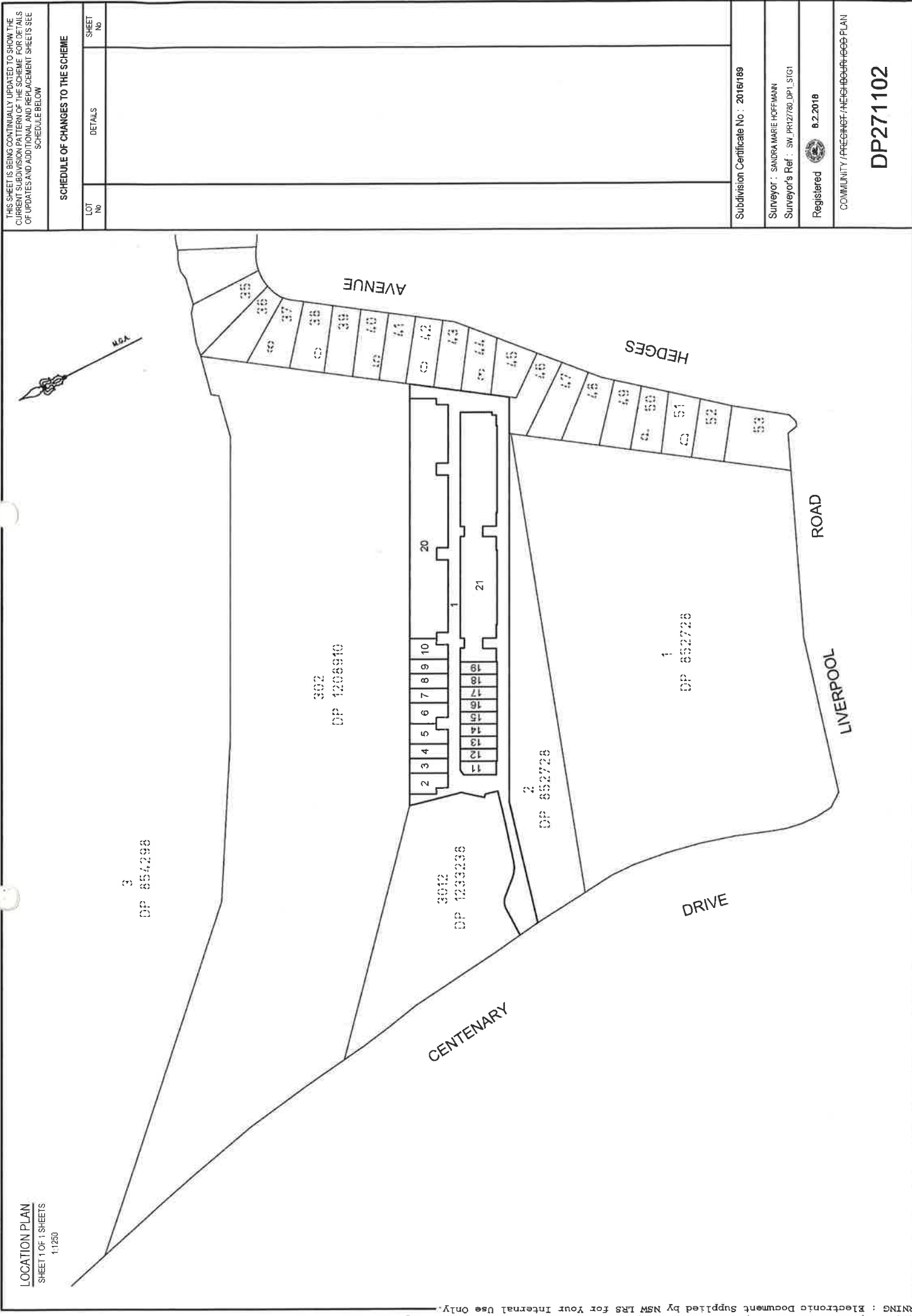


LOCATION PLAN
SHEET 1 OF 1 SHEETS
1:1250

WARNING: Creasing or folding will lead to rejection



THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS OF UPDATES AND ADDITIONAL AND REPLACEMENT SHEETS SEE SCHEDULE BELOW		
SCHEDULE OF CHANGES TO THE SCHEME		
LOT No	DETAILS	SHEET No
Subdivision Certificate No : 2016/189		
Surveyor : SANDRA MARIE HOFFMANN		
Surveyor's Ref : SW PR127780 DP1 STG1		
Registered 8.2.2018		
COMMUNITY / PRECINCT / NEIGHBOURHOOD PLAN		
DP271102		

