

DP270736

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Approved Form 27

COMMUNITY LAND DEVELOPMENT ACT COMMUNITY DEVELOPMENT CONTRACT

WARNING

1. This contract contains details of development to be completed and amenities to be provided in the Community Scheme. Interested persons are advised that the proposed scheme may be varied, but only in accordance with section 16 of the *Community Land Management Act 1989*.

If the scheme forms part of a staged development, interested parties are advised of the possibility that the scheme may not be completed and may be terminated by order of the Supreme Court.

This contract must not be considered alone, but in conjunction with the results of the searches and inquiries normally made in respect of a lot in the scheme concerned. Attention is drawn in particular to the management statement registered at the office of the Registrar-General with this contract, which statement sets out the management rules governing the scheme and provides details of the rights and obligations lot owners under the scheme.

2. Further particulars about the details of the scheme are available in;
3. Development Application DA/1102/2007 consent dated 29 July 2008 and amendments DA/1102/2007/A and DA/1102/2007/B consent dated 23 October 2009 granted by Parramatta City Council.
4. The Parramatta City Council Local Environment Plan 2007 and Development Control Plan 2005.
5. The terms of this contract are binding in the scheme. In addition, the Developer covenants with the association concerned and with the subsequent proprietors jointly and with each of them severally to develop the land the subject of the scheme in accordance with the development consent as modified or amended with the consent authority's approval from time to time.

TERMS OF INSTRUMENT NOT CHECKED
IN LAND AND PROPERTY INFORMATION

REGISTERED



2.12.2011

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PART 1 - DESCRIPTION OF DEVELOPMENT

1. Description of land

Lot 12 DP518824 being an area of 21480 square metres at Winston Hills in the Local Government Area of Parramatta.

2. Amenities

The amenities which are to be provided in the Community Parcel include:

- a) Community centre
- b) Swimming pool
- c) BBQ area
- d) Stormwater treatment system

3. Theme and architectural design

a) General

The development includes a 19 lot residential subdivision comprising four duplex style dwellings, four terrace style dwellings, three villa style dwellings, a strata title apartment style building containing four apartments and a Community business centre and seven vacant lots for residential development. Lot 1 contains open space for the purposes of passive recreation, food production and forest regeneration.

b) Lot 10

The development of Lot 10 may include the construction of a multi-storey building containing a business centre and car parking on the ground floor with two levels of apartments in accordance with the approved Development Application for the Community Parcel.

It is intended that a business centre will be provided on the ground floor of the apartment building on lot 10. The business centre would provide space for Illabunda residents and/or external organisations to operate businesses that align with the values and ambitions of Illabunda. It is the Developer's preference that the business centre is donated to the Community Association and that the revenue generated from the centre is used by the Community Association to offset community expenses. To this end the Developer intends to transfer the title of the business centre to the Community Association upon completion of the development. However, the Developer reserves the right to retain or on-sell the business centre should unforeseen circumstances arise.

Alternatively, the Developer may elect to develop Lot 10 with villa, terrace or strata-title housing. This will require the further approval of Parramatta City Council.

The theme and architectural design of the development of Lot 10 shall be in accordance with the theme and the Design Standards applicable to the Community Scheme, as set out in this Management Statement.

c) Unsold lots

The developer may elect to:

Develop unsold lots in accordance with the approved Development Application for the Community Parcel.

Alternatively, the developer may elect to develop unsold lots in an alternative manner in order to provide alternative housing options for prospective members of the Illabunda Community. This development may include villa, terrace, duplex or strata title housing. Any change from the approved land use will require the further approval of Parramatta City Council.

The theme and architectural design of the development of these lots shall be in accordance with the theme and the Design Standards applicable to the Community Scheme, as set out in this Management Statement.

d) Community Centre

The theme and architectural design of the Community Centre shall be in accordance with the theme and the Design Standards applicable to the Community Scheme, as set out in this Management Statement.

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The design of the Community centre shall be developed by the Community Association in collaboration with the Developer.

4. Landscaping

All landscaping shall be in accordance with the landscaping theme for the Community Scheme as set out in this Management Statement.

