

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

SCHEDULE OF CHANGES TO THE SCHEME

LOT No.	DETAILS	SHEET No.
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Subdivision Certificate No: SC/12/2011  
Date: 16TH NOVEMBER 2011

Surveyor: RODERICK JAMISON  
Surveyor's Ref: CH4040A8

Registered 2.12.2011



COMMUNITY/PREGANGTAEIGHB99RH99DP-PLAN

DP270736

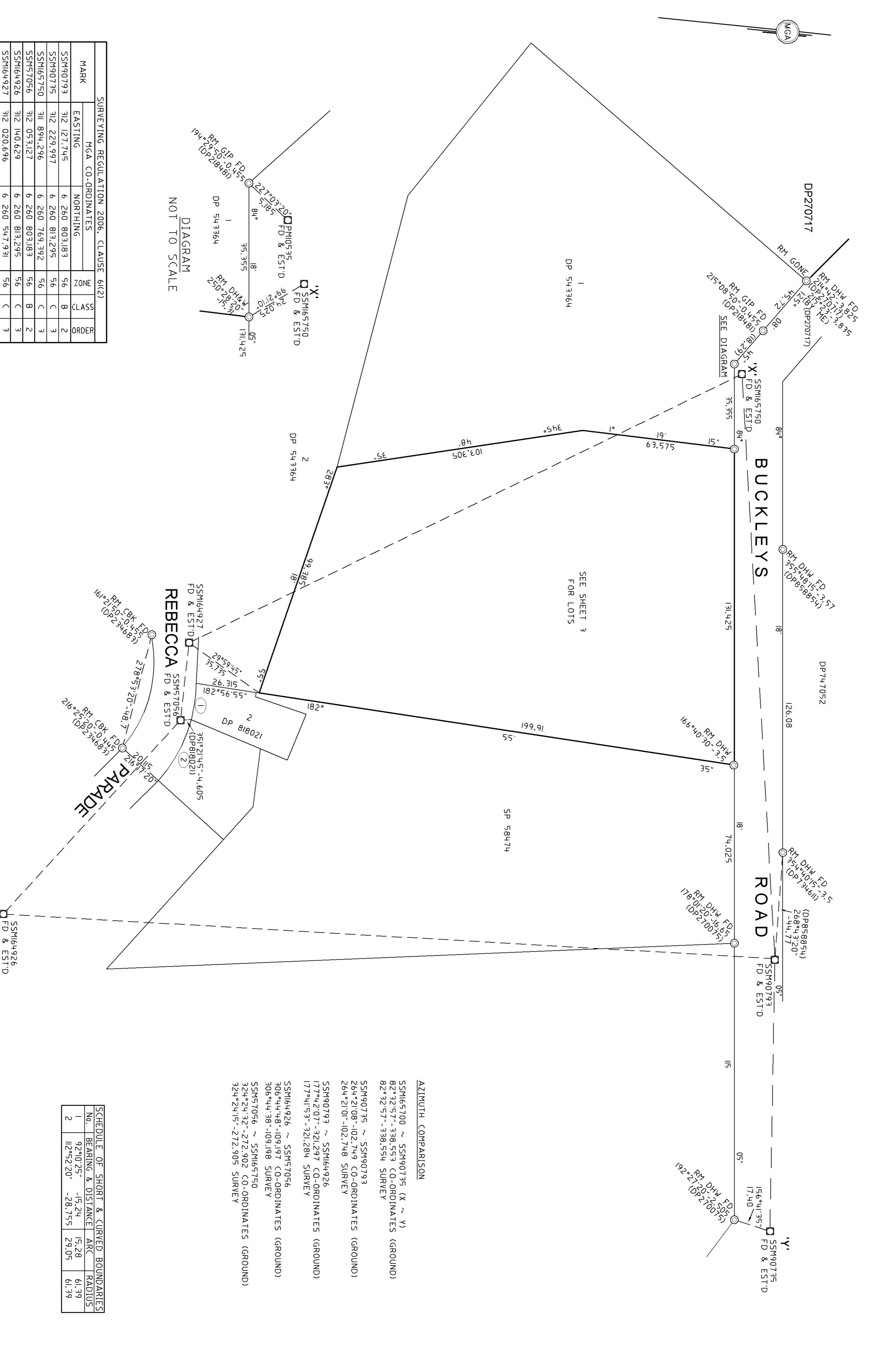


DIAGRAM  
 NOT TO SCALE

SURVEYING REGULATION 2006, CLAUSE 61(2)

