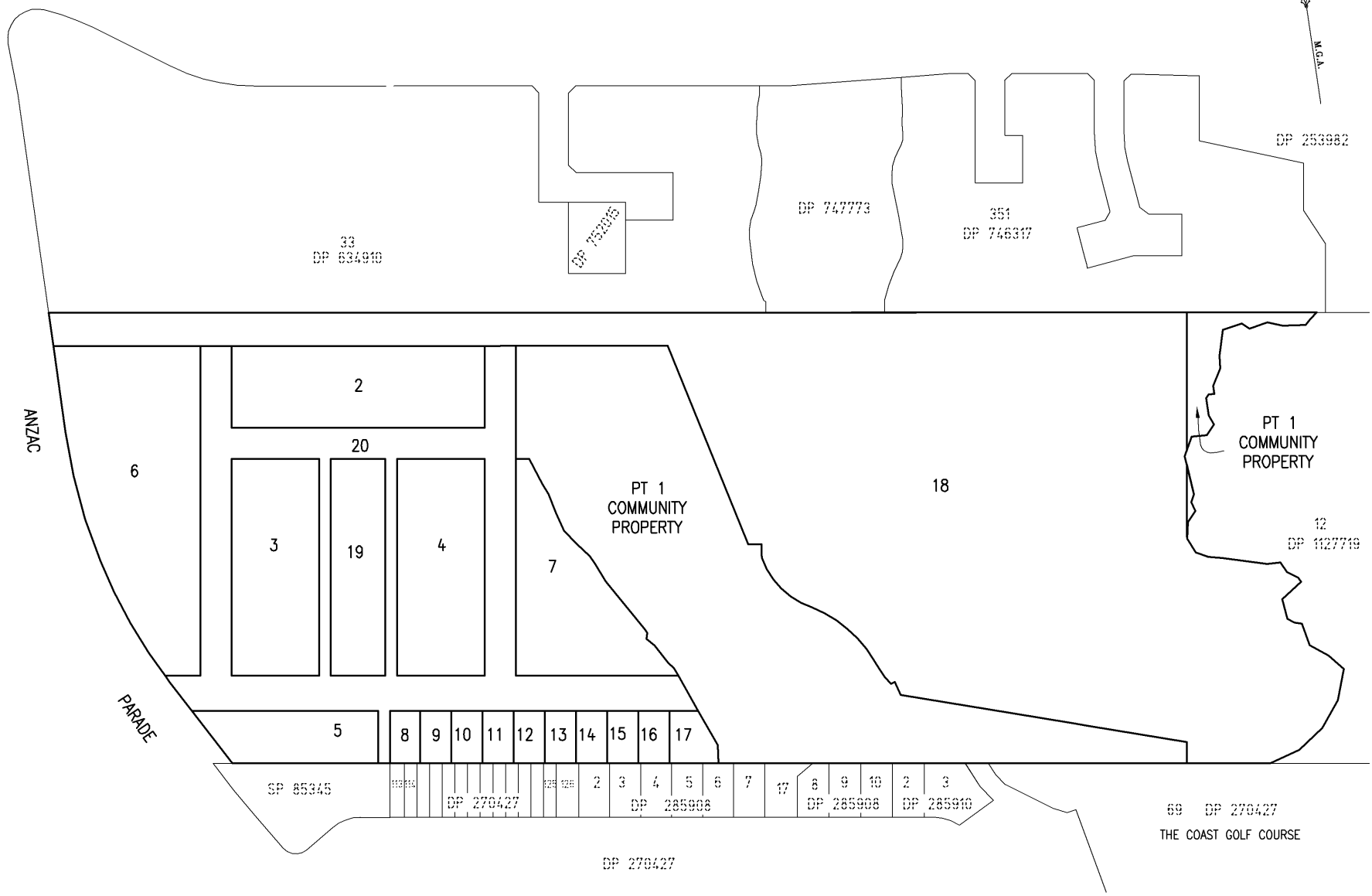


APPENDIX A DEPOSITED PLAN

LOCATION PLAN




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: 21/2013
Date: 31/08/2012

Surveyor: TASY MORAITIS
Surveyor's Ref: 080712 COM SUB STG-1

Registered:  15.8.2014

COMMUNITY/PRECINCT/NEIGHBOURHOOD PLAN

DP270775

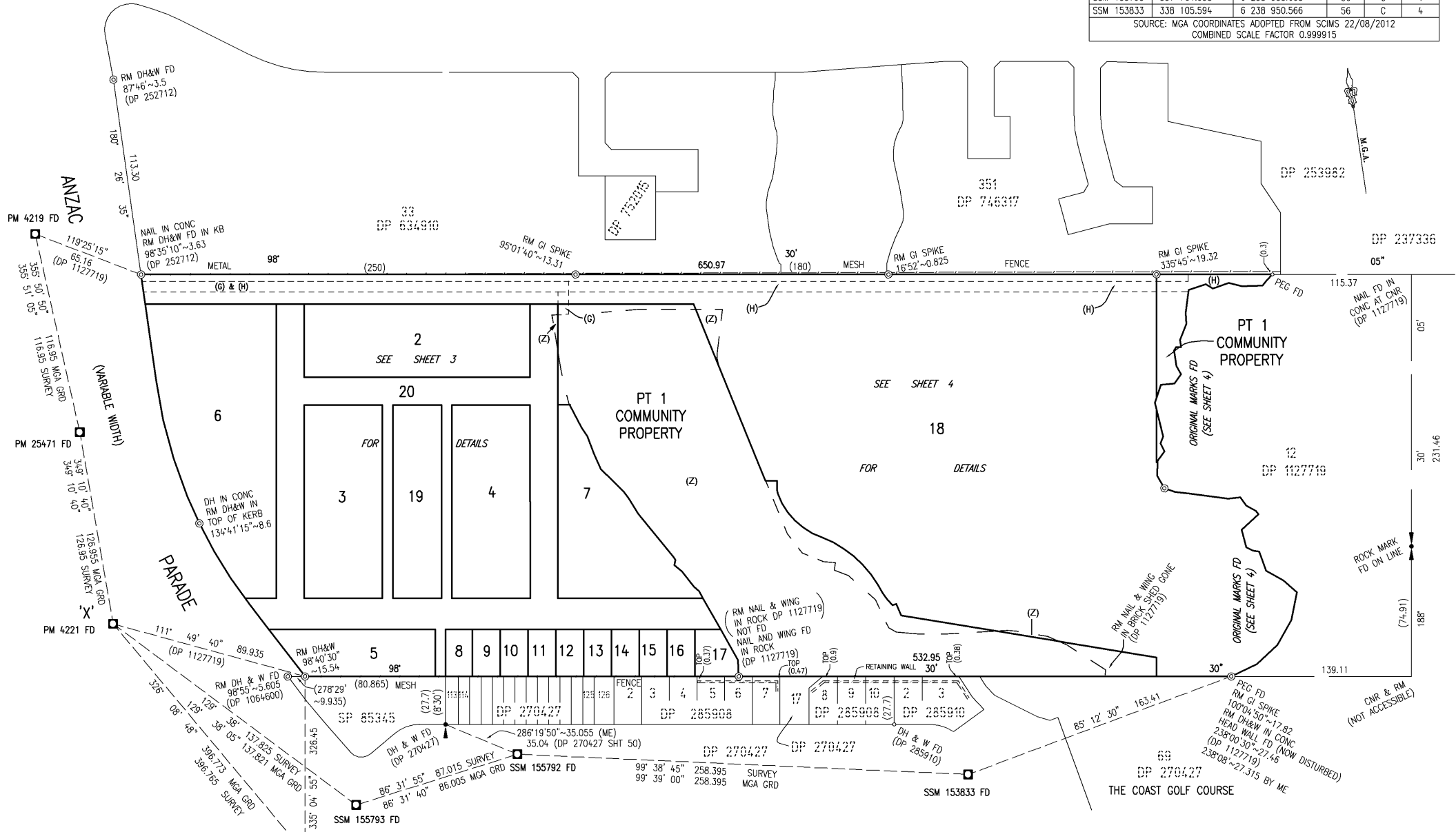
Req: R190487 /Doc: DP 0270775 P /Rev: 18-Aug-2014 /Sta: SC.OK /Pgs: ALL /Prt: 17-Feb-2016 16:18 /Seq: 1 of 10
Ref: /Src: U


DETAIL PLAN
(IN 3 SHEETS)

- (Z) BENEFITED BY RIGHT OF ACCESS 6 WIDE (DP1127719)
- (G) RIGHT OF ACCESS 6.0 WIDE (DP 1127719)
- (H) RIGHT OF ACCESS 6.0 WIDE & VARIABLE (DP 1127719)

SURVEYING AND SPATIAL INFORMATION REGULATION, 2006: CLAUSE 61(2)					
MGA CO-ORDINATES					
MARK	EAST	NORTH	ZONE	CLASS	ORDER
PM 4219	337 625.606	6 239 317.832	56	B	2
PM 4221	337 657.908	6 239 076.515	56	B	2
PM 25469	337 878.920	6 238 747.035	56	B	2
PM 25471	337 634.073	6 239 201.203	56	B	2
SSM 155792	337 850.876	6 238 993.877	56	C	4
SSM 155793	337 764.038	6 238 988.608	56	C	4
SSM 153833	338 105.594	6 238 950.566	56	C	4