5. Pictorial representation

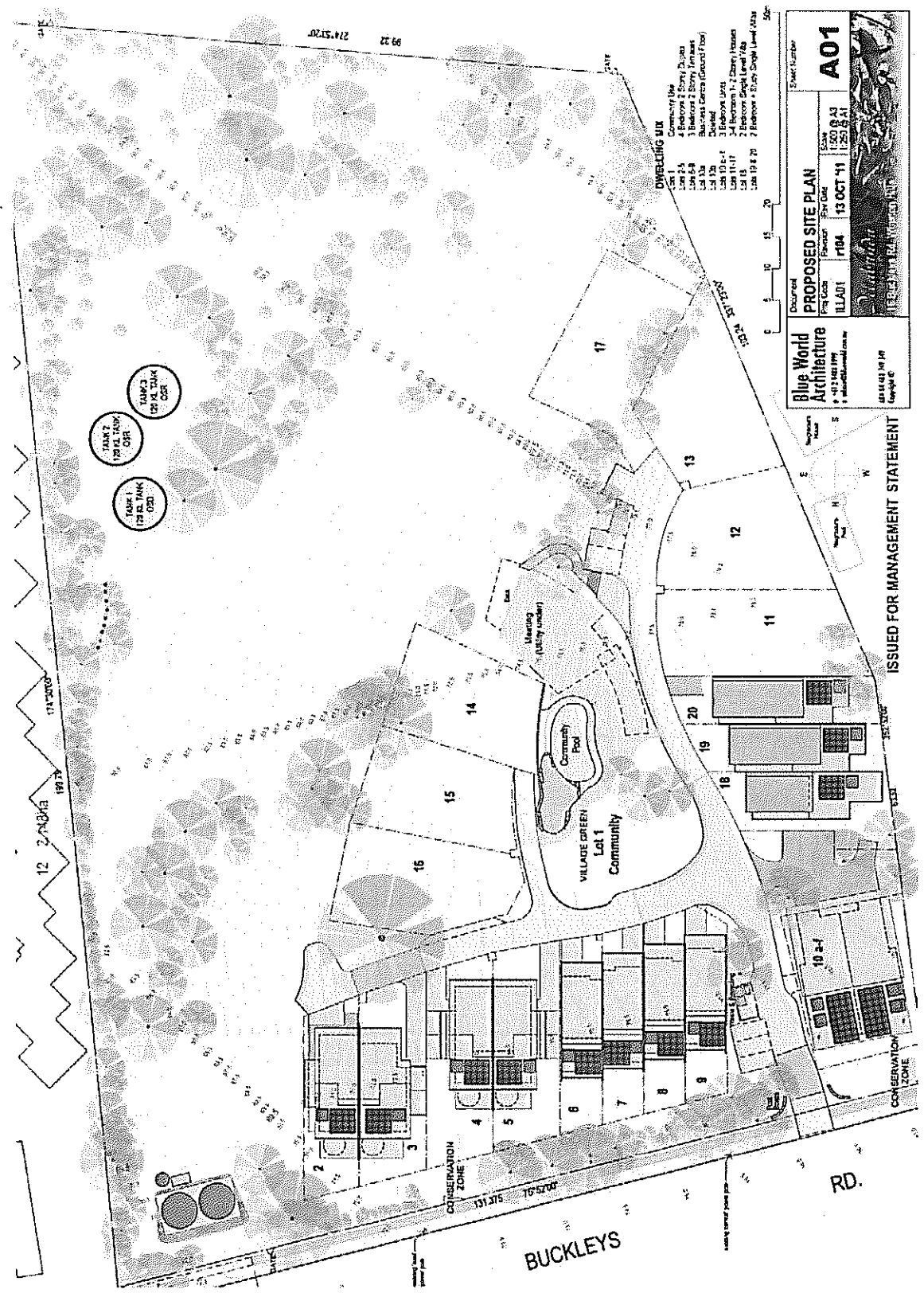
A concept plan for the completed Community Scheme is attached.

Plans and elevations for the proposed development is attached.

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Site Plan



Blue World Architecture
 417 East 10th Street
 Melbourne, VIC 3121
 Tel: 03 9411 9177
 Email: info@blueworld.com.au

PROPOSED SITE PLAN
 Project No: 10008-03
 Rev Date: 13 OCT 11
 Rev: 03
 Rev: 01

A01

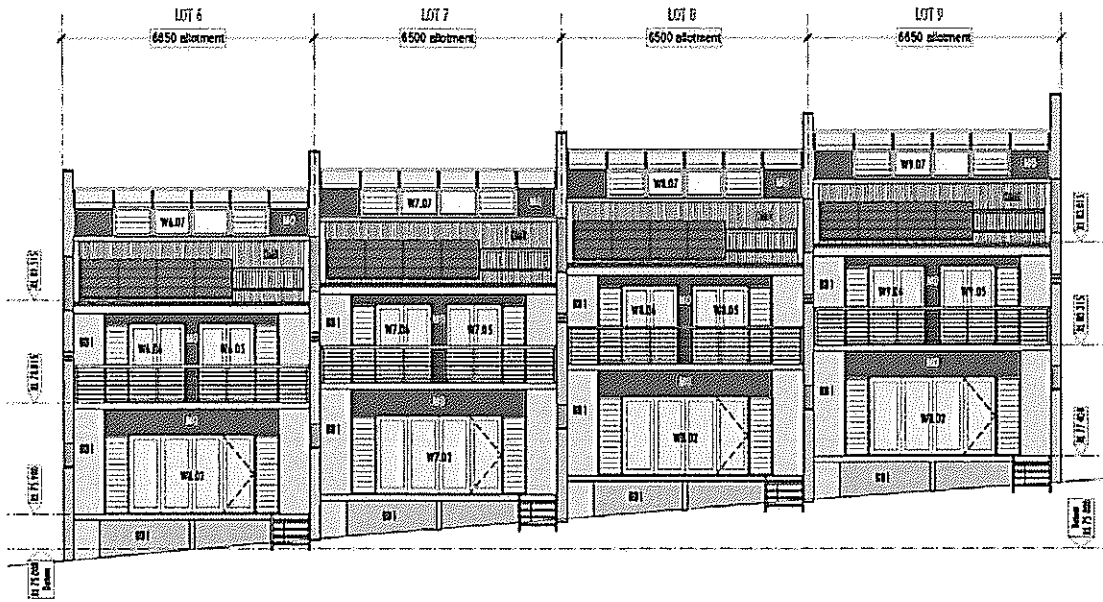
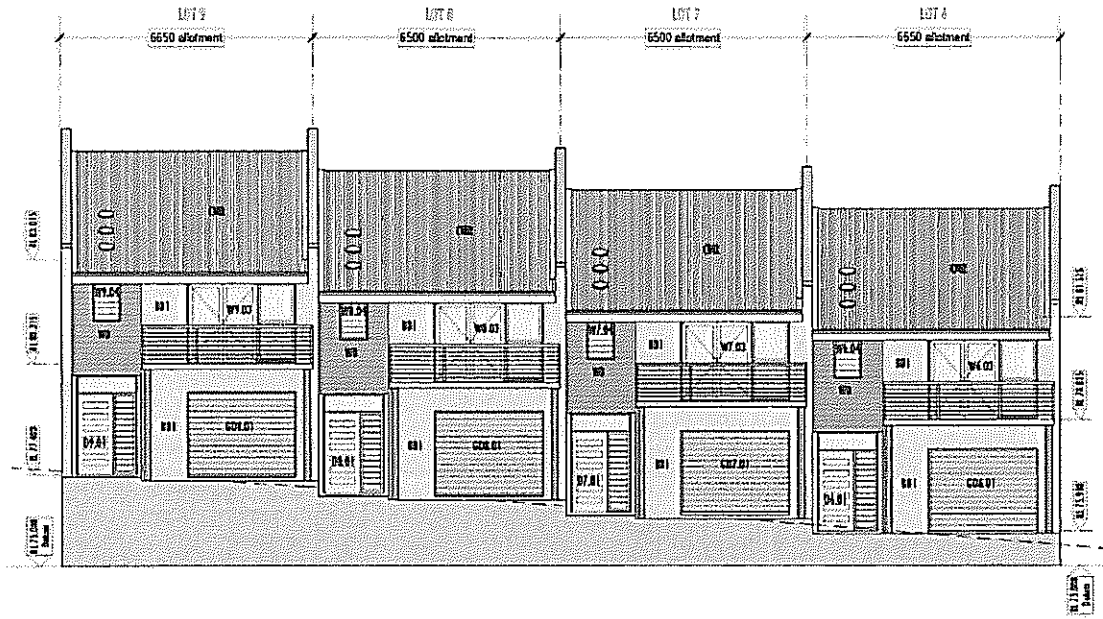
ISSUED FOR MANAGEMENT STATEMENT