DETAIL PLAN
SHEET 1 OF 4 SHEETS

COORDINATE AND HEIGHT SCHEDULE

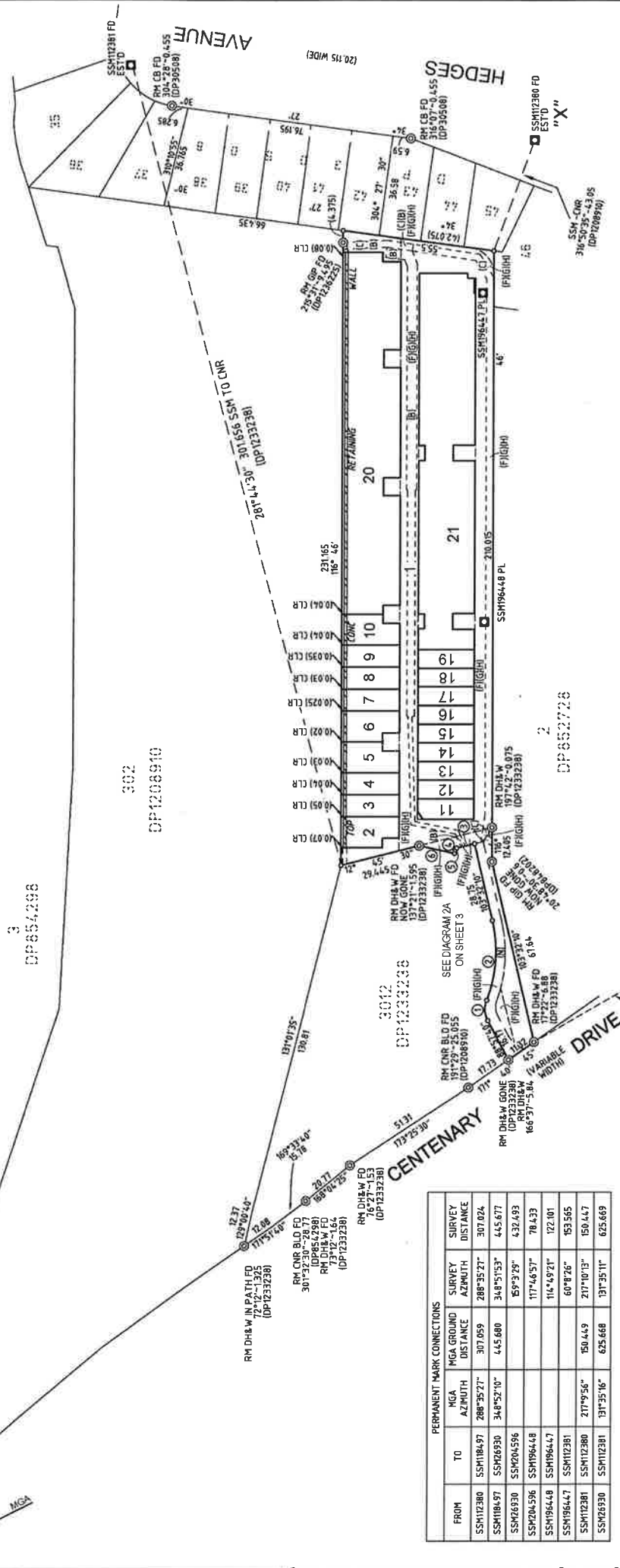
MARK	EASTING	NORTHING	CLASS	ORDER	METHOD	AHD	CLASS	ORDER	HEIGHT DATUM	VALIDATION	STATE
SSM12380	321793.061	624855.166	B	2	FROM SCMS	19.049	LB	L2	FROM SCMS	DATUM VALIDATION	FOUND
SSM18497	321502.029	624853.058	B	2	FROM SCMS	30.3	LB	L2	FROM SCMS	DATUM VALIDATION	FOUND
SSM26930	321415.994	624930.348	B	2	FROM SCMS	21.589	LB	L2	FROM SCMS	DATUM VALIDATION	FOUND
SSM12381	321883.949	6248975.056	B	2	FROM SCMS	18.029	LB	L2	FROM SCMS	DATUM VALIDATION	FOUND
SSM204596	321570.535	624896.422	D	N/A	CADAstral	24.296	B	N/A	N/A	PLACED	PLACED
SSM196447	321750.746	624898.604	D	N/A	TRaverse	20.574	B	N/A	N/A	PLACED	PLACED
SSM196448	321639.926	624894.863	D	N/A		23.675	B	N/A	N/A	PLACED	PLACED