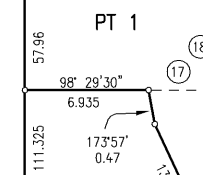
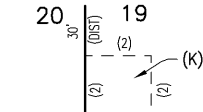
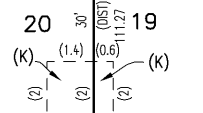
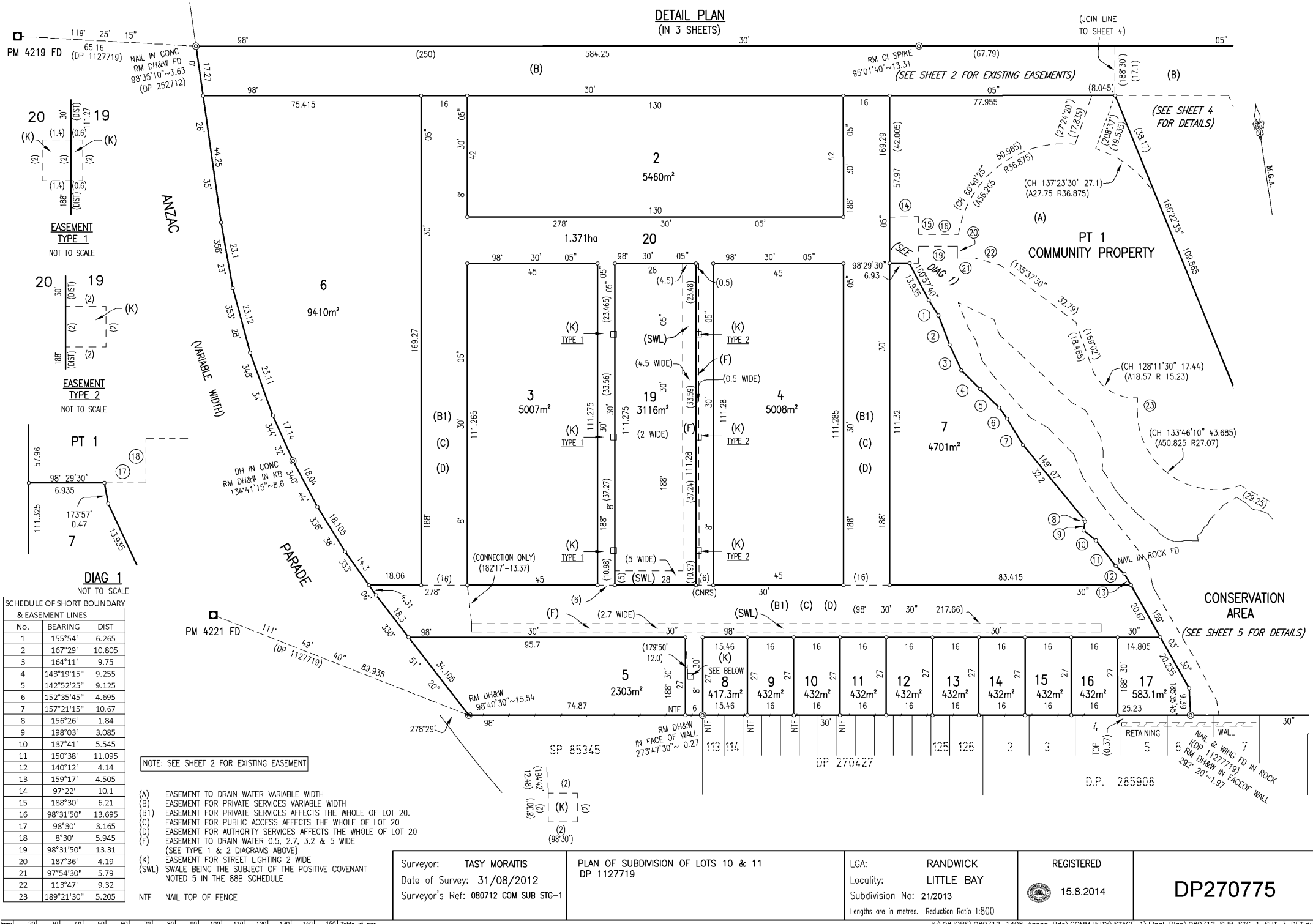
SOURCE: MGA COORDINATES ADOPTED FROM SCIMS 22/08/2012
COMBINED SCALE FACTOR 0.999915



Surveyor: TASY MORAITIS Date of Survey: 31/08/2012 Surveyor's Ref: 080712 COM SUB STG-1	PLAN OF SUBDIVISION OF LOTS 10 & 11 DP 1127719	LGA: RANDWICK Locality: LITTLE BAY Subdivision No: 21/2013 Lengths are in metres. Reduction Ratio 1:1500	REGISTERED  15.8.2014	DP270775
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Ref: R190487 /Doc: DP 0270775 P /Rev: 18-Aug-2014 /Sts: SC.OK /Pgs: ALL /Prt: 17-Feb-2016 16:18 /Seq: 2 of 10

DETAIL PLAN (IN 3 SHEETS)