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Elevations of Terraces 6 - 9

FOR CONSTRUCTION



Finishes Schedule

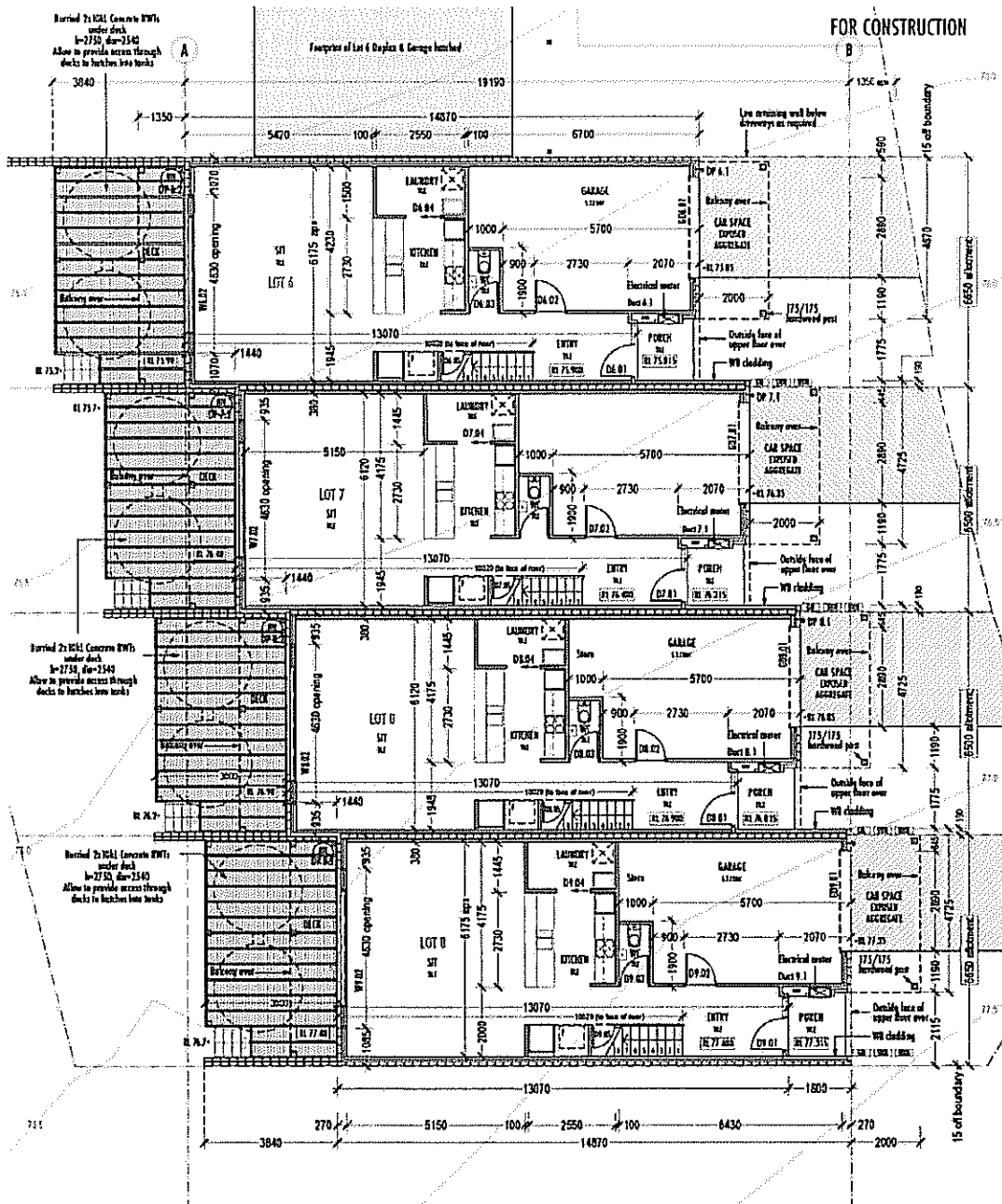
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- B02 Bagged Brickwork - Marala Finish - Colour: British Paints Jasper 438
- M01 Blue Orb - Coloured 'Investra', [0.43 gauge]
- M02 Red Orb - Coloured 'Woodsy', [0.43 gauge]
- C01 Custom Orb - Coloured 'Woodsy', [0.43 gauge]
- W01 Weatherex, Primed 170mm Weatherboard, Colour: British Paints Dove M.

