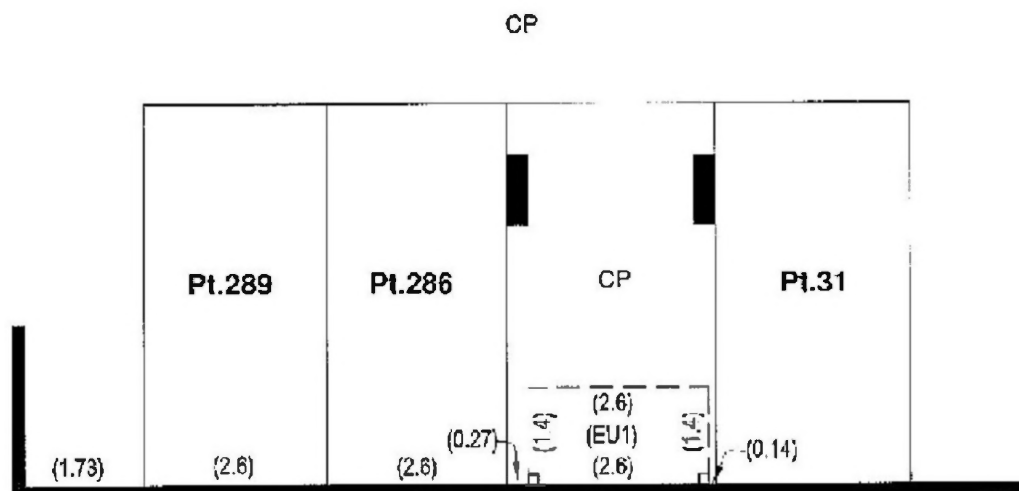
COUNTY: CUMBERLAND

DATE: 22-07-2016

NOTES:-

CP denotes COMMON PROPERTY

 denotes RIGHT ANGLE



(EU1) EXCLUSIVE USE AREA - 4m²

LEVEL 1

THIS IS THE PLAN REFERRED TO IN THE BY-LAW GRANTING AN EXCLUSIVE USE AREA TO
LOT 286

PAGE 3 OF 3

56 of 56

Form: 15CH
Release: Quarry

**CONSOLIDATION/
CHANGE OF BY-LAWS**

Leave this space clear. Affix additional
pages to the top left-hand corner.

New South Wales
Strata Schemes Management Act 2015
Real Property Act 1900

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

(A) TORRENS TITLE

For the common property
CP/SP 93238

(B) LODGED BY

Document
Collection
Box

573X

Name

Company Network Strata Services Pty Limited

Address P O BOX 265
HURSTVILLE BC NSW 1481

E-mail admin@netstrata.com.au Contact Number 1300 638 787

Customer Account Number 123421L Reference 93238

CODE

CH

- (C) The Owner-Strata Plan No. 93238 certify that a special resolution was passed on 29/6/2021
- (D) pursuant to the requirements of section 141 of the Strata Schemes Management Act 2015, by which the by-laws were changed as follows –
- (E) Repealed by-law No. NOT APPLICABLE
- Added by-law No. Special By-Law 18, 19, 20, 21
- Amended by-law No. NOT APPLICABLE
- as fully set out below :

(F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure A.

(G) The seal of The Owners-Strata Plan No. 93238 was affixed on in the presence of 3/8/2021 the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature : asd

Name : Anita Dalag- Netstrata

Authority : Appointed Managing Agent

Signature : _____

Name : _____

Authority : _____

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

PLANNING CERTIFICATE

CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979 as amended

**InfoTrack Pty Ltd
GPO Box 4029
SYDNEY NSW 2001**

Certificate No: 2022/1121
Fee: \$133.00
Issue Date: 17 February 2022
Receipt No: 6657332
Applicant Ref: 2108005:167594

DESCRIPTION OF LAND

Address: 1401/10 Burroway Road
WENTWORTH POINT NSW 2127
Lot Details: Lot 249 SP 93238

SECTION A

The following Environmental Planning Instrument to which this certificate relates applies to the land:

Sydney Regional Environmental Plan No. 24 - Homebush Bay Area.