MARK	MGA CO-ORDINATES		ZONE	CLASS	ORDER
	EASTING	NORTHING			
SSM90793	312 127.745	6 260 803.183	56	B	2
SSM90735	312 229.997	6 260 813.295	56	C	3
SSM65750	311 894.296	6 260 769.392	56	C	3
SSM57056	312 053.127	6 260 803.183	56	B	2
SSM64926	312 140.629	6 260 813.295	56	C	3
SSM64927	312 020.696	6 260 547.931	56	C	3

COMBINED SEA LEVEL SCALE FACTOR 1.000020  
 SOURCE: MGA CO-ORDINATES ADOPTED FROM N.S.W. LANDS & PROPERTY MANAGEMENT AUTHORITY DATED 26.05.2011

AZIMUTH COMPARISON

SSM65700 ~ SSM90735 (X ~ Y)	82°32'57"-338.553 CO-ORDINATES (GROUND)
82°32'57"-338.554 SURVEY	
SSM90735 ~ SSM90793	264°21'08"-102.749 CO-ORDINATES (GROUND)
264°21'01"-102.748 SURVEY	
SSM90793 ~ SSM64926	177°41'53"-321.284 CO-ORDINATES (GROUND)
177°41'53"-321.284 SURVEY	
SSM64926 ~ SSM57056	306°44'48"-109.197 CO-ORDINATES (GROUND)
306°44'38"-109.198 SURVEY	
SSM57056 ~ SSM65750	324°24'32"-272.902 CO-ORDINATES (GROUND)
324°24'15"-272.905 SURVEY	

SCHEDULE OF SHORT & CURVED BOUNDARIES

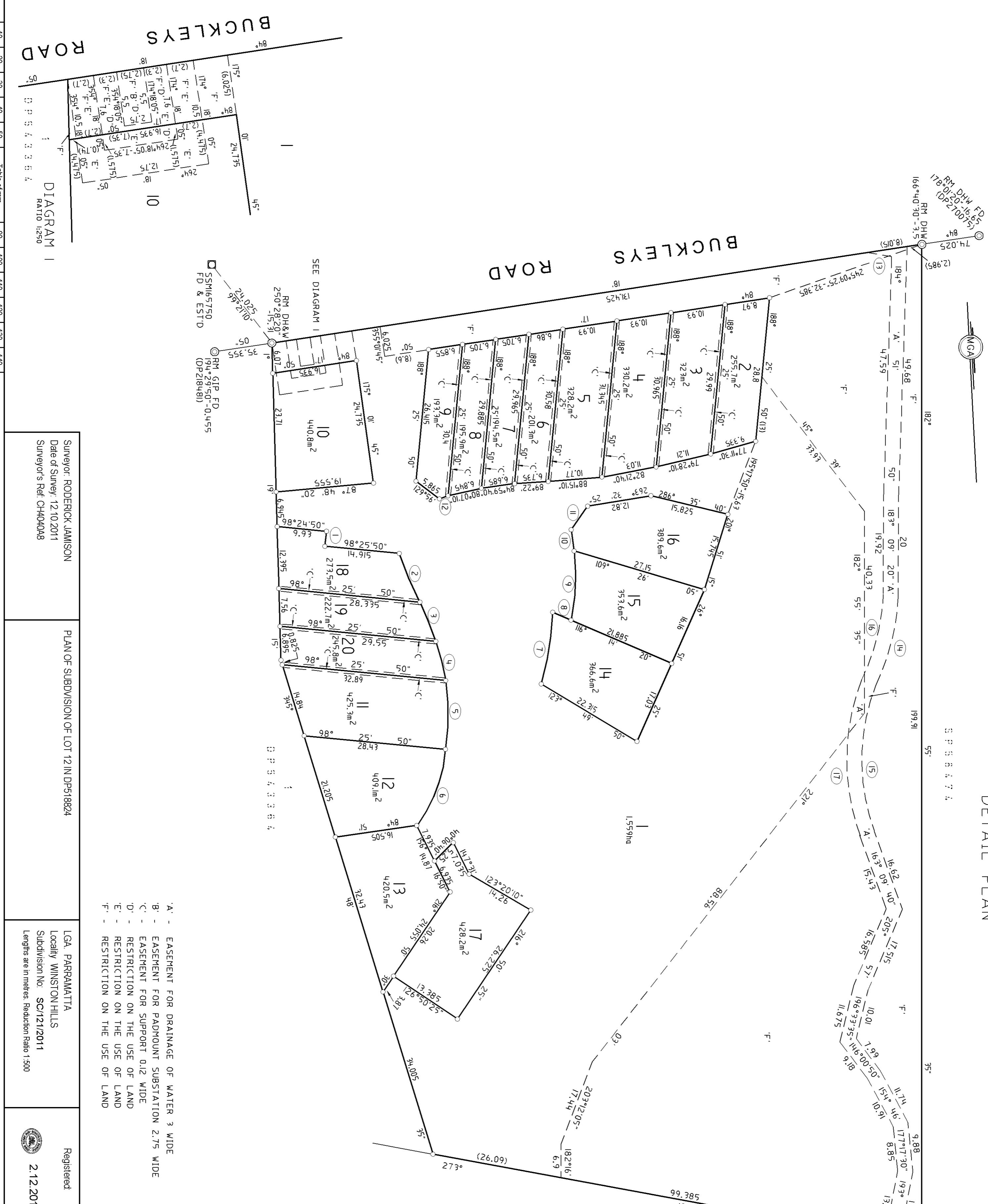
No.	BEARING & DISTANCE	ARC	RADIUS
1	92°10'25" -15.24	15.28	61.39
2	112°52'20" -28.755	29.05	61.39

