

Approved Form 8	Strata Development Contract	Sheet 1 of 28 sheets
Registered:	Office Use Only	Office Use Only

Description of Development

The development scheme as provided for in this Strata Development Contract will be completed over several stages. Stage 1 of the development:

- is illustrated in the accompanying strata plan;
- will be completed upon registration of the plan;
- contains lots 1 to 21;
- upon registration of Stage 1 it is intended to create development lot(s) 22,23,24 & 25 (being Stages 2, 3, 4 and 5)

Stage 2 - Lot 22

Stage 3 - Lot 23

Stage 4 - Lot 24

Stage 5 - Lot 25.

The development scheme as provided for in this Strata Development Contract will conclude 10 years after the day on which this contract is registered.

It is intended that each stage will contain warranted development, which the developer may be compelled to carry out, or authorised proposals, which the developer may not be compelled to carry out, as described in this Strata Development Contract.

The developer has the right to occupy the common property in each of the Stages, any access roads and any areas identified as subject to Rights of Carriageway in order to carry out the proposed development.

The provisions of this Strata Development Contract incorporate and are subject to the covenants implied by section 81(1) and Schedule 3 *Strata Schemes Development Act 2015*.

	Strata Development Contract	Sheet 2 of 28 sheets
Registered:	Office Use Only	Office Use Only

Warranted Development – proposed development subject to a warranty

Warranted development is development that the developer is permitted to carry out and may be compelled to carry out.

There is no warranted development.

	Strata Development Contract	Sheet 3 of 28 sheets
Registered:	Office Use Only	Office Use Only

1. Authorised Proposals – proposed development not subject to a warranty

An Authorised Proposal is development that the developer is permitted to carry out, but not compelled to carry out.

Each stage is numbered consecutively beginning with Stage 2 (Stage 1 is the original plan).

2. Stage 2 (Lot 22)- Authorised Proposals – proposed development not subject to a warranty

(a) Description of Development

Stage 2 will comprise the construction of industrial units with mezzanine offices in accordance with the Concept Plans.

(b) Common Property Amenities

Landscaped garden areas, car parking, driveways and access ways.

(c) Schedule of Commencement and Completion

The developer does not warrant commencement and completion dates for Stage 2.

(d) Schedule of Lots

The maximum number of lots proposed to be created in this stage is up to 3 lots.

(e) Working Hours

Construction will be carried out within the working hours permitted by the development consent for the Stage 2 Development.

(f) Arrangements for Entry, Exit, Movement and Parking of Vehicles to, from and on the parcel during development and Permitted Uses of Common Property and Development Lots during development

The developer will have unlimited access to the development lot and the common property during the development for the purposes of carrying out the authorised proposals including:

- (i) The right to park vehicles at any time;
- (ii) The right to create alternative accessways to and from the development lot;
- (iii) The right to enter and exit the parcel; and
- (iv) The right to store materials and construction equipment and facilities

and to authorise other people to do these things.

(g) Landscaping

As per approved landscaping plan in the development consent.

	Strata Development Contract	Sheet 4 of 28 sheets
Registered:	Office Use Only	Office Use Only

(h) **Schedule of Materials and Finishes**

The materials and finishes to be used are to be comparable to the materials and finishes used in Stage 1. That is, concrete floors, concrete walls with paint finish, aluminium frame windows and metal framed and clad roof.

(i) **Vertical Staging**

There is no vertical staging.

(j) **Contribution to Common Property Expenses**

The developer's liability for common property expenses relating to the use or maintenance of common property in the scheme will be nil in respect of the development lots 22 - 25 (Stages 2 - 5) and any subsequent development lots until the conclusion of the development scheme

(k) **Proposed By-Laws, Management Agreements, Covenants, Easements or Dedications**

- (i) The by-laws applicable to the development the subject of this Stage are the same as those draft by-laws associated with the draft strata plan.
- (ii) The developer may create additional common property right by-laws in favour of any one or more particular lots created in this Stage.
- (iii) The developer may create Easements, Positive Covenants, Restrictions on the Use of Land and may dedicate land as part of this Stage of the development.