For the purpose of **Section 10.7(2)** it is advised that as the date of this certificate the abovementioned land is affected by the matters referred to as follows:

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

The land is zoned: DM Deferred Matters -SREP No 24-Homebush Bay Area

Deferred Matter – Refer to Sydney Regional Environmental Plan No.24 – Homebush Bay Area

The land is a deferred matter under Auburn Local Environmental Plan 2010. The zoning and land use provisions of Sydney Regional Environmental Plan No.24 – Homebush Bay Area apply to this land.

Sydney Regional Environmental Plan No.24 – Homebush Bay Area may be obtained via the internet from www.legislation.nsw.gov.au.

SECTION B

State Policies and Regional Environmental Plans

The land is also affected by the following State Environmental Planning Policies (SEPP) and Regional Environmental Plans (SREP):

State Environmental Planning Policy (SEPP) No.19 - Bushland in Urban Areas
State Environmental Planning Policy (SEPP) No.21 - Caravan Parks
State Environmental Planning Policy (SEPP) No.33 -Hazardous and Offensive Development
State Environmental Planning Policy (SEPP) No.55 - Remediation of Land
State Environmental Planning Policy (SEPP) No.64 - Advertising and Signage
State Environmental Planning Policy (SEPP) No.65 – Design Quality of Residential Flat Development.
State Environmental Planning Policy (SEPP) (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (SEPP) (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (SEPP) (State Significant Precincts) 2005
State Environmental Planning Policy (SEPP) (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (SEPP) (Infrastructure) 2007
State Environmental Planning Policy (SEPP) (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (SEPP) (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (SEPP) (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (SEPP) (Concurrences) 2018
State Environmental Planning Policy (SEPP) (Primary Production and Rural Development) 2019
State Environmental Planning Policy (SEPP) (Housing) 2021

Sydney Regional Environmental Plan (SREP) – (Sydney Harbour Catchment) 2005

DRAFT State Environmental Planning Policy to amend State Environmental Planning Policy (SEPP) (Sydney Region Growth Centres) 2006 – Amendment to include the Greater Parramatta Priority Growth Area as a Growth Centre

DRAFT State Environmental Planning Policy (Draft SEPP) – Environment

N.B. All enquiries as to the application of Draft State Environmental Planning Policies should be directed to The NSW Department of Planning, Industry and Environment.

Draft Local Environmental Plan

The land is not affected by a Draft Local Environmental Plan which has been placed on Public Exhibition and has not yet been published.

Development Control Plan

The land is affected by the Homebush Bay West DCP 2004 and associated amendments.

The land is affected by the 1 Burroway Road, Homebush Bay Development Control Plan - effective 6 April, 2006.

The land is affected by the Homebush Bay West Development Control Plan: Volume 2 (Public Domain Strategy) - effective from 26 October 2006.

The Minister for Planning has issued directions that provisions of an EPI do not apply to certain Part 4 development where a concept plan has been approved under Part 3A.

Development Contribution Plan

The City of Parramatta (Outside CBD) Development Contributions Plan 2021 applies to the land.

Heritage Item/Heritage Conservation Area

The land has not been identified as containing an item of environmental heritage significance under the provisions of Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

The land is not located within a Heritage Conservation Area under the provisions of Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

Road Widening

The land is not affected by road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993.
- (b) Any Environmental Planning Instrument.
- (c) Any Resolution of Council.

Land Reservation Acquisition

The land is not affected by Land Reservation Acquisition in the Sydney Regional Environmental Plan No. 24 – Homebush Bay Area.

Site Compatibility Certificate (Seniors Housing, Infrastructure and Affordable Rental Housing)

At the date of issue of this certificate Council is not aware of any

- a. Site compatibility certificate (affordable rental housing),
- b. Site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments),
- c. Site compatibility certificate (seniors housing)

in respect to the land issued pursuant to the Environmental Planning & Assessment Amendment (Site Compatibility Certificates) Regulation 2009 (NSW).