Surveyor: RODERICK JAMISON Date of Survey: 12.10.2011 Surveyor's Ref: CH4040A8	PLAN OF SUBDIVISION OF LOT 12 IN DP518824	LGA: PARRAMATTA Locality: WINSTON HILLS Subdivision No: SC/12/2011 Lengths are in metres. Reduction Ratio 1:1000	Registered: 2.12.2011	DP270736
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Table of mm

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



- A. - EASEMENT FOR DRAINAGE OF WATER 3 WIDE
- B. - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- C. - EASEMENT FOR SUPPORT 0.12 WIDE
- D. - RESTRICTION ON THE USE OF LAND
- E. - RESTRICTION ON THE USE OF LAND
- F. - RESTRICTION ON THE USE OF LAND

No.	BEARING & DISTANCE	ARC	RADIUS
1	188°25'40"	-3.0	10.58
2	160°01'45"	-10.57	77.835
3	160°54'30"	-8.455	62.18
4	168°32'	-8.08	41.69
5	183°13'50"	-13.755	41.69
6	203°30'50"	-16.26	27.9
7	11°58'45"	-14.53	14.565
8	116°14'10"	-3.995	60
9	183°30'50"	-13.84	13.91
10	355°03'40"	-4.295	40
11	37°49'10"	-5.74	37.835
12	253°48'40"	-1.815	25.348
13	102°38'	-4.92	10.238
14	197°05'45"	-18.67	18.795
15	183°25'05"	-29.1	29.735
16	197°10'25"	-17.585	17.705
17	183°30'	-31.325	32.01

Surveyor: RODERICK JAMISON  
 Date of Survey: 12.10.2011  
 Surveyor's Ref: CH4040A8

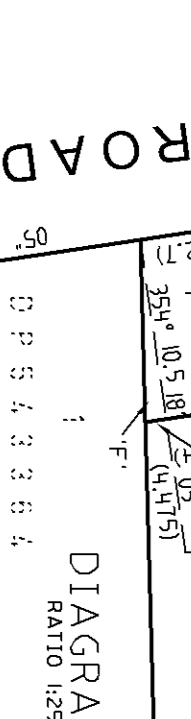
PLAN OF SUBDIVISION OF LOT 12 IN DP518824

LGA: PARRAMATTA  
 Locality: WINSTON HILLS  
 Subdivision No: SC/121/2011  
 Lengths are in metres. Reduction Ratio 1:500

Registered  
 2.12.2011

DP270736

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



Surveyor: RODERICK JAMISON  
 Date of Survey: 12.10.2011  
 Surveyor's Ref: CH4040A8