	Strata Development Contract	Sheet 5 of 28 sheets
Registered:	Office Use Only	Office Use Only

3. Stage 3 (Lot 23)- Authorised Proposals – proposed development not subject to a warranty

(a) Description of Development

Stage 3 will comprise the construction of industrial units in accordance with the Concept Plans..

(b) Common Property Amenities

Landscaped garden areas, car parking spaces, loading bays, driveways.

(c) Schedule of Commencement and Completion

The developer does not warrant commencement and completion dates for Stage 3.

(d) Schedule of Lots

The maximum number of lots proposed to be created in this stage is up to 20 lots.

(e) Working Hours

Construction will be carried out within the working hours permitted by the development consent for the Stage 3 Development.

(f) Arrangements for Entry, Exit, Movement and Parking of Vehicles to, from and on the parcel during development and Permitted Uses of Common Property and Development Lots during development

The developer will have unlimited access to the development lot and the common property during the development for the purposes of carrying out the authorised proposals including:

- (i) The right to park vehicles at any time;
- (ii) The right to create alternative accessways to and from the development lot;
- (iii) The right to enter and exit the parcel; and
- (iv) The right to store materials and construction equipment and facilities

and to authorise other people to do these things.

(g) Landscaping

As per approved landscaping plan in the development consent (if any).

(h) Schedule of Materials and Finishes

The materials and finishes to be used are to be comparable to the materials and finishes used in Stage 1 and 2. That is, concrete floors, concrete walls with paint finish, aluminium frame windows and metal framed and clad roof.

(i) Vertical Staging

There is no vertical staging.

	Strata Development Contract	Sheet 6 of 28 sheets
Registered:	Office Use Only	Office Use Only

(j) **Contribution to Common Property Expenses**

The developer's liability for common property expenses relating to the use or maintenance of common property in the scheme will be nil in respect of the development lots 22 - 25 and any subsequent development lots until the conclusion of the development scheme.

(k) **Proposed By-Laws, Management Agreements, Covenants, Easements or Dedications**

- (i) The by-laws applicable to the development the subject of this Stage are the same as those by-laws registered with the strata plan for Stage 1.
- (ii) The developer may create common property right by-laws in favour of any one or more particular lots created in this Stage.
- (iii) The developer may create Easements, Positive Covenants, Restrictions on the Use of Land and may dedicate land as part of this Stage of the development.

	Strata Development Contract	Sheet 7 of 28 sheets
Registered:	Office Use Only	Office Use Only

4. Stage 4 (Lot 24)- Authorised Proposals – proposed development not subject to a warranty

(a) Description of Development

Stage 4 will comprise the construction of industrial units in accordance with the Concept Plans..

Building will commence from lower limit RL 80AHD to upper limit RL130AHD.

(b) Common Property Amenities

Landscaped garden areas, car parking spaces, loading bays, driveways.

(c) Schedule of Commencement and Completion

The developer does not warrant commencement and completion dates for Stage 4.

(d) Schedule of Lots

The maximum number of lots proposed to be created in this stage is up to 20 lots.

(e) Working Hours

Construction will be carried out within the working hours permitted by the development consent for the Stage 4 Development.

(f) Arrangements for Entry, Exit, Movement and Parking of Vehicles to, from and on the parcel during development and Permitted Uses of Common Property and Development Lots during development

The developer will have unlimited access to the development lot and the common property during the development for the purposes of carrying out the authorised proposals including:

- (i) The right to park vehicles at any time;
- (ii) The right to create alternative accessways to and from the development lot;
- (iii) The right to enter and exit the parcel; and
- (iv) The right to store materials and construction equipment and facilities

and to authorise other people to do these things.

(g) Landscaping

As per approved landscaping plan in the development consent.