Contamination

Matters contained in Clause 59(2) as amended in the Contaminated Land Management Act 1997 – as listed:

Clause 59(2)(a) - is the land to which the certificate relates is significantly contaminated land?

NO

Clause 59(2)(b) - is the land to which the certificate relates is subject to a management order?

NO

Clause 59(2)(c) - is the land to which the certificate relates is the subject of an approved voluntary management proposal?

NO

Clause 59(2)(d) - is the land to which the certificate relates is subject to an ongoing maintenance order?

NO

Clause 59(2)(e) - is the land to which the certificate relates is the subject of a site audit statement?

YES

The land **is affected** by the matters contained in Clause 59(2) (e) as amended in the Contaminated Land Management Act 1997 – as listed.

Council has been furnished with a site audit statement by a site auditor in relation to this site and advises:

(e) that the land to which the certificate relates is the subject of a site audit statement

Tree Preservation

The land is a deferred matter under Auburn Local Environmental Plan 2010 and the applicant should refer to Sydney Regional Environmental Plan No. 24 - Homebush Bay Area on www.legislation.nsw.gov.au.

Council has not been notified of an order under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

Coastal Protection

Has the owner (or any previous owner) of the land been consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

NO

Council Policy

The land is a deferred matter under Auburn Local Environmental Plan 2010 and the applicant should refer to Sydney Regional Environmental Plan No. 24 - Homebush Bay Area on www.legislation.nsw.gov.au.

The land is not affected by a policy that has been adopted by Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk.

Council has adopted a policy covering the entire City of Parramatta to restrict development of any land by reason of the likelihood of flooding.

Council has adopted by resolution a policy on contaminated land that applies to all land within the City of Parramatta. The Policy will restrict the development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Councils website at www.cityofparramatta.nsw.gov.au or from the Customer Service Centre

Council has not been notified of any policies adopted by other public authorities that restrict development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence or other risk.

Council has been notified that the Department of Planning has adopted the New South Wales Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010). The guideline can be viewed at www.planning.nsw.gov.au.

The applicant should also refer to projected sea level rise low, medium and high scenario maps on http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp for further information.

Mine Subsidence

The land is not affected by the Coal Mine Subsidence Compensation Act 2017 proclaiming land to be a Mine Subsidence District.

Bushfire Land

The land is not bushfire prone land.

Threatened Species

The Environment Agency Head with responsibility for the Biodiversity Conservation Act 2016 has not advised Council that the land includes or comprises an area of outstanding biodiversity value.

Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note. *Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.*

Biodiversity stewardship sites

The Chief Executive of the Office of Environment and Heritage has not notified the Council if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

Native vegetation clearing set asides

Council has not been notified of the land containing a set aside area under section 60ZC of the Local Land Services Act 2013.

Property vegetation plans

Council has not been notified of the existence of the property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 on the land.

Paper Subdivision information

The land is not subject to any development plan adopted by a relevant authority or that is proposed to be subject to a consent ballot. A subdivision order does not apply to the land.

Note: Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning and Assessment Regulation 2000.

Loose-Fill Asbestos Register

Council has not been notified by NSW Fair Trading of the property being listed on the loose-fill asbestos insulation register maintained by the Secretary of NSW Fair Trading.

Site verification certificates

Council is not aware of whether there is a current site verification certificate in respect of the land.

Affected Building Notices and Building Product Rectification Orders

Council is not aware of whether there is any affected building notice, building product rectification order or notice of intention to make a building product rectification order that is in force in respect of the land.

Note: *affected building notice* has the same meaning as in the *Building Products (Safety) Act 2017*. *building product rectification order* has the same meaning as in the *Building Products (Safety) Act 2017*.