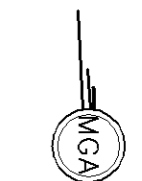
PLAN OF SUBDIVISION OF LOT 12 IN DP518824

LGA: PARRAMATTA  
 Locality: WINSTON HILLS  
 Subdivision No: SC/121/2011  
 Lengths are in metres. Reduction Ratio 1:500

Registered  
 2.12.2011

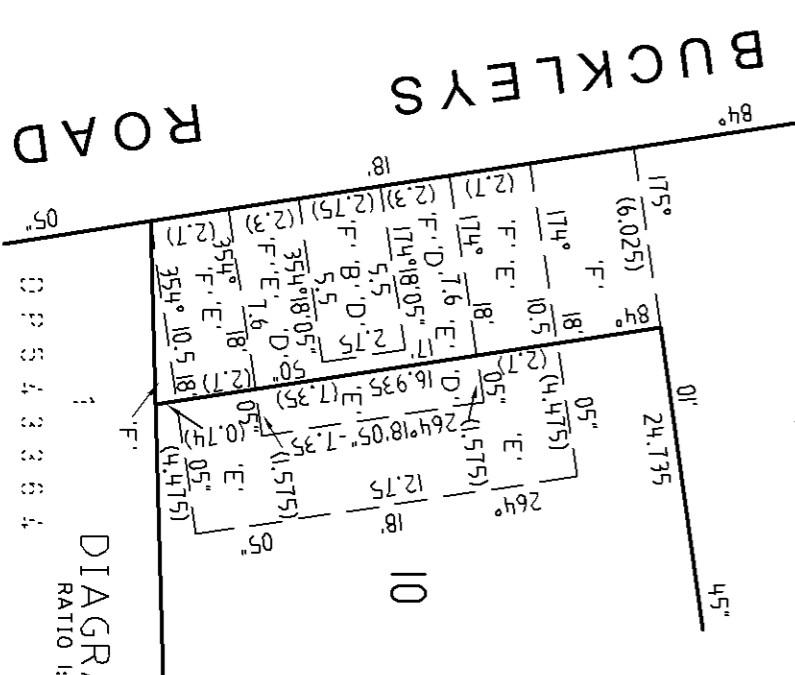
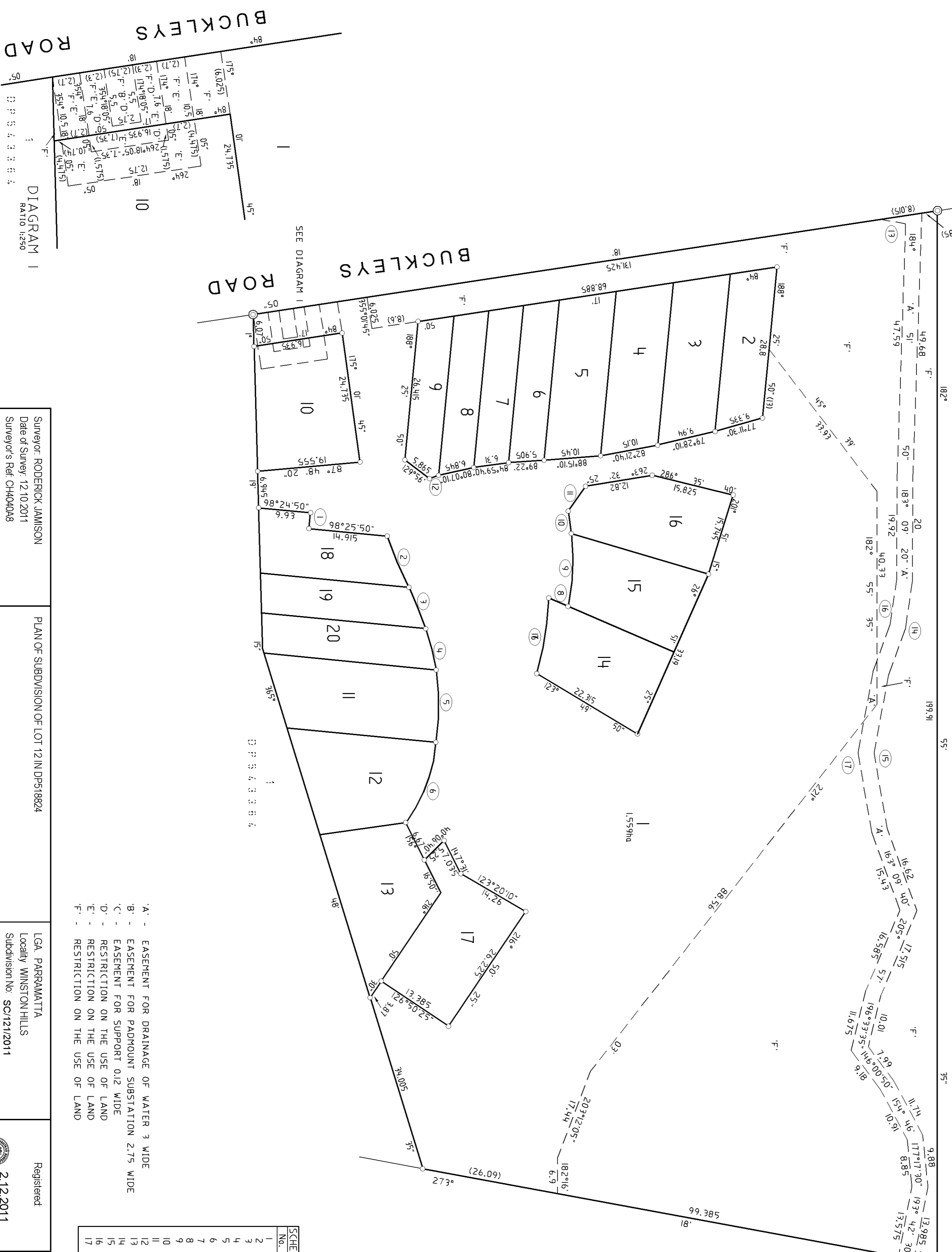
DP270736