(h) Schedule of Materials and Finishes

The materials and finishes to be used are to be comparable to the materials and finishes used in Stage 1. That is, concrete floors, concrete walls with paint finish, aluminium frame windows and metal framed and clad roof.

	Strata Development Contract	Sheet 8 of 28 sheets
Registered:	Office Use Only	Office Use Only

(i) **Vertical Staging**

There is no vertical staging.

(j) **Contribution to Common Property Expenses**

The developer's liability for common property expenses relating to the use or maintenance of common property in the scheme will be nil in respect of the development lots 22 - 25 and any subsequent development lots until the conclusion of the development scheme.

(k) **Proposed By-Laws, Management Agreements, Covenants, Easements or Dedications**

- (i) The by-laws applicable to the development the subject of this Stage are the same as those by-laws registered with the Strata Plan for Stage 1.
- (ii) The developer may create common property right by-laws in favour of any one or more particular lots created in this Stage.
- (iii) The developer may create Easements, Positive Covenants, Restrictions on the Use of Land and may dedicate land as part of this Stage of the development.

	Strata Development Contract	Sheet 9 of 28 sheets
Registered:	Office Use Only	Office Use Only

5. Stage 5 (Lot 25)- Authorised Proposals – proposed development not subject to a warranty

(a) Description of Development

Stage 5 will comprise the construction of industrial units.

Building will commence from lower limit RL 80AHD to upper limit RL130AHD.

(b) Common Property Amenities

Landscaped garden areas, car parking spaces, loading bays, driveways.

(c) Schedule of Commencement and Completion

The developer does not warrant commencement and completion dates for Stage 5.

(d) Schedule of Lots

The maximum number of lots proposed to be created in this stage is up to 10 lots.

(e) Working Hours

Construction will be carried out within the working hours permitted by the development consent for the Stage 5 Development.

(f) Arrangements for Entry, Exit, Movement and Parking of Vehicles to, from and on the parcel during development and Permitted Uses of Common Property and Development Lots during development

The developer will have unlimited access to the development lot and the common property during the development for the purposes of carrying out the authorised proposals including:

- (i) The right to park vehicles at any time;
- (ii) The right to create alternative accessways to and from the development lot;
- (iii) The right to enter and exit the parcel; and
- (iv) The right to store materials and construction equipment and facilities.

(g) Landscaping

As per approved landscaping plan in the development consent.

(h) Schedule of Materials and Finishes

The materials and finishes to be used are to be comparable to the materials and finishes used in Stage 1. That is, concrete floors, concrete walls with paint finish, aluminium frame windows and metal framed and clad roof.

(i) Vertical Staging

There is no vertical staging.

	Strata Development Contract	Sheet 10 of 28 sheets
Registered:	Office Use Only	Office Use Only

(j) **Contribution to Common Property Expenses**

The developer's liability for common property expenses relating to the use or maintenance of common property in the scheme will be nil in respect of the development lots 22 - 25 and any subsequent development lots until the conclusion of the development scheme.