**State Environmental Planning Policy
(Exempt and Complying Development Codes) 2008**

Note: This does not constitute a Complying Development Certificate under section 4.27 of the Environmental Planning and Assessment Act 1979

The following information only addresses whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of **Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1)(c3) and 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is not a statement that complying development is permissible on the land.

Other land exemptions within of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may also apply. Furthermore, other provisions within the relevant Local Environmental Plan or a State Environmental Planning Policy which restrict complying development on the land may also apply.

It is your responsibility to ensure that you comply with the relevant complying development provisions for the land. Failure to comply with these provisions may mean that a Complying Development Certificate is invalid.

Housing Code; Low Rise Housing Diversity Code; Rural Housing Code

Complying Development pursuant to the Housing Code, Low Rise Housing Diversity Code and Rural Housing Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3) and Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Commercial and Industrial (New Buildings and Additions) Code

Complying Development pursuant to the Commercial and Industrial (New Buildings and Additions) Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3) and Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Housing Alterations Code; General Development Code; General Commercial and Industrial (Alterations) Code; Container Recycling Facilities Code; Subdivision Code; Demolition Code; Fire Safety Code

Complying Development pursuant to the Housing Alterations Code, General Development Code, General Commercial and Industrial (Alterations) Code, Container Recycling Facilities Code, Subdivision Code, Demolition Code and Fire Safety Code **may** be carried out on the land under **Clause 1.17A (1) (c) to (e), (2), (3) and (4) and Clause 1.18 (1)(c3) and Clause 1.19** of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

- (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 restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient**

information to ascertain the extent to which complying development may or may not be carried out on the land.

- (3) Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land when a land based restriction applies to the land, but it may not apply to all of the land.

Flood related development controls – 7A(2) - *probable maximum flood*

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.

'Flood planning area' and 'probable maximum flood' have the same meaning as in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, available at <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Water/Floodplains/floodplain-development-manual.pdf>.

SPECIAL NOTES

Applicants for Sections 10.7 Certificates are advised that Council does not hold sufficient information to fully detail the effect of any encumbrances on the title of the subject land. The information available to Council is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall Council or its servants, be liable for any negligence in the preparation of that information. Further information should be sought from relevant Statutory Departments.

SECTION C**The following additional information is issued under Section 10.7(5)**

Pursuant to S10.7(5) the Council supplies information as set out below on the basis that the Council takes no responsibility for the accuracy of the information. The information if material should be independently checked by the applicant.

Flood Information

The land is considered by Council TO BE ABOVE the 1 in 100 year mainstream flood level.

This information is based on data available to the Council. It is provided on the basis that neither Council nor its servants hold out advice or warrant to you in any way its accuracy, nor shall the Council or its servants, be liable for any negligence in the preparation of that information.

Note: Advisory Information regarding Combustible Cladding

External combustible cladding on multi-storey buildings has been identified in local government areas including the City of Parramatta. Combustible cladding is a material that is capable of readily burning.

You should make your own enquiries as to the type of materials that have been used to construct the building. It is recommended that the purchaser obtain a building report from an appropriately qualified person to determine if any cladding type material may pose a risk to the building's occupants. Council may issue orders to rectify a building where combustible cladding is found.

Properties that have combustible cladding on buildings are listed in the NSW Government Combustible Cladding Register. Please refer to <https://www.claddingregistration.nsw.gov.au/> or call 1300 305 695 for further information regarding the NSW Government Combustible Cladding Register.

There is potential for combustible cladding to be present on buildings that are not listed on the Register.

Note: Advisory Information regarding Loose-Fill asbestos Insulation

Research undertaken by the Loose-Fill Asbestos Insulation Taskforce has determined that there is a potential for loose-fill asbestos insulation to be found in residential dwellings constructed prior to 1980 in 28 local government areas including the City of Parramatta.

Some residential homes located in the City of Parramatta may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Please Contact NSW Fair Trading for further information.

This information has been provided pursuant to section 10.7(5) of the Environmental Planning and Assessment Act, 1979 as amended.