SCHEDULE OF SHORT BOUNDARY & EASEMENT LINES

No.	BEARING	DIST
1	155°54'	6.265
2	167°29'	10.805
3	164°11'	9.75
4	143°19'15"	9.255
5	142°52'25"	9.125
6	152°35'45"	4.695
7	157°21'15"	10.67
8	156°26'	1.84
9	198°03'	3.085
10	137°41'	5.545
11	150°38'	11.095
12	140°12'	4.14
13	159°17'	4.505
14	97°22'	10.1
15	188°30'	6.21
16	98°31'50"	13.695
17	98°30'	3.165
18	8°30'	5.945
19	98°31'50"	13.31
20	187°36'	4.19
21	97°54'30"	5.79
22	113°47'	9.32
23	189°21'30"	5.205

NOTE: SEE SHEET 2 FOR EXISTING EASEMENT

- (A) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (B) EASEMENT FOR PRIVATE SERVICES VARIABLE WIDTH
- (B1) EASEMENT FOR PRIVATE SERVICES AFFECTS THE WHOLE OF LOT 20.
- (C) EASEMENT FOR PUBLIC ACCESS AFFECTS THE WHOLE OF LOT 20
- (D) EASEMENT FOR AUTHORITY SERVICES AFFECTS THE WHOLE OF LOT 20
- (F) EASEMENT TO DRAIN WATER 0.5, 2.7, 3.2 & 5 WIDE (SEE TYPE 1 & 2 DIAGRAMS ABOVE)
- (K) EASEMENT FOR STREET LIGHTING 2 WIDE
- (SWL) SWALE BEING THE SUBJECT OF THE POSITIVE COVENANT NOTED 5 IN THE 88B SCHEDULE
- NTF NAIL TOP OF FENCE

Surveyor: TASY MORAITIS
Date of Survey: 31/08/2012
Surveyor's Ref: 080712 COM SUB STG-1

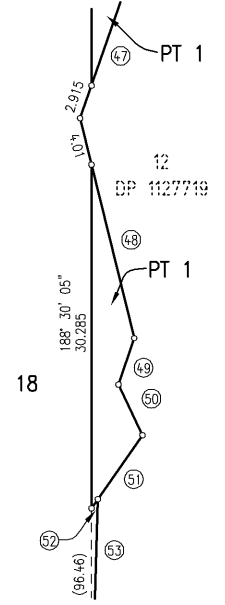
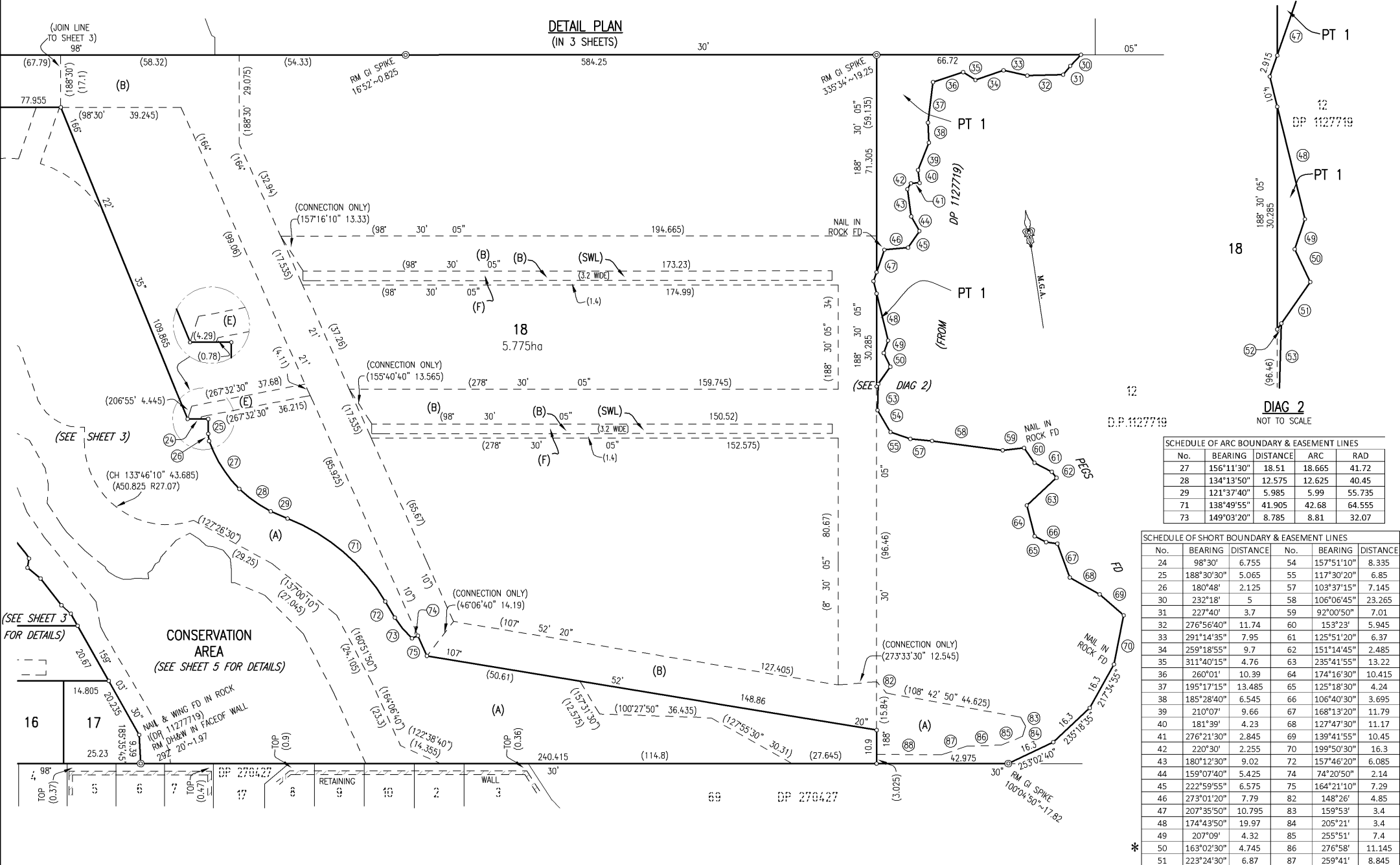
PLAN OF SUBDIVISION OF LOTS 10 & 11
DP 1127719