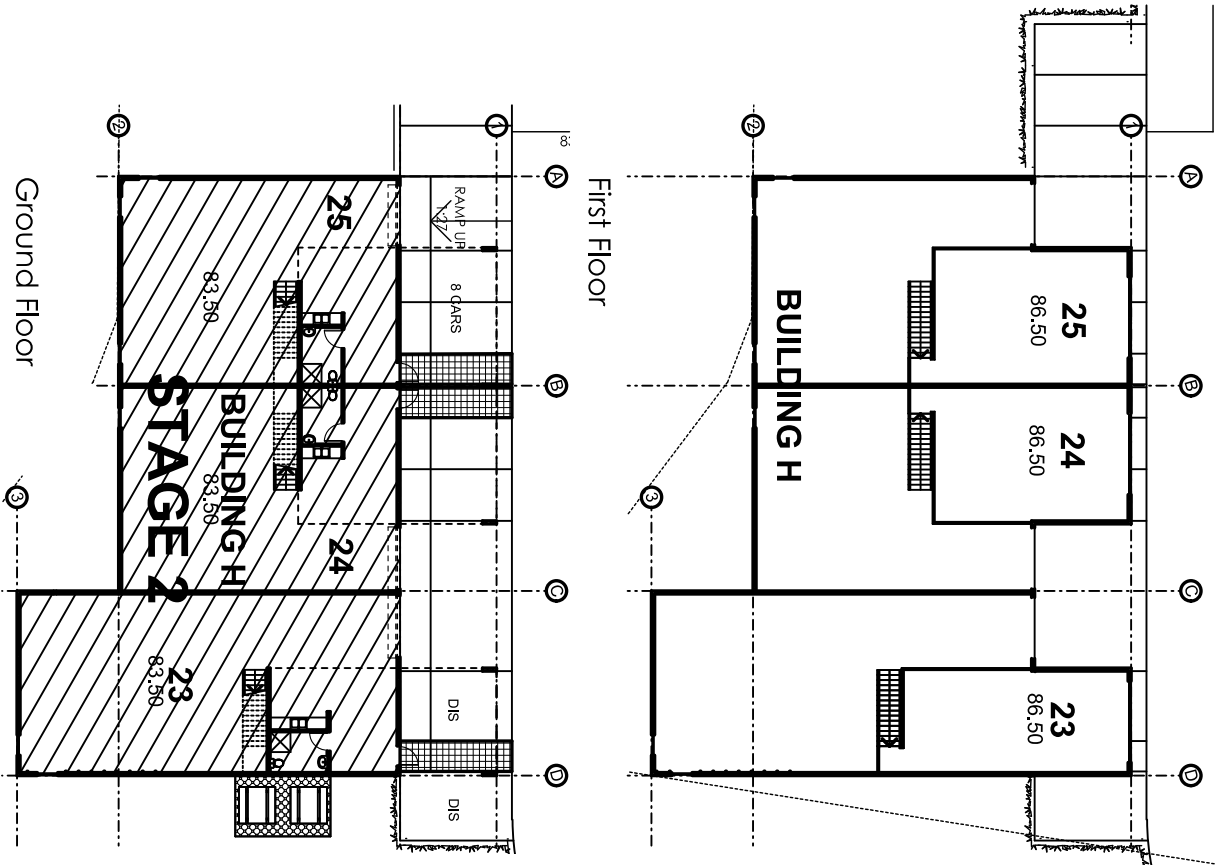
(k) **Proposed By-Laws, Management Agreements, Covenants, Easements or Dedications**

- (i) The by-laws applicable to the development the subject of this Stage are the same as those by-laws associated with the registered strata plan for Stage 1.
- (ii) The developer may create additional common property right by-laws in favour of any one or more particular lots created in this Stage.
- (iii) The developer may create Easements, Positive Covenants, Restrictions on the Use of Land and may dedicate land as part of this Stage of the development.

	Strata Development Contract	Sheet 11 of 28 sheets
Registered:	Office Use Only	Office Use Only

Concept Plan for Stage 2

	Strata Development Contract	Sheet 12 of 28 sheets
Registered:	Office Use Only	Office Use Only