Brett Newman
Chief Executive Officer

per



dated 17 February 2022

System Document Identification

Form Number:08X-e
Template Number:X_nsw09
ELN Document ID:546030696

Land Registry Document Identification

CAVEAT

New South Wales

Section 74F Real Property Act 1900

AP486322

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

WARNING: Care should be exercised in completing a caveat form. An unsupported caveat may be challenged in the Supreme Court; compensation may be awarded for lodging a caveat without justification (section 74P Real Property Act 1900). Failure to observe the requirements of regulations 7 and 8 of the current Real Property Regulation may make the caveat invalid.

LODGED BY:

Responsible Subscriber: CONCORDIA LEGAL PTY LTD ABN 22607384056

Address: 11 Egerton ST
Silverwater 2128

Telephone:

PEXA Subscriber Number: 24797

Customer Account Number: 503936H

Document Collection Box: 1W

Client Reference: HAS CORP PTY LT

LAND TITLE REFERENCE

249/SP93238

CAVEATOR

HAS CORP PTY LTD ACN 146088815
Registered company
11 EGERTON ST
SILVERWATER NSW 2128

NAME AND ADDRESS FOR SERVICE OF NOTICES ON THE CAVEATOR

Street Address

CONCORDIA LEGAL PTY LTD
11 Egerton ST
Silverwater NSW 2128

REGISTERED PROPRIETOR AFFECTED BY THIS CAVEAT

CHING WAH UY
UNIT 1401
10 BURROWAY RD
WENTWORTH POINT NSW 2127

Based on the claim to an Estate or Interest in Land in the land specified, the Caveator prohibits the Registrar General from taking the actions specified in this Caveat.

ACTION PROHIBITED BY THIS CAVEAT

1. The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the Caveator.
7. The recording in the Register of a Writ affecting the estate or interest claimed by the Caveator.
4. The granting of any possessory application with respect to the land in the Torrens Title referred to above.

ESTATE OR INTEREST CLAIMED

Charge

By virtue of: Agreement

Between HAS CORP PTY LTD

And CHING WAH UY

Details Supporting The Claim:PURSUANT TO DEED OF SETTLEMENT AND UNDERSTANDING

The Caveator, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, has a good and valid claim to the estate or interest claimed as specified in this Caveat.

This Caveat, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, does not require the leave of the Supreme Court.

This Caveat, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, does not require the written consent of the Registered Proprietor Of Estate or possessory applicant (as applicable) for the purposes of section 74O Real Property Act 1900.

The Caveator, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, has provided the correct address of the Registered Proprietor as specified in this Caveat.

SIGNING

Signing Party Role: Receiving

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator.

Party Represented by Subscriber:

HAS CORP PTY LTD

Signed By: Sarah El-Assaad
PEXA Signer Number:75142

Signer Capacity:Practitioner Certifier
Digital Signing Certificate Number:50284

Signed for
Subscriber: CONCORDIA LEGAL PTY LTD ABN 22607384056
CONCORDIA LEGAL PTY LTD