DATE OF SCMS COORDINATES: 31-AUG-2017 MGA DATUM: GDA94 HEIGHT DATUM: AHD71 COMBINED SCALE FACTOR: 0.99985

HEIGHT DIFFERENCE SCHEDULE

FROM	TO	HEIGHT DIFFERENCE	METHOD
SSM18497	SSM12380	11.265	
SSM26930	SSM18497	-8.719	
SSM204596	SSM26930	2.715	Trigonometric Heighting
SSM196448	SSM204596	-0.621	
SSM196447	SSM196448	-3.101	
SSM12381	SSM196447	-2.54	
SSM12380	SSM12381	1.001	

HEIGHT DATUM: AHD71



PERMANENT MARK CONNECTIONS

FROM	TO	MGA	GROUND	SURVEY	SURVEY
		AZIMUTH	DISTANCE	AZIMUTH	DISTANCE
SSM12380	SSM18497	288°35'27"	307.059	288°35'27"	307.024
SSM18497	SSM26930	348°52'10"	445.680	348°51'53"	445.677
SSM26930	SSM204596	69°3'39"	659.379	69°3'39"	632.493
SSM204596	SSM196448	117°46'57"	78.439	117°46'57"	78.439
SSM196448	SSM196447	114°49'21"	122.101	114°49'21"	122.101
SSM196447	SSM12381	60°8'76"	653.565	60°8'76"	653.565
SSM12381	SSM12380	217°9'56"	350.449	217°10'13"	350.447
SSM26930	SSM12381	131°35'16"	625.668	131°35'11"	625.669

SCHEDULE OF CURVED & SHORT LINES

NUMBER	RADIUS	ARC LENGTH	CHORD DISTANCE	CHORD BEARING
1	9	7.675	7.445	113°23'10"
2	4.95	29.625	29.183	120°40'55"
3	-	-	6.645	13°32'10"
4	1	0.88	0.852	334°20'15"
5	-	-	1.31	129°07'10"
6	-	-	13.11	39°07'10"