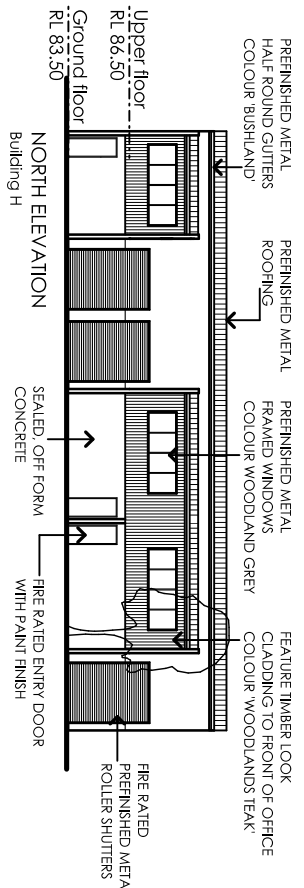
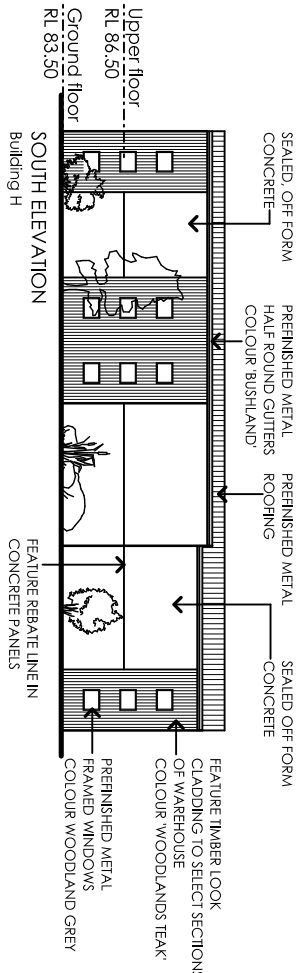
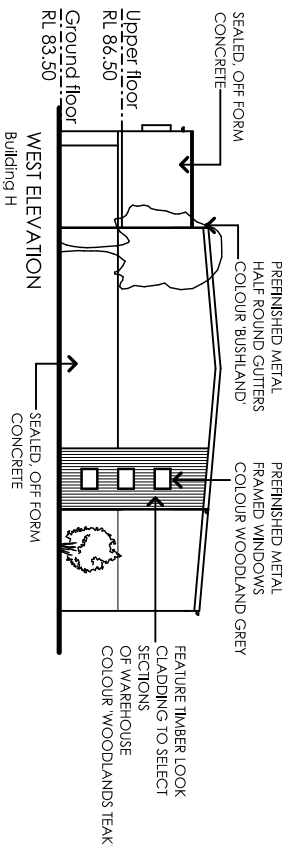
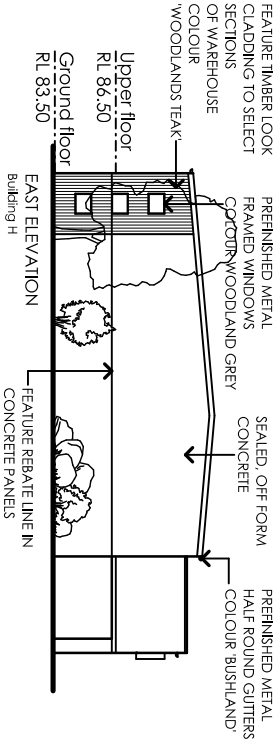


Level at Site Entry Gate
off Meatworks Ave
RL. 82.8

Stage 2
Building H

50 Meatworks Ave
Oxford Falls

Sheet13 of 28 sheets		Strata Development Contract	Office Use Only
Office Use Only		Registered:	