Blue World Architecture P: +61 8 9488 9999 F: +61 8 9479 8488 E: admin@blueworld.com.au	Document: LOT 6 - 9 TERRACES NORTH & SOUTH ELEVATIONS		Sheet Number: A307
	Proj Code: B.LA01	Revision: 01	Plot Date: 17.OCT.11

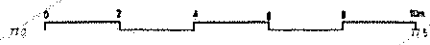
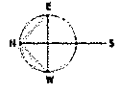
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Ground floor plans of Terraces 6 - 9



- RTS Solar Hot Water Tanks (see Hydraulic Drawings for Specifications)
- RTI Recessed Type I - see detail
- concrete Double framed internal partitions with stone plasterboard lining
- Electrical meter box (see wall @ eye level)
- See Note
- Sydney Water Meter
- Refractive Recycled Water Meter

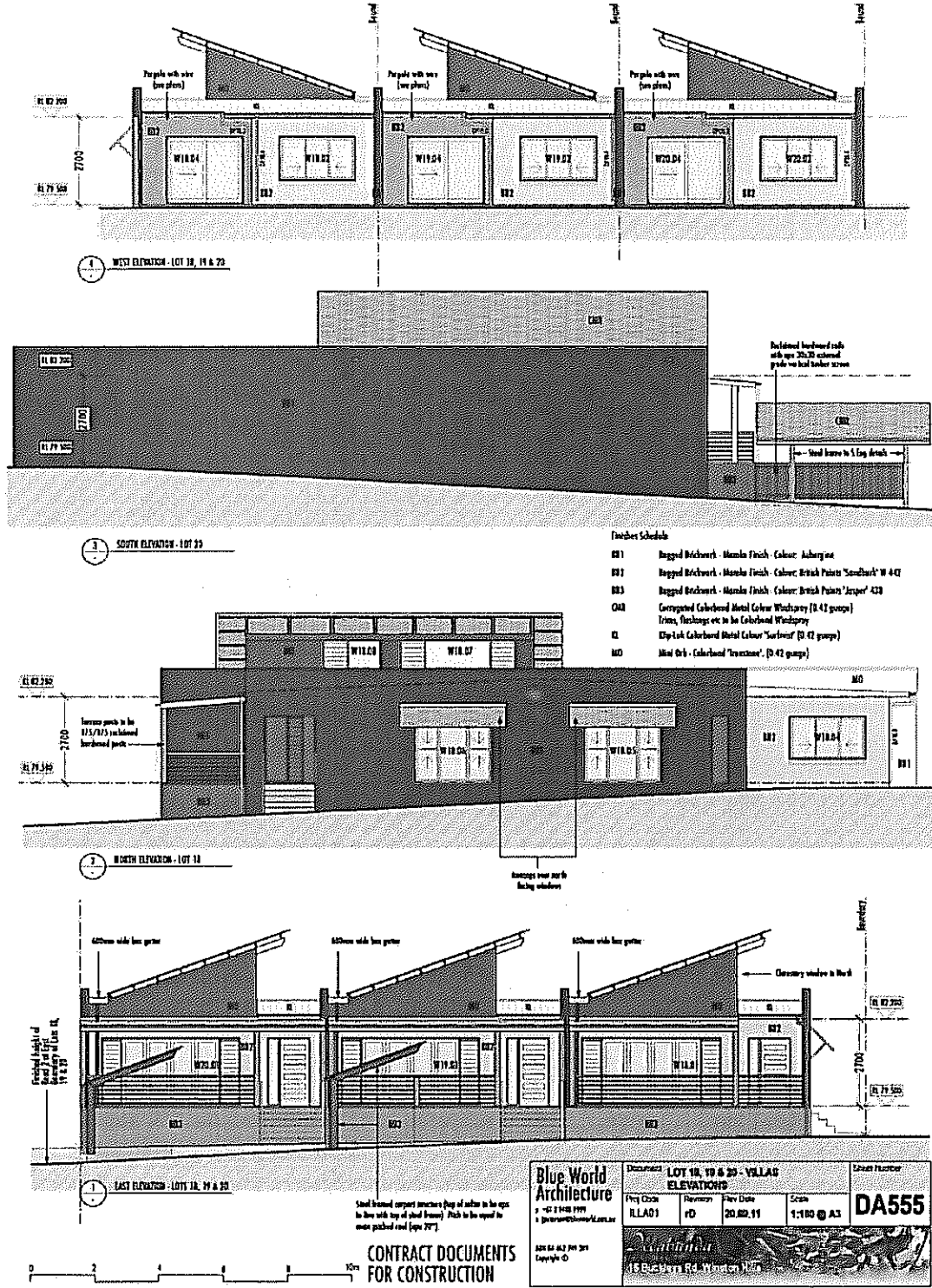


Blue World Architecture Pty Ltd 111-113 The Esplanade Sydney NSW 1510 Australia Tel: +61 2 9550 6666 Fax: +61 2 9550 6666 www.blueworld.com.au	Document: LOT 6-9 TERRACES GROUND FLOOR PLAN	Sheet Number: A303
	Project Code: ILLAD1	Revision: 01
Scale: 1:100 @ A3		Date: 17.OCT.11

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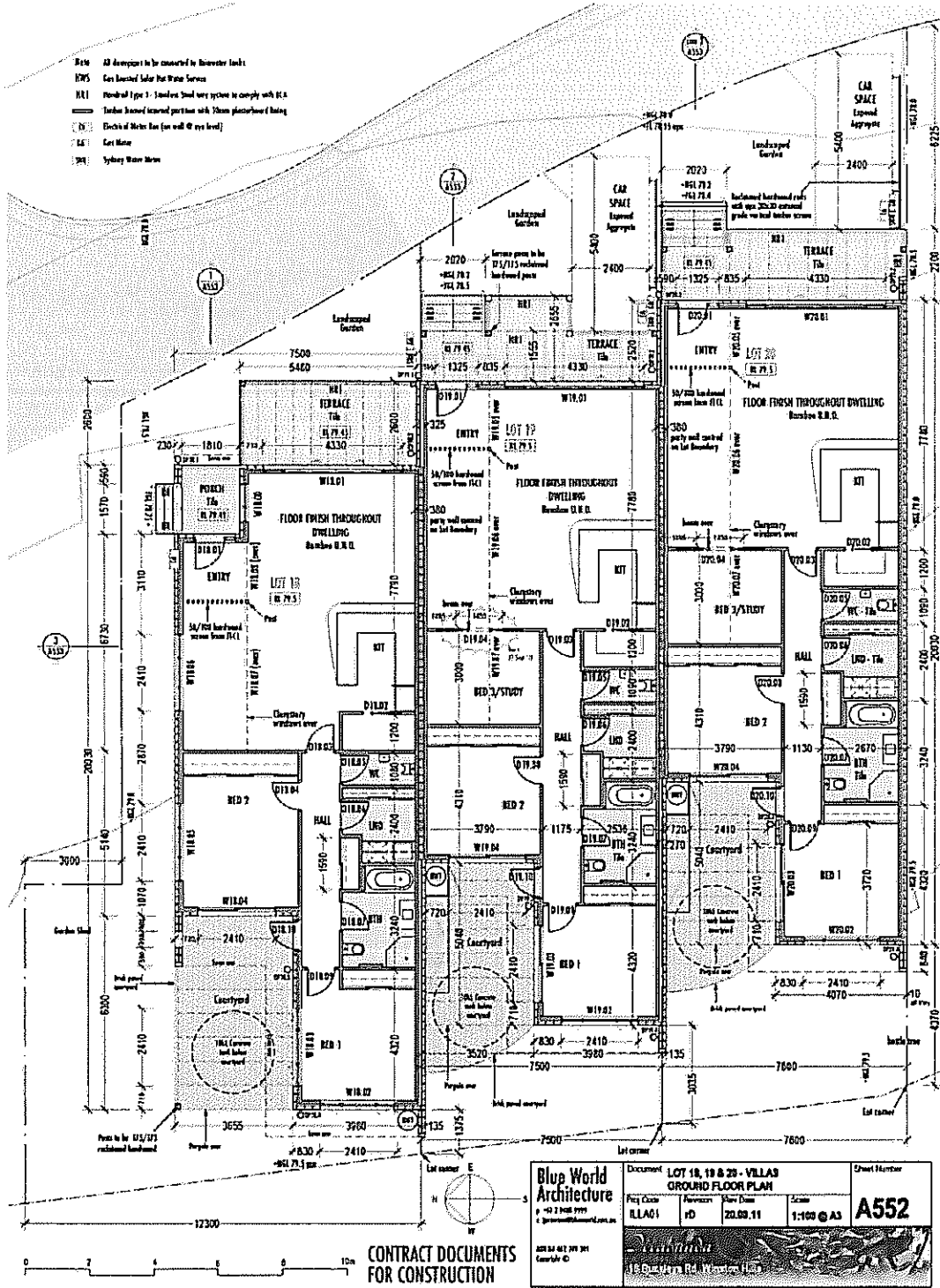
Elevations of Villas 18 - 20