ASSOCIATION PROPERTY



0 0 0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0 0 0



- A. - EASEMENT FOR DRAINAGE OF WATER 3 WIDE
- B. - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- C. - EASEMENT FOR SUPPORT 0.12 WIDE
- D. - RESTRICTION ON THE USE OF LAND
- E. - RESTRICTION ON THE USE OF LAND
- F. - RESTRICTION ON THE USE OF LAND

SCHEDULE OF SHORT & CURVED BOUNDARIES	No.	BEARING & DISTANCE	ARC	RADIUS
1	188°25'40"	-3.0	10.58	77.835
2	160°01'45"	-10.57	8.465	62.18
3	160°54'30"	-8.455	8.095	41.69
4	168°32'	-8.08	13.82	41.69
5	183°13'50"	-13.755	16.5	27.9
6	203°30'50"	-16.26	14.565	60
7	11°58'45"	-14.53	13.91	40
8	116°14'10"	-3.995		
9	183°30'50"	-13.84		
10	355°03'40"	-4.295		
11	37°49'10"	-5.74		
12	253°48'40"	-4.92		
13	102°38'	-4.815		
14	197°05'45"	-18.67	18.795	46.77
15	183°25'05"	-29.1	29.775	41.51
16	197°10'25"	-17.585	17.705	43.77
17	183°30'	-31.325	32.01	44.51

DIAGRAM 1  
RATIO 1:250

Surveyor: RODERICK JAMISON  
Date of Survey: 12.10.2011  
Surveyor's Ref: CH4040A8

PLAN OF SUBDIVISION OF LOT 12 IN DP518824

LGA: PARRAMATTA  
Locality: WINSTON HILLS  
Subdivision No: SC121/2011  
Lengths are in metres. Reduction Ratio 1:500

Registered:  
2.12.2011

DP270736

Table of mm.