LGA: RANDWICK
Locality: LITTLE BAY
Subdivision No: 21/2013
Lengths are in metres. Reduction Ratio 1:800

REGISTERED
15.8.2014

DP270775

DETAIL PLAN (IN 3 SHEETS)



DIAG 2 NOT TO SCALE

SCHEDULE OF ARC BOUNDARY & EASEMENT LINES

No.	BEARING	DISTANCE	ARC	RAD
27	156°11'30"	18.51	18.665	41.72
28	134°13'50"	12.575	12.625	40.45
29	121°37'40"	5.985	5.99	55.735
71	138°49'55"	41.905	42.68	64.555
73	149°03'20"	8.785	8.81	32.07

SCHEDULE OF SHORT BOUNDARY & EASEMENT LINES

No.	BEARING	DISTANCE	No.	BEARING	DISTANCE
24	98°30'	6.755	54	157°51'10"	8.335
25	188°30'30"	5.065	55	117°30'20"	6.85
26	180°48'	2.125	57	103°37'15"	7.145
30	232°18'	5	58	106°06'45"	23.265
31	227°40'	3.7	59	92°00'50"	7.01
32	276°56'40"	11.74	60	153°23'	5.945
33	291°14'35"	7.95	61	125°51'20"	6.37
34	259°18'55"	9.7	62	151°14'45"	2.485
35	311°40'15"	4.76	63	235°41'55"	13.22
36	260°01'	10.39	64	174°16'30"	10.415
37	195°17'15"	13.485	65	125°18'30"	4.24
38	185°28'40"	6.545	66	106°40'30"	3.695
39	210°07'	9.66	67	168°13'20"	11.79
40	181°39'	4.23	68	127°47'30"	11.17
41	276°21'30"	2.845	69	139°41'55"	10.45
42	220°30'	2.255	70	199°50'30"	16.3
43	180°12'30"	9.02	72	157°46'20"	6.085
44	159°07'40"	5.425	74	74°20'50"	2.14
45	222°59'55"	6.575	75	164°21'10"	7.29
46	273°01'20"	7.79	82	148°26'	4.85
47	207°35'50"	10.795	83	159°53'	3.4
48	174°43'50"	19.97	84	205°21'	3.4
49	207°09'	4.32	85	255°51'	7.4
50	163°02'30"	4.745	86	276°58'	11.145
51	223°24'30"	6.87	87	259°41'	8.845
52	223°24'30"	0.93	88	278°54'	21.34
53	190°16'45"	8.56			

NOTE: SEE SHEET 2 FOR EXISTING EASEMENT

- (A) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (B) EASEMENT FOR PRIVATE SERVICES VARIABLE WIDTH
- (SWL) SWALE BEING THE SUBJECT OF THE POSITIVE COVENANT NOTED 5 IN THE 888 SCHEDULE
- (E) EASEMENT TO DRAIN WATER 4 WIDE
- (F) EASEMENT TO DRAIN WATER 0.5, 2.7, 3.2 & 5 WIDE

Surveyor: TASY MORAITIS
 Date of Survey: 31/08/2012
 Surveyor's Ref: 080712 COM SUB STG-1