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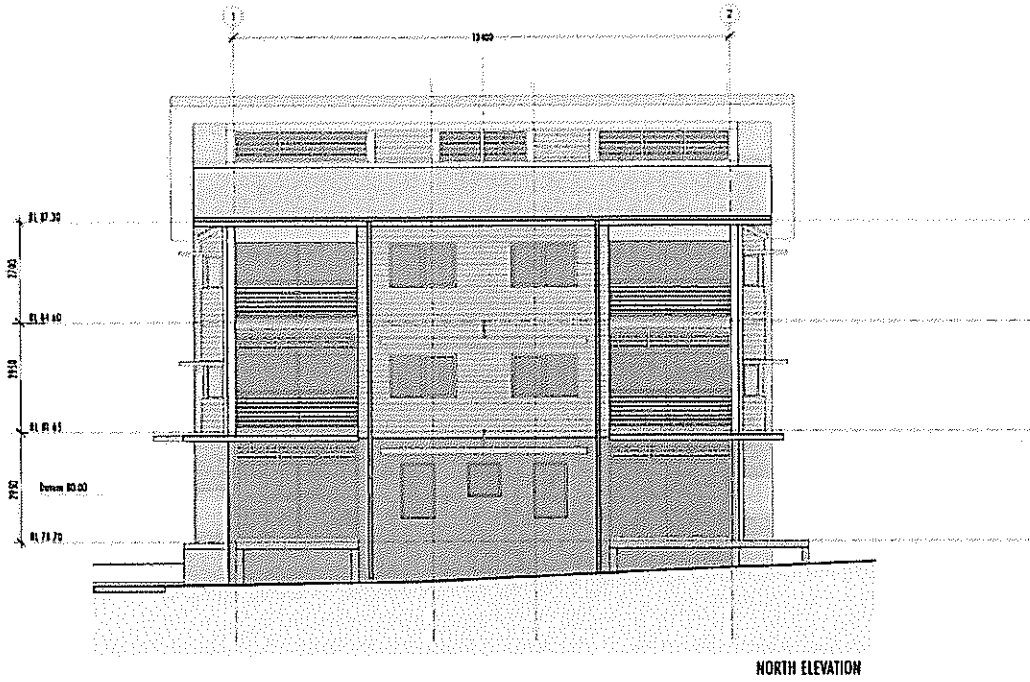
Floor plans of Villas 18 - 20



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Elevations of Business Centre

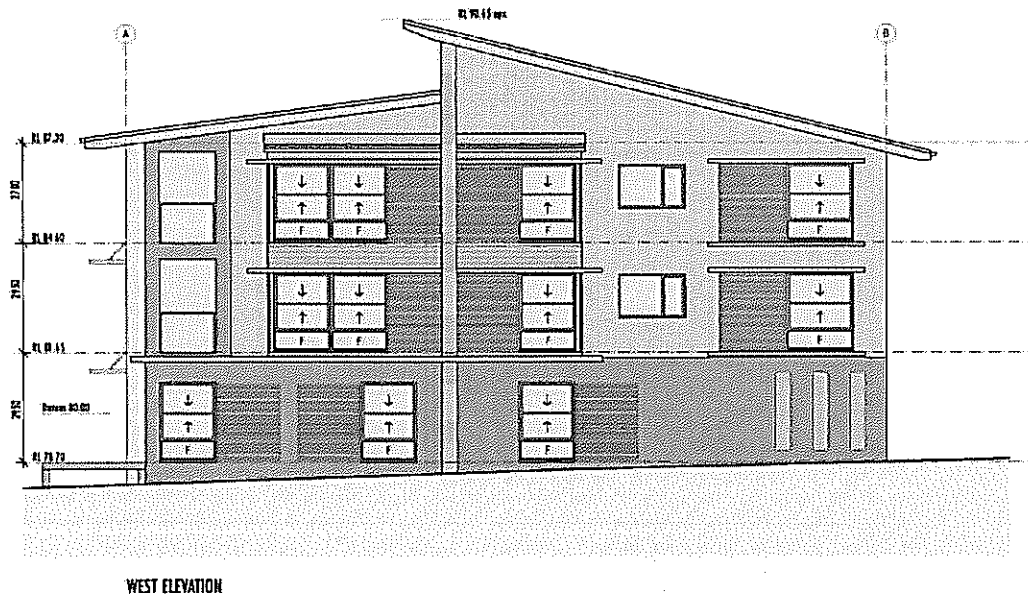
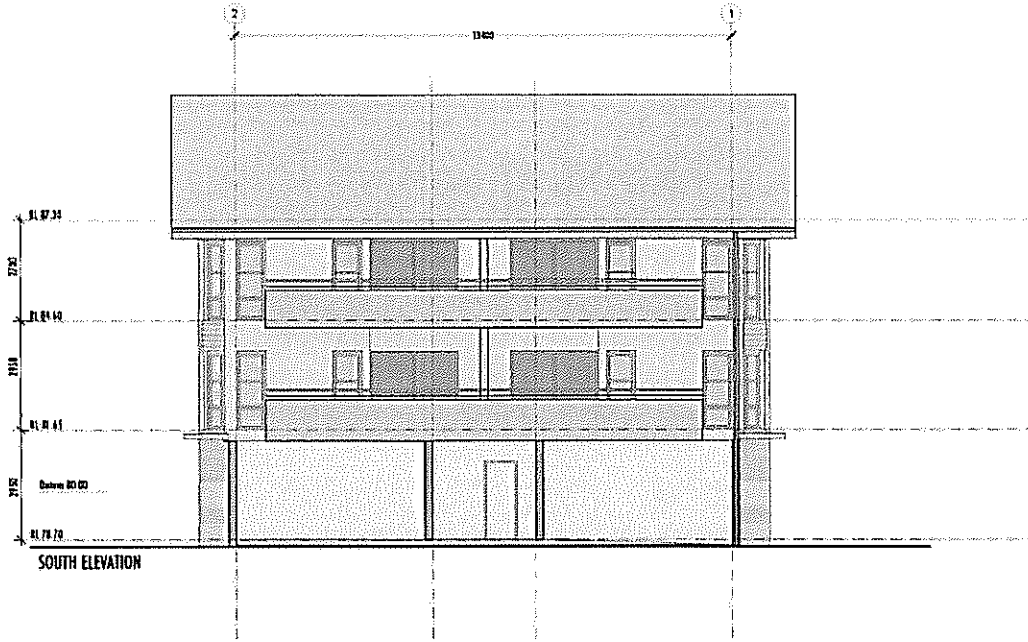