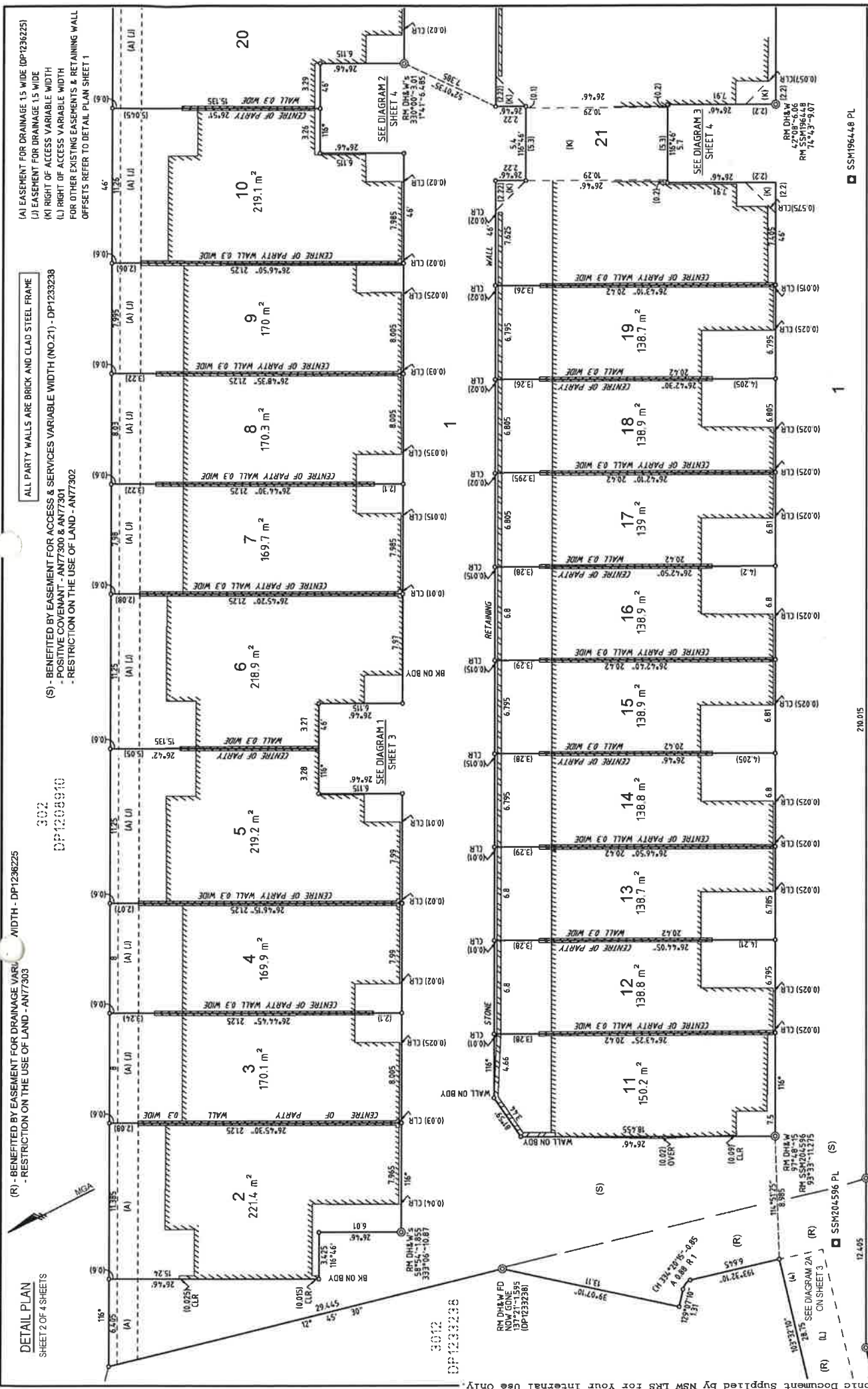
- (B) EASEMENT FOR DRAINAGE VARIABLE WIDTH (DP1236225)
- (C) EASEMENT FOR DRAINAGE 2.5 WIDE (DP1236225)
- (F) EASEMENT FOR WATER SUPPLY PURPOSES VARIABLE WIDTH (DP1236225)
- (G) EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH (DP1236225)
- (H) POSITIVE COVENANT (DP1236225)
- (N) EASEMENT FOR ACCESS AND SERVICES VARIABLE WIDTH (DP1233238)

SURVEYOR
Name : SANDRA MARIE HOFFMANN
Date : 04.12.2017
F: SWL_FRI27180_DP1_STG1

PLAN OF SUBDIVISION OF LOT 300 IN DP1208910 AND LOT 3011 IN DP1233238

REGISTERED
8.2.2018

DP271102



WARNING : Crossing or folding will lead to rejection

302 DP1233238

DP1233238

302

ALL PARTY WALLS ARE BRICK AND CLAD STEEL FRAME

(S) - BENEFITED BY EASEMENT FOR ACCESS & SERVICES VARIABLE WIDTH (NO.21) - DP1233238
- POSITIVE COVENANT - AN7300 & AN7301
- RESTRICTION ON THE USE OF LAND - AN7302

(R) - BENEFIT BY EASEMENT FOR DRAINAGE VARIABLE WIDTH - DP1233238
- RESTRICTION ON THE USE OF LAND - AN7303

DETAIL PLAN
SHEET 2 OF 4 SHEETS

PLAN OF SUBDIVISION OF LOT 300 IN DP1208910 AND LOT 3011 IN DP1233238

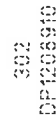
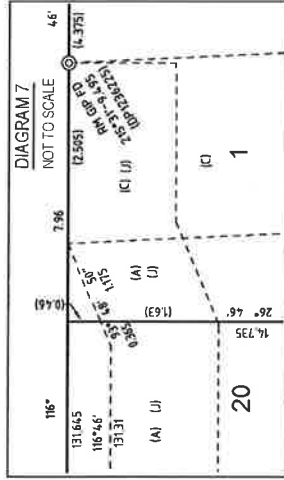
SURVEYOR
Name : SANDRA MARIE HOFFMANN
Date : 04.12.2017
Reference : SW_PR127780_DP1_STG1