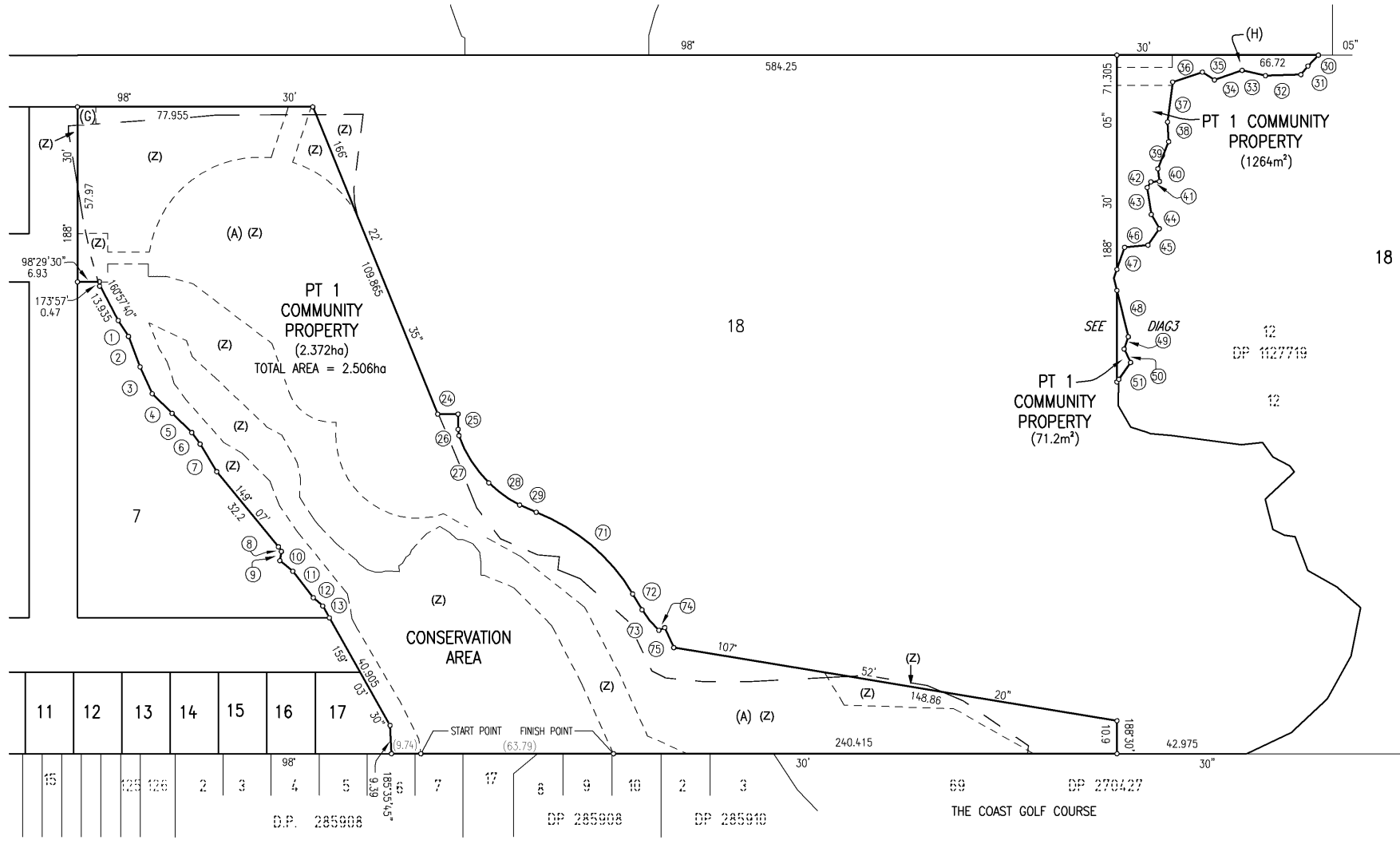
PLAN OF SUBDIVISION OF LOTS 10 & 11
 DP 1127719

LGA: RANDWICK
 Locality: LITTLE BAY
 Subdivision No: 21/2013
 Lengths are in metres. Reduction Ratio 1:800

REGISTERED
 15.8.2014

DP270775

COMMUNITY PROPERTY PLAN
COMMUNITY PROPERTY LOT ONLY



SCHEDULE OF SHORT LINES		
No.	BEARING	DIST
1	155°54'	6.265
2	167°29'	10.805
3	164°11'	9.75
4	143°19'15"	9.255
5	142°52'25"	9.125
6	152°35'45"	4.695
7	157°21'15"	10.67
8	156°26'	1.84
9	198°03'	3.085
10	137°41'	5.545
11	150°38'	11.095
12	140°12'	4.14
13	159°17'	4.505
24	98°30'	6.755
25	188°30'30"	5.065
26	180°48'	2.125
30	232°18'	5
31	227°40'	3.7
32	276°56'40"	11.74
33	291°14'35"	7.95
34	259°18'55"	9.7
35	311°40'15"	4.76
36	260°01'	10.39
37	195°17'15"	13.485
38	185°28'40"	6.545
39	210°07'	9.66
40	181°39'	4.23
41	276°21'30"	2.845
42	220°30'	2.255
43	180°12'30"	9.02
44	159°07'40"	5.425
45	222°59'55"	6.575
46	273°01'20"	7.79
47	207°35'50"	10.795
48	174°43'50"	19.97
49	207°09'	4.32
50	163°02'30"	4.745
51	223°24'30"	6.87
52	223°24'30"	0.93
70	199°50'30"	16.3
72	157°46'20"	6.085
74	74°20'50"	2.14
75	164°21'10"	7.29