Level at Site Entry Gate
off Meatworks Ave
RL. 82.8

Stage 2
Building H

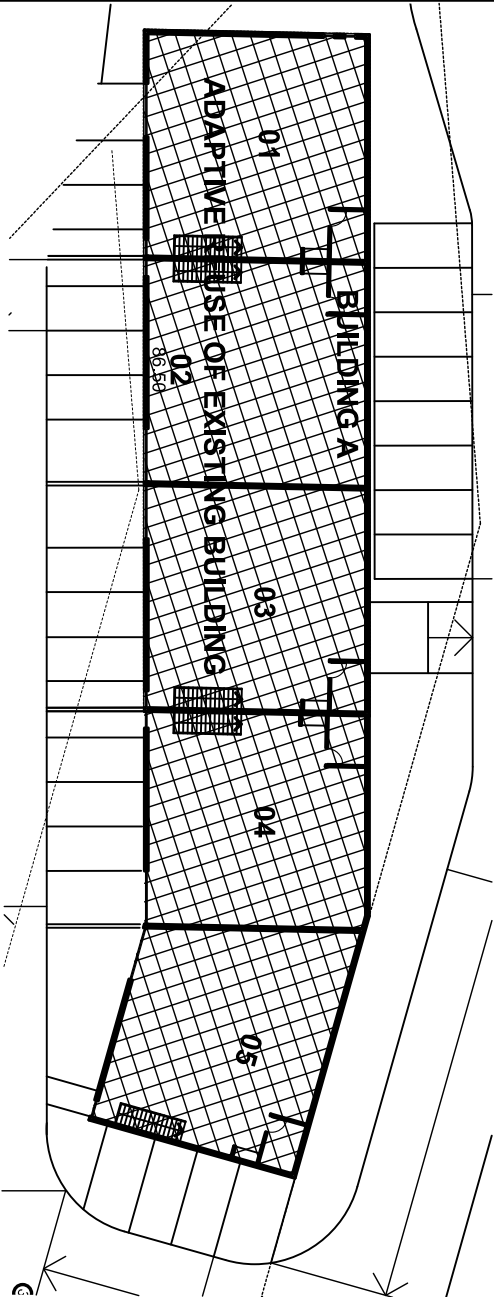
50 Meatworks Ave
Oxford Falls

	Strata Development Contract	Sheet 14 of 28 sheets
Registered:	Office Use Only	Office Use Only

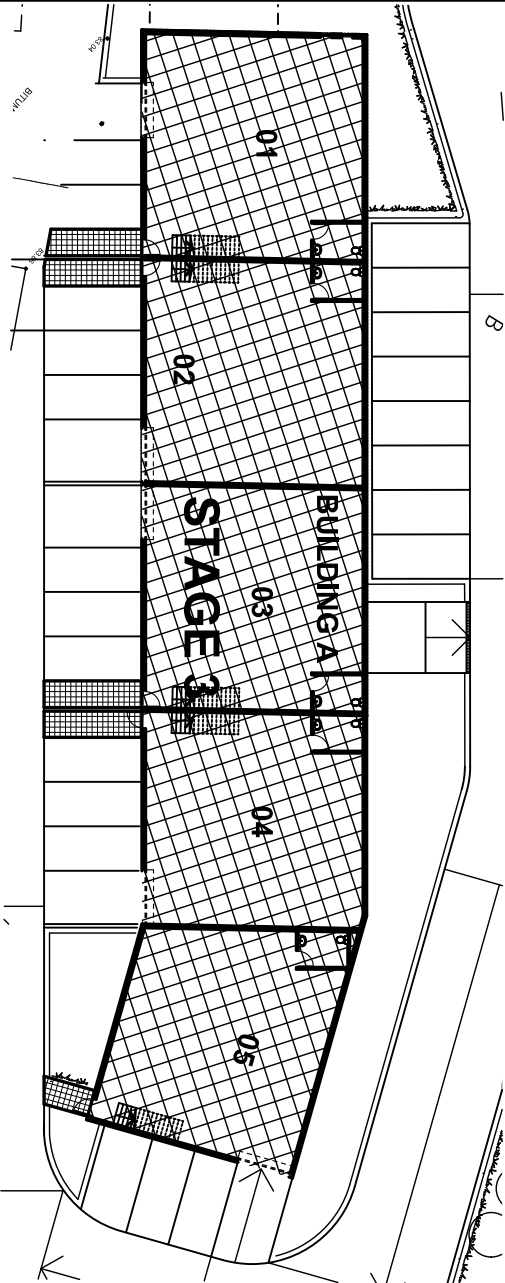
Concept Plan for Stage 3

	Strata Development Contract	Sheet 15 of 28 sheets
Registered:	Office Use Only	Office Use Only