REGISTERED
8.2.2018

LGA : STRATHFIELD
Locality : STRATHFIELD
Reduction Ratio 1 : 175
Lengths are in metres

DP271102

DETAIL PLAN
SHEET 3 OF 4 SHEETS

[illegible]

2

(X) LAND EXCLUDES MINERALS - SEE CROWN GRANT

SURVEYOR

Name : SANDRA MARIE HOFFMANN

Date: 04.12.2017

Source: SW_PR127780_DP1_STG1

**PLAN OF SUBDIVISION OF LOT 300 IN DP1208910 AND
LOT 3011 IN DP1233238**

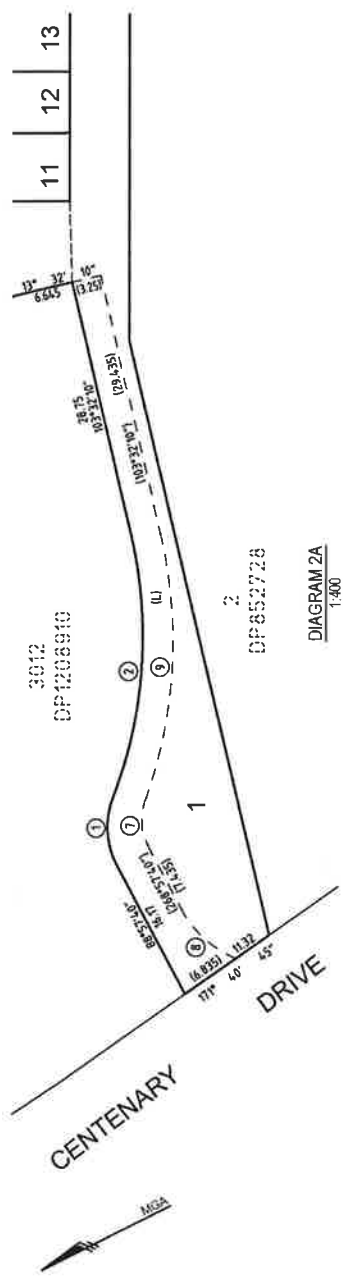
LGA : STRATHFIELD
Locality : STRATHFIELD
Reduction Ratio 1 : 300
Lengths are in metres

REGISTERED

3.2.2018

DP271102

DETAIL PLAN
SHEET 4 OF 4 SHEETS



SCHEDULE OF CURVED BOUNDARIES

Number	Radius	Arc Length	Chord Distance	Chord Bearing
1	9	1.675	7.445	113°23'10"
2	4.85	29.625	28.183	120°40'55"
7	7	5.785	5.623	292°38'25"
8	12.1	8.31	8.147	24.9°17'20"
9	52	29.755	29.349	119°55'40"