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	Proj Code	Revision	Rev Date	Scale
	ILLAD3	D	19 DEC 07	1:100
401 554 8330 416 2 8475 8551 Copyright ©				

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Elevations of Business Centre

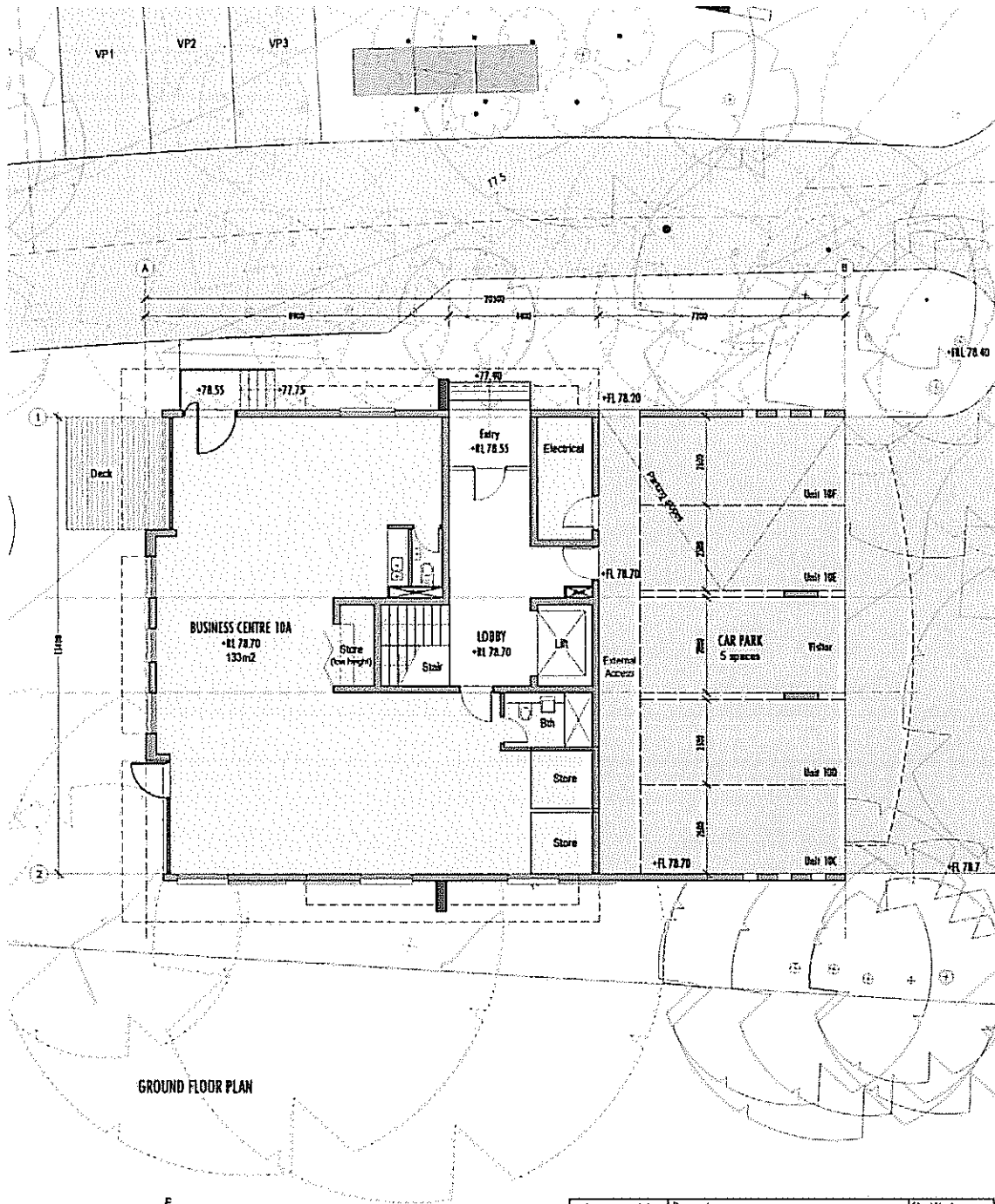


Blue World Architecture P 07 3364 4288 F 07 3423 8254 www.bwarchitecture.com.au	Document: ENTRY BUILDING ELEVATIONS 2				Sheet Number: DA406
	Proj Code: LLA03	Revision: D	Rev Date: 18 DEC 07	Scale: 1:100	

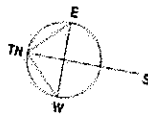
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Ground floor plan of the Business Centre