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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PLAN FORM 6

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants

PURSUANT TO SEC 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

1. EASEMENT FOR DRAINAGE OF WATER 3 WIDE 'A'
2. EASEMENT FOR SUPPORT 0.12 WIDE 'C'
3. EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE 'B'
4. RESTRICTION ON THE USE OF LAND 'D'
5. RESTRICTION ON THE USE OF LAND 'E'
6. RESTRICTION ON THE USE OF LAND
7. POSITIVE COVENANT
8. RESTRICTION ON THE USE OF LAND 'F'
9. RESTRICTION ON THE USE OF LAND

SEE SHEET 2 FOR SIGNATURES AND SEALS

Office Use Only

DP270736

(DOC.A)

Office Use Only

Registered:  2.12.2011

Title System: TORRENS

Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOT 12 IN DP518824

LGA: PARRAMATTA

Locality: WINSTON HILLS

Parish: ST JOHN

County: CUMBERLAND

Survey Certificate

I, .....RODERICK JAMISON.....  
 of ..... WILLIAM L. BACKHOUSE PTY LTD  
 ABN 88 003 000 708  
 P.O. BOX 6807 BAULKHAM HILLS BC NSW 2153

a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on: ..12.10.2011 .....

The survey relates to LOTS 1 to 20 and connections.  
 (specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature *R Jamison* ..... Dated: 17.10.2011.....  
 Surveyor registered under the Surveying and Spatial Information Act 2002

Datum Line: 'X' ~ 'Y' .....

Type: Urban

Plans used in the preparation of survey/compilation  
 DP518824, DP543364, DP858854, DP1017465,  
 DP1040405, DP818021, DP734611,

If space is insufficient use PLAN FORM 6A annexure sheet

Surveyor's Reference: CH4040A8

If space is insufficient use PLAN FORM 6A annexure sheet

Crown Lands NSW/Western Lands Office Approval

.....in approving this plan certify  
 (Authorised Officer)

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 certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed SUBDIVISION set out herein  
 (insert 'subdivision' or 'new road')

*R Smith*  
 \* Authorised Person/\*General Manager/\*Accredited Certifier

Consent Authority: Parramatta City Council

Date of Endorsement: 16 NOVEMBER 2011

Accreditation no: .....

Subdivision Certificate no: SC/121/2011

File no: .....

\* Strike through inapplicable parts.

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)


PLAN OF SUBDIVISION OF LOT 12 IN  
DP518824

Office Use Only

**DP270736**

(DOC.A)

Office Use Only

Registered:  2.12.2011

Subdivision Certificate No.: SC/121/2011

Date of Endorsement: 16 NOVEMBER 2011

Name of Development (Optional)

**ILLABUNDA**

Address for Service of Notices

ILLABUNDA COMMUNITY ASSOCIATION  
16 BUCKLETS ROAD  
WINSTON HILLS NSW 2153

**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, GEOFF M<sup>c</sup>QUIRK  
of EGAN NATIONAL VALUERS  
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 May 2011 being the date of the valuer's certificate lodged with the original initial schedule or the revised schedule.

Signature...  Date 28/10/11

\* Strike out whichever is 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 out whichever is inapplicable  
^ Insert date

**SCHEDULE OF UNIT ENTITLEMENT**  
(if space is insufficient use additional annexure sheet -Plan Form 6A)

Lot	Unit Entitlement	Sub-Division
1	Community property	
2	25	
3	25	
4	25	
5	25	
6	23	
7	23	
8	23	
9	23	
10	75	
11	37	
12	37	
13	37	
14	36	
15	36	
16	34	
17	30	
18	28	
19	27	
20	28	
<b>Total</b>	<b>600</b>	

PLAN FORM 6A

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

PLAN OF SUBDIVISION OF LOT 12 IN  
DP518824

Office Use Only

DP270736

(DOC.A)

Office Use Only

Registered:



2.12.2011

Subdivision Certificate No.: SC121/2011

Date of Endorsement: 16 NOVEMBER 2011

Executed by One Tree Hill Projects Pty Limited ABN 33 103 235 196 in accordance with section 127 of the Corporations Act 2001 (Cth) by:

*Clarissa J Davis*  
Signature of Director

*J Cook*  
Signature of Director/Secretary

CLARISSA DAVIS  
Print name of Director

JONATHAN COOK  
Print name of Director/Secretary

Mortgagee under Mortgage No. A653859  
Signed at SAVANNAH (this 21st day of  
NOVEMBER 2011 for National  
Australia Bank Limited ABN 12 004 044 937  
by ROBERT JOHN FEDERER  
its duly appointed Attorney under Power of  
Attorney No. 39 Book 4512

*[Signature]*  
Level 2 Attorney

*[Signature]*  
Witness/Bank Officer