DP852728

DIAGRAM 2A
1:400

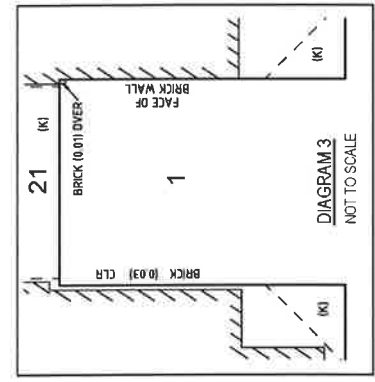
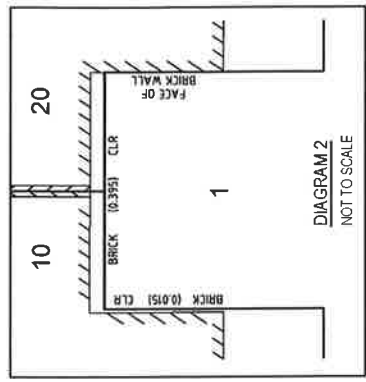
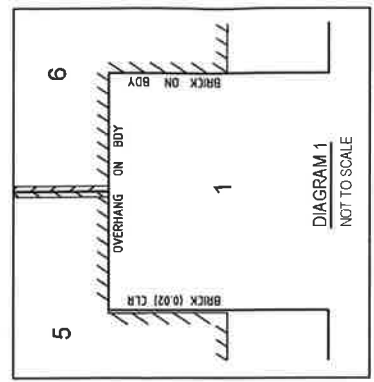
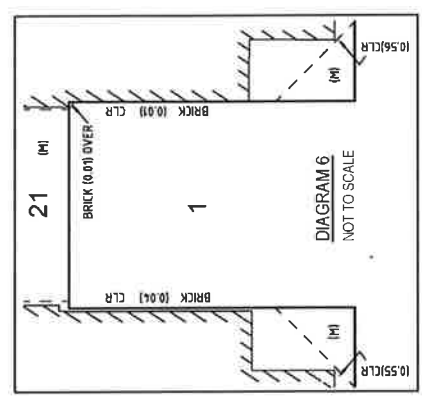
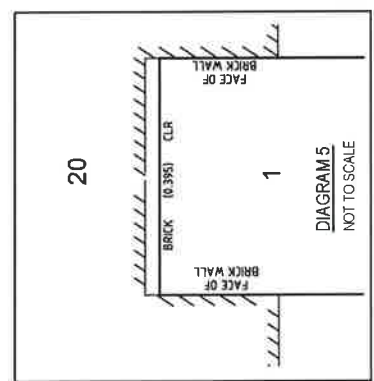
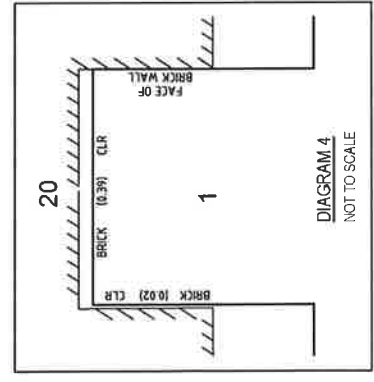


DIAGRAM 1
NOT TO SCALE

DIAGRAM 2
NOT TO SCALE

DIAGRAM 3
NOT TO SCALE

DIAGRAM 4
NOT TO SCALE

DIAGRAM 5
NOT TO SCALE

DIAGRAM 6
NOT TO SCALE

PLAN OF SUBDIVISION OF LOT 300 IN DP1208910 AND LOT 3011 IN DP1233238

SURVEYOR
Name : SANDRA MARIE HOFFMANN
Date : 04.12.2017
Reference : SW_PR127760_DPL1STG1

LGA : STRATHFIELD
Locality : STRATHFIELD
Reduction Ratio 1 : 400
Lengths are in metres

REGISTERED
6.2.2018

DP271102

IK1 RIGHT OF ACCESS VARIABLE WIDTH
(M) RIGHT OF ACCESS VARIABLE WIDTH
(L) RIGHT OF ACCESS VARIABLE WIDTH

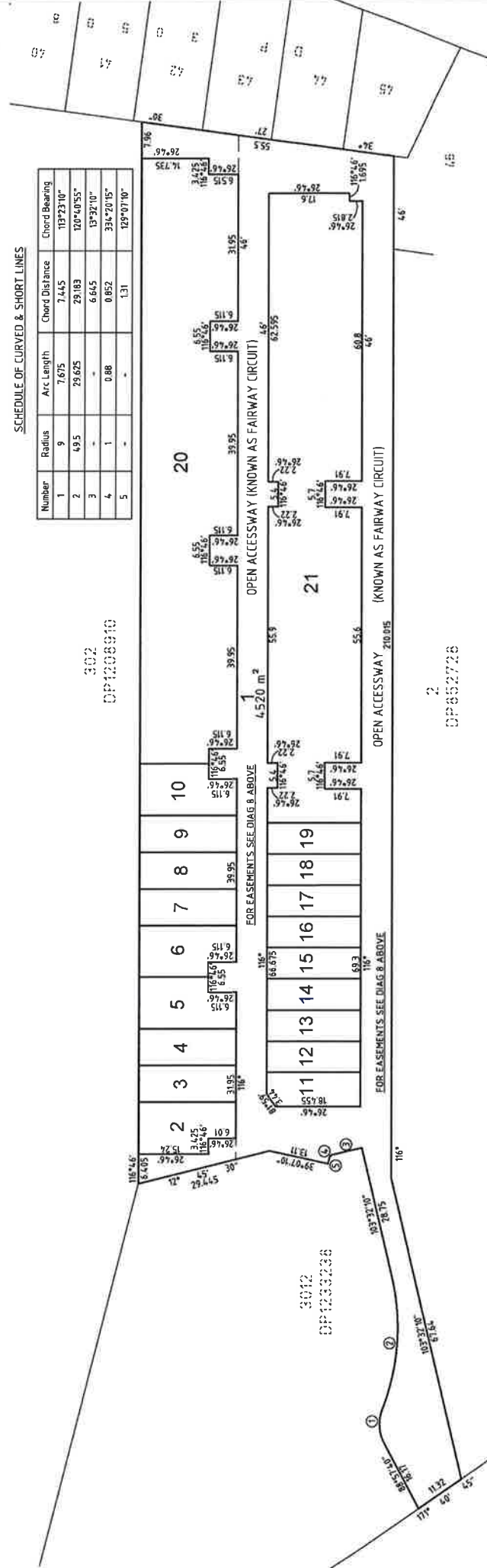
Boxe-Bex / Doc:DP 0271102 P / Rev:09-Feb-2018 / Sts:SC,OK / Pnt:10-Feb-2018 00:45 / Pgs:AL1 / Seq:5 of 11
WARNING : Electronic Document Supplied by NSW LRS for Your Internal Use Only.