EXTENT OF CONSERVATION AREA

START POINT							
BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
00°24'	4.94	347°08'	9.305	146°19'	1.335	142°30'	2.835
341°43'	13.935	124°00'	13.66	132°28'	2.865	120°37'	0.765
338°05'	28.08	168°39'40"	5.665	117°35'	2.67	104°44'	1.83
341°13'	3.58	140°55'	10.515	96°47'	2.37	119°19'	3.32
357°56'	8.29	142°04'40"	23.54	85°32'	1.44	149°17'	3.655
329°47'15"	26.785	127°23'	5.64	100°59'	4.415	182°05'	4.015
333°53'30"	10.2	159°13'30"	10.47	00°50'	1.94	188°08'	3.66
347°05'	8.65	177°13'	5.425	64°21'	1.585	98°33'	0.84
323°58'15"	13.1	192°23'	6.05	37°39'	2.315	121°06'	10.83
308°48'30"	7.11	155°27'40"	8.905	64°21'	1.44	143°35'40"	17.795
327°09'40"	18.785	149°34'	2.49	28°48'	1.59	161°19'20"	21.8
331°41'	6.625	144°46'	8.41	51°21'	7.45	164°01'20"	25.275
351°16'	7.49	137°16'30"	8.585	70°22'	4.97	FINISH POINT	
336°55'	5.15	162°33'	0.645	130°11'	3.8		



SCHEDULE OF ARC BOUNDARY & EASEMENT LINES				
No.	BEARING	DISTANCE	ARC	RAD
27	156°11'30"	18.51	18.665	41.72
28	134°13'50"	12.575	12.625	40.45
29	121°37'40"	5.985	5.99	55.735
71	138°49'55"	41.905	42.68	64.555
73	149°03'20"	8.785	8.81	32.07

(Z) BENEFITED BY RIGHT OF ACCESS 6 WIDE - DP1127719

Surveyor: TASY MORAITIS
Date of Survey: 31/08/2012
Surveyor's Ref: 080712 COM SUB STG-1
PLAN OF SUBDIVISION OF LOTS 10 & 11
DP 1127719

- (Z) BENEFITED BY RIGHT OF ACCESS 6 WIDE (DP1127719)
- (A) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (H) RIGHT OF ACCESS 6.0 WIDE & VARIABLE (DP 1127719)
- (G) RIGHT OF ACCESS 6.0 WIDE (DP 1127719)

LGA: RANDWICK	REGISTERED		DP270775 15.8.2014
Locality: LITTLE BAY			
Subdivision No: 21/2013			
Lengths are in metres. Reduction Ratio 1:1000			


<p>DEPOSITED PLAN ADMINISTRATION SHEET</p> <p style="text-align: right;">Sheet 1 of 4 sheet(s)</p> <p>SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.</p> <p>PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none"> 1. EASEMENT TO DRAIN WATER VARIABLE WIDTH (A) 2. RESTRICTION ACCESS ON THE USE OF LAND 3. POSITIVE COVENANT 4. EASEMENT TO DRAIN WATER 0.5, 2.7, 3.2 & 5 WIDE (F) 5. POSITIVE COVENANT 6. EASEMENT FOR STREET LIGHTING 2 WIDE (K) 7. POSITIVE COVENANT 8. EASEMENT FOR PRIVATE SERVICES VARIABLE WIDTH (B). 9. POSITIVE COVENANT 10. EASEMENT FOR PUBLIC ACCESS (C) (WHOLE OF LOT) 11. EASEMENT FOR AUTHORITY SERVICES (D) (WHOLE OF LOT) 12. EASEMENT TO DRAIN WATER 4 WIDE (E) 13. POSITIVE COVENANT 14. EASEMENT FOR PRIVATE SERVICES (B1) (WHOLE LOT) <p style="text-align: center;">Use PLAN FORM 6A for additional certificates, signatures, seals and statements</p> <p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, in approving this plan certify (Authorised Officer) that all necessary approvals in regard to the allocation of the land shown herein have been given</p> <p>Signature:..... Date:..... File Number:..... Office:.....</p> <p style="text-align: center;">Subdivision Certificate</p> <p>I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:</p> <p>the proposed <u>subdivision</u> set out herein (insert 'subdivision' or 'new road')</p> <p style="text-align: center;"></p> <p>* Authorised Person/General Manager/Accredited-Certifier Consent Authority: <u>Randwick Council</u> Date of Endorsement: <u>7 July 2014</u> Accreditation no: Subdivision Certificate no: <u>2112013</u> File no: <u>Sc. 2112013</u></p> <p>* Delete whichever is inapplicable.</p>	<p style="text-align: center; font-size: 2em; font-weight: bold;">DP270775</p> <p style="text-align: center;">(DOC.A)</p> <p>Registered:  15.8.2014</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p> <p>PLAN OF SUBDIVISION OF LOTS 10 & 11 DP 1127719</p> <p>LGA: RANDWICK</p> <p>Locality: LITTLE BAY</p> <p>Parish: BOTANY</p> <p>County: CUMBERLAND</p> <p>Surveying and Spatial Information Regulation, 2006 I, TASY MORAITIS of DENNY LINKER & Co., Level 5, 17 RANDLE ST, SURRY HILLS. 2010 a surveyor registered under the <i>Surveying and Spatial Information Act, 2002</i>, certify that the survey represented in this plan is accurate, has been made in accordance with the <i>Surveying and Spatial Information Regulation, 2006</i> and was completed on: <u>31/08/2012</u></p> <p>The survey relates to <u>THE ENTIRE SITE</u> (specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)</p> <p>Signature <u>Tasy Moraitis</u> Dated: <u>31.08.2012</u> <i>(if registered under the Surveying and Spatial Information Act, 2002)</i></p> <p>Datum Line: 'X-Y' Type: <u>Urban/Rural</u></p> <p>Plans used in the preparation of survey/emptation— DP 1127719 DP 270427 DP 285910 DP 285908</p> <p style="text-align: right;">(if insufficient space use Plan Form 6A annexure sheet)</p> <p>SURVEYORS REFERENCE: 080712 COM SUB STC-1</p>
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* OFFICE USE ONLY