GROUND FLOOR PLAN

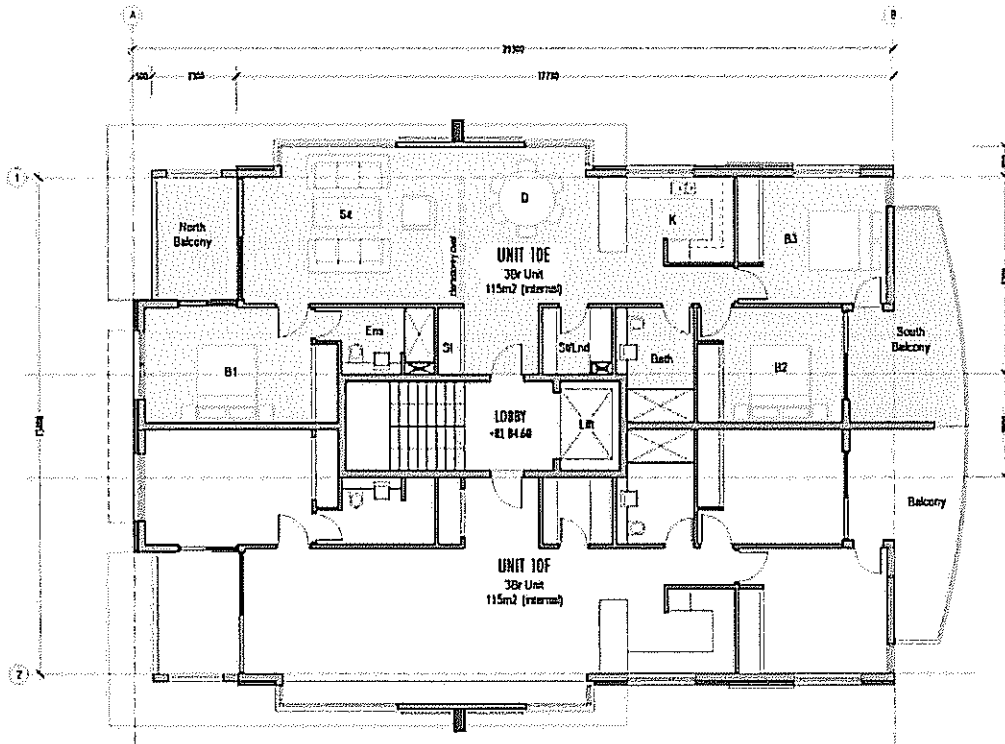


Blue World Architecture P 01 9 864 6286 F 01 9 871 8234 www.blueworld.com.au	Document: ENTRY BUILDING GROUND FLOOR PLAN			Sheet Number: DA400
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ILLABUNDA DEVELOPMENT CONTRACT R4.0				ILLABUNDA DEVELOPMENT CONTRACT R4.0

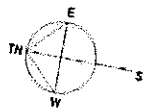
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Typical floor plan of the four units above the Business Centre



SECOND FLOOR PLAN



Blue World Architecture P 04 8 864 438 F 04 3 923 8234 a blueworld@blueworld.com.au	Document: ENTRY BUILDING SECOND FLOOR PLAN				Sheet Number: DA402
	Proj Code: BLLA03	Revision: D	Rev Date: 10 DEC 07	Scale: 1:100	
1/3 Buxton Rd, Winston Hills					

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PART 2 - ORIGINAL PROPRIETOR'S RIGHTS AND UNDERTAKINGS

We, One Tree Hill Projects Pty Limited being the Original Proprietor and Developer undertake to complete the provision of amenities as detailed in this contract and in accordance with development consent within a period of three years from the date hereof.

During the development the Developer has the following rights relating to ingress, egress, movement and parking of vehicles to, from and on the parcel during development and the permitted uses of Neighbourhood property. The Developer may:

- a) access any part of the Association Property;
- b) undertake any Development Activity on Association Property or a Neighbourhood Development Lot owned by the Developer;
- c) leave equipment and materials on Association Property or any Neighbourhood Development Lot owned by the Developer;
- d) install, connect to or make alteration to any Services within Association Property or a Neighbourhood Development Lot owned by the Developer;
- e) erect any structure on Association Property or a Neighbourhood Development Lot owned by the Developer (including but not limited to temporary site sheds or signs); and
- f) secure any part of the Association Property or a Neighbourhood Development Lot owned by the Developer and exclude third parties from accessing those areas.

The Developer undertakes not to cause any unreasonable inconvenience to the proprietors of any lot in the scheme and to repair without delay any damage caused to association property or common property by the development activities.

Hours of any construction works will be in accordance with the requirements of Parramatta City Council.

Execution by the Developer

Signature [Signature] Name JONATHAN COOK

Signature [Signature] Name CLARISSA DAVIS

Date: 27/10/11

Signature of Witness [Signature]

Name (Please Print) Pankit Shah

Address and occupation of witness 1/23 William St, North Parramatta

Environmental Health Officer.

Certificate of Approval

It is certified:

- a) That the consent authority has consented to the development described in Development Application No. DA/1102/2007, DA/1102/2007/A, DA/1102/2007/B and
- b) That the terms and conditions of this development contract are not inconsistent with that development as approved

Date: 16 NOVEMBER 2011

Execution of consent authority [Signature]

TERMS OF INSTRUMENT NOT CHECKED
IN LAND AND PROPERTY INFORMATION

REGISTERED 2.12.2011