SHEET 1 OF 1 SHEETS

[illegible]

SCHEDULE OF CURVED & SHORT LINES

Number	Radius	Arc Length	Chord Distance	Chord Bearing
1	9	7.675	7.445	113°23'10"
2	49.5	29.025	29.103	120°40'55"
3	-	-	6.645	131°32'10"
4	1	0.08	0.052	334°20'15"
5	-	-	1.31	125°07'10"



ance: SW_PR127780_DP1_STG1

Lengths are in metres

8.2.2018

DP271102

[illegible]

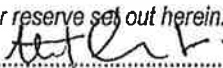
PLAN FORM 6 (2017)

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ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 4 Sheet(s)

Office Use Only		Office Use Only	
Registered :  8.2.2018		DP271102 (DOC.A)	
Title System : TORRENS			
PLAN OF SUBDIVISION OF LOT 300 IN DP1208910 AND LOT 3011 IN DP1233238		LGA : STRATHFIELD	
		Locality : STRATHFIELD	
		Parish : LIBERTY PLAIN	
		County : CUMBERLAND	
Crown Lands NSW / Western Lands Office Approval		Survey Certificate	
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.		I, SANDRA MARIE HOFFMANN of RPS Australia East Pty Ltd PO BOX 6843 BAULKHAM HILLS 2153 a surveyor registered under the <i>Surveying and Spatial Information Act</i> 2002, certify that:	
Signature:		* (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 04.12.2017, or	
Date:		*(b) The part of the land shown in the plan (*being/*excluding ^.....	
File Number:		)	
Office:		was surveyed in accordance with the <i>Surveying and Spatial</i> <i>Information Regulation 2017</i>, is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation, or	
Subdivision Certificate		*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.	
I, <u>STEPHEN CLEMENTS</u>		Signature: Dated: 15/12/17	
*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of the s.109J of the <i>Environmental Planning and</i> <i>Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.		Surveyor ID: 8461	
Signature: 		Datum Line: 'X' - 'Y'	
Accreditation number:		Type: *Urban /*Rural	
Consent Authority: <u>Strathfield Council</u>		The terrain is *Level Undulating / Steep Mountainous.	
Date of endorsement: <u>23/1/18</u>		*Strike through if inapplicable.	
Subdivision Certificate number:		^ Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	
File number: <u>DA 2016 / 189</u>			
*Strike through if inapplicable.			
Statements of intention to dedicate public roads, public reserves and drainage reserves, acquire/resume land.		Plans used in the preparation of survey/compilation	
		DP30508 DP848202 DP852728 DP854298 DP1208910 DP1233238 DP1236225	
		If space is insufficient continue on PLAN FORM 6A	
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A		Surveyor's Reference : SW_PR127780_DP1_STG1	

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

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 4 Sheet(s)

Office Use Only

Office Use Only

Registered:  8.2.2018

PLAN OF SUBDIVISION OF LOT 300 IN
DP1208910 AND LOT 3011 IN DP1233238

DP271102

(DOC.A)

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

Subdivision Certificate number: DA 2016/189

Date of Endorsement: 23/1/18

Name of Development (optional)

PARVENU

Address for Service Notices

88 Centenary Drive
Strathfield NSW

WARNING STATEMENT (Approved Form 7)

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

Any changes will be recorded in a replacement schedule.