Subscriber Capacity:Representative Subscriber

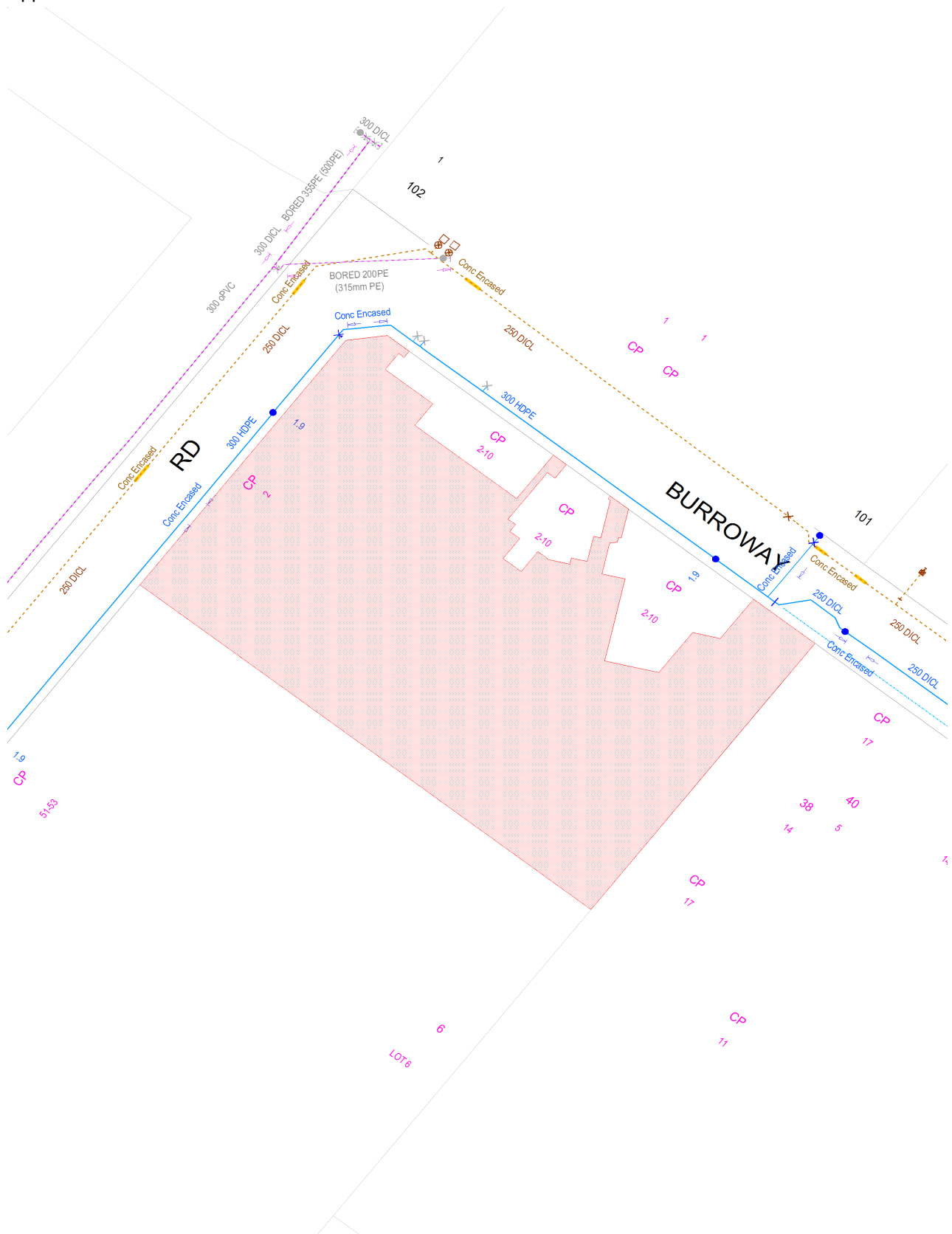
PEXA Subscriber Number:24797

Customer Account Number:503936

Date: 23/08/2019

Service Location Print
Application Number: 8001439502

Application Number: 8001439502



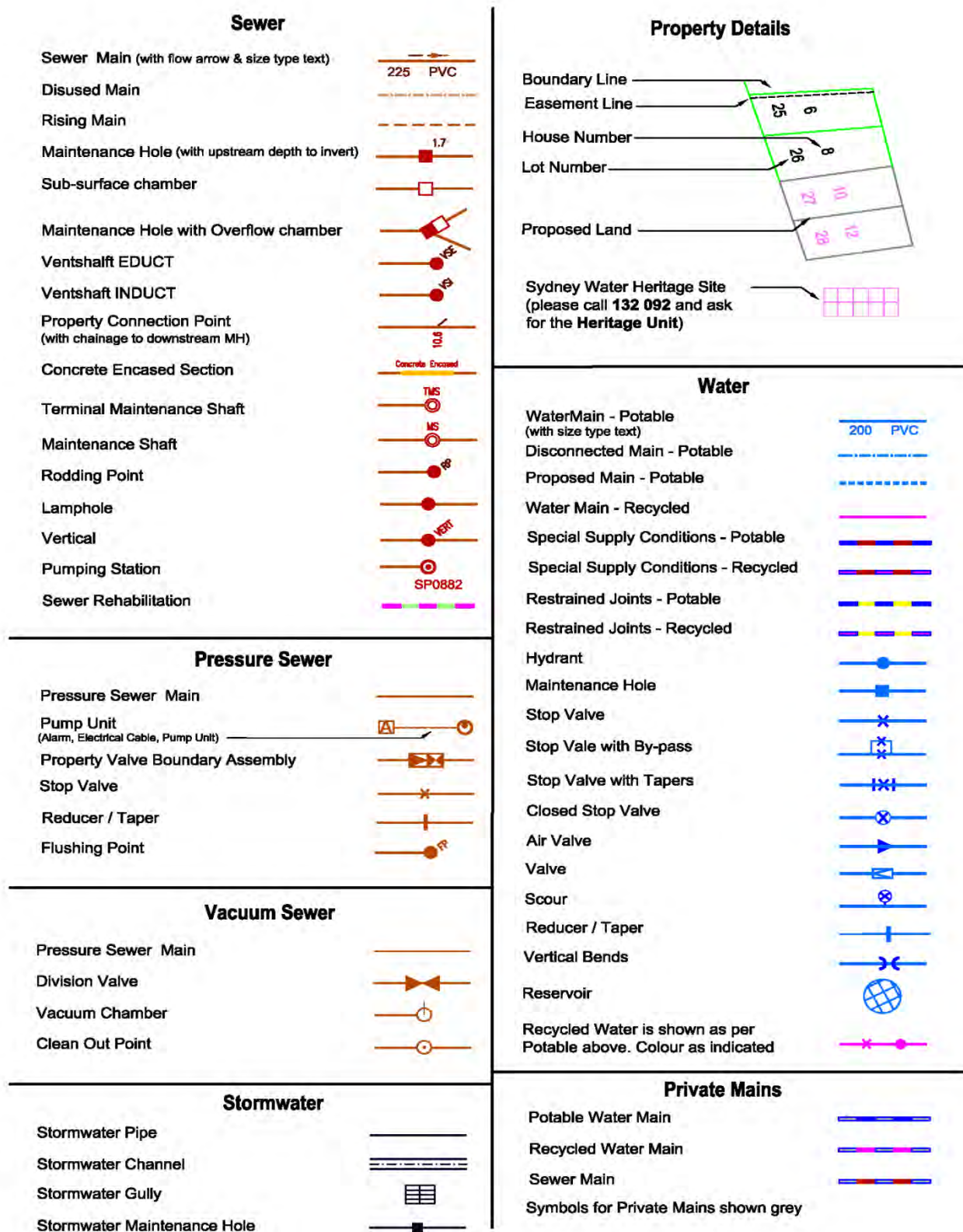
Document generated at 17-02-2022 10:22:36 AM

Disclaimer

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

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**.

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**.



Revenue

Enquiry ID	3668180
Agent ID	81429403
Issue Date	17 Feb 2022
Correspondence ID	1741078271
Your reference	2108005

INFOTRACK PTY LIMITED
DX Box 578
SYDNEY

Land Tax Certificate under section 47 of the *Land Tax Management Act, 1956*.

This information is based on data held by Revenue NSW.

Land ID	Land address	Taxable land value
S93238/249	Unit 1401, 10 BURROWAY RD WENTWORTH POINT 2127	\$157 080

There is **no land tax** (including surcharge land tax) charged on the land up to and including the 2022 tax year.

Yours sincerely,

Scott Johnston

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 service 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.