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 4 sheet(s)

PLAN OF SUBDIVISION OF LOTS 10 & 11
DP 1127719

DP270775 (DOC.A)

Registered:  15.8.2014

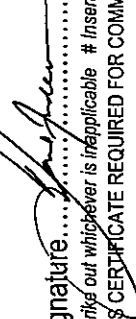
Subdivision Certificate No: 21/2013 Date of Endorsement: 7.7.2014

Name of Development if any
LITTLE BAY COVE

Address for Service of Notice
1 4-08 ANZAC PARADE
LITTLE BAY NSW 2036.

This sheet shows an initial schedule of unit entitlements for the *Community/~~Precinct~~/~~Neighbourhood~~-scheme which is liable to be altered as the scheme is developed or on completion of the scheme in accordance with the provisions of section 30 of the Community Land Development Act, 1989.
Any changes will be recorded on subsequent Administration Sheets.
* Strike out whichever is inapplicable

I, DAVID ANDERSON
of LANDMARK WHITE ISLANDS PTY LIMITED
being a Valuer registered under the Valuers Registration Act 1975, certify that the Unit Entitlements shown on ~~this sheet~~*these sheets are based upon valuations made by me on # 17 SEPTEMBER 2012


Signature:  Date: 23 July 2014
* Strike out whichever is inapplicable # insert date of valuation
THIS CERTIFICATE REQUIRED FOR COMMUNITY & PRECINCT PLANS ONLY

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

LOT No.	UNIT ENTITLEMENT	SUBDIVISION
1	COMMUNITY PROPERTY	
2	783	
3	783	
4	783	
5	348	
6	1522	
7	826	
8	50	
9	50	
10	50	
11	50	
12	50	
13	50	
14	50	
15	50	
16	51	

SURVEYORS REFERENCE: 080712 COM SUB STG-1

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 4 sheet(s)

PLAN OF SUBDIVISION OF LOTS 10 & 11 DP 1127719	<h1 style="margin: 0;">DP270775</h1> (DOC.A)
Registered:  15.8.2014	*

Subdivision Certificate No: 21/2013

Date of Endorsement: 7.7.2014

SCHEDULE OF UNIT ENTITLEMENT
 (CONTINUED FROM SHEET 2)

LOT No.	UNIT ENTITLEMENT	SUBDIVISION
17	78	
18	4424	
19	1	
20	1	
AGGREGATE	10,000	

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 4 of 4 sheet(s)

PLAN OF SUBDIVISION OF LOTS 10 & 11
 DP 1127719


DP270775
 (DOC.A)

Registered:  15.8.2014

Subdivision Certificate No: 21/2013

Date of Endorsement: 7.7.2014

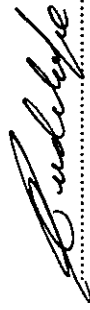
Executed by TA Little Bay Pty Limited)
 ACN 125 760 483 in accordance with section)
 127 of the Corporations Act 2001 (Cth):)



 Company Secretary/Director

Dusha KARABET


 Name of Company Secretary/Director (print)


 Director

PETER TUDEHOPE

 Name of Director (print)

Executed by Australia and New Zealand)
 Banking Group Limited ACN 005 357 522)
 by its Attorney)
 under Power of Attorney)
 Book 43 & No 564)
 in the presence of:)

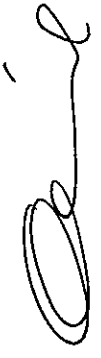


 Signature of Witness

ADAM MATKOVICH

 Name of Witness (print)
242 PITT ST, SYDNEY

 Address of Witness (print)



.....
 Signature of Attorney
VIVIAN LEE

 Name of Attorney (print)

 Signature of Attorney

 Name of Attorney (print)

* OFFICE USE ONLY