UPDATE NOTE (Approved Form 8)

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

^

* Strike through if inapplicable

^ Insert registration date of previous schedule

VALUER'S CERTIFICATE (Approved Form 9)

I, Peter Dancus
Kogarah

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 ^ 23/1/18 being the date of the valuer's certificate lodged with the initial schedule or the revised schedule.

Signature: Date: 23/1/18

* Strike through if inapplicable

^ Insert registration date of previous schedule

SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	227	
3	189	
4	190	
5	236	
6	236	
7	203	
8	199	
9	199	
10	222	
11	182	

LOT	UNIT ENTITLEMENT	SUBDIVISION
12	182	
13	182	
14	182	
15	182	
16	182	
17	182	
18	182	
19	183	
20	3102	
21	3358	
AGGREGATE	10000	

If space is insufficient use additional annexure sheet

Surveyor's Reference: SW_PR127780_DP1_STG1

PLAN FORM 6A (2017)

WARNING : Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 4 Sheet(s)

Registered:



8.2.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 300 IN
DP1208910 AND LOT 3011 IN DP1233238

DP271102

(DOC.A)

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 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: DA 2016 / 185

Date of Endorsement: 23 / 1 / 18

Pursuant to Section 88B of the *Conveyancing Act 1919* it is intended to create:

1. EASEMENT FOR DRAINAGE 1.5 WIDE (J)
2. RIGHT OF ACCESS VARIABLE WIDTH (K)
3. RIGHT OF ACCESS VARIABLE WIDTH (L)
4. RIGHT OF ACCESS VARIABLE WIDTH (M)

STREET ADDRESSES

Lot	Street No.	Street Name	Street Type	Locality
1	N/A			
2	2	Fairway	Circuit	Strathfield
3	3	Fairway	Circuit	Strathfield
4	4	Fairway	Circuit	Strathfield
5	5	Fairway	Circuit	Strathfield
6	6	Fairway	Circuit	Strathfield
7	7	Fairway	Circuit	Strathfield
8	8	Fairway	Circuit	Strathfield
9	9	Fairway	Circuit	Strathfield
10	10	Fairway	Circuit	Strathfield
11	51	Fairway	Circuit	Strathfield
12	50	Fairway	Circuit	Strathfield
13	49	Fairway	Circuit	Strathfield
14	48	Fairway	Circuit	Strathfield
15	47	Fairway	Circuit	Strathfield
16	46	Fairway	Circuit	Strathfield
17	45	Fairway	Circuit	Strathfield
18	44	Fairway	Circuit	Strathfield
19	43	Fairway	Circuit	Strathfield
20	N/A			
21	N/A			

If space is insufficient use additional annexure sheet

Surveyor's Reference: SW_PR127780_DP1_STG1

JS

PLAN FORM 6A (2017)

WARNING : Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 4 Sheet(s)

Registered:



8.2.2018

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 300 IN
DP1208910 AND LOT 3011 IN DP1233238

DP271102

(DOC.A)

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

- A schedule of lots and addresses - See 60(c) *SSI Regulation 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: DA 2016/189

Date of Endorsement: 23/1/18

Signatures

Executed by Alceon Group No.44 Pty Limited (ACN 612 387 069) in accordance with Section 127(1) of the Corporations Act 2001 By:

Signature of Director

Morris Symonds

Full Name (Print)

Signature of Director/Company Secretary

Melanie Hedges

Full Name (Print)

Executed for and on behalf of FCCD (Australia) Nominee Pty Limited ABN 16 134 182 380 by its attorney David Kelleher under power of attorney registered number 712104673 in the presence of:

Signature of witness

GEOFFREY ZIMAN

Full name of witness (print)

SYDNEY

Address of witness (print)

Signature of attorney

By executing this agreement the attorney states that the attorney has not received notice of revocation of the power of attorney at executing the date of this agreement.

If space is insufficient use additional annexure sheet

Surveyor's Reference: SW_PR127780_DP1_STG1