First Floor



Ground Floor

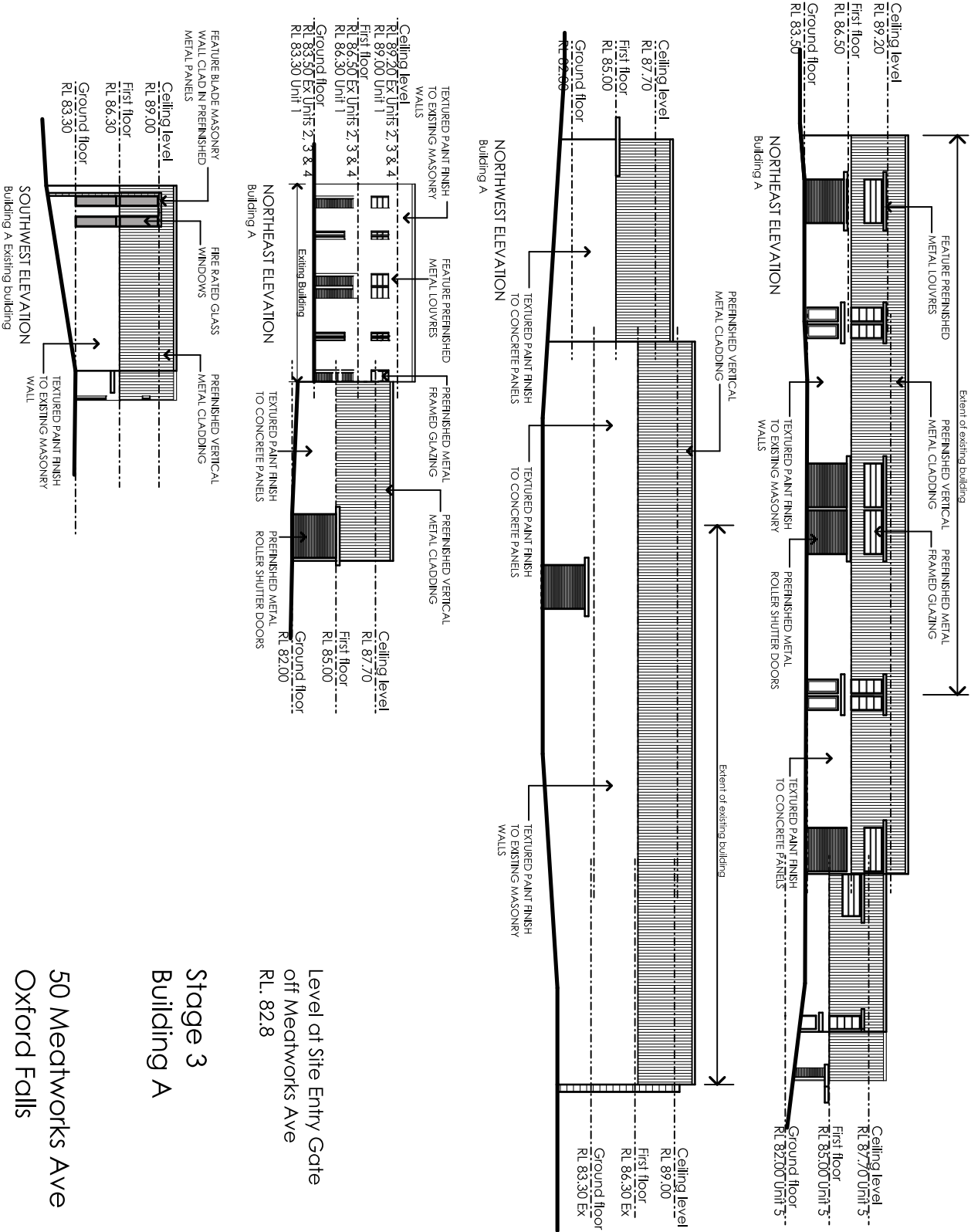


Level at Site Entry Gate
off Meatworks Ave
RL. 82.8

Stage 3
Building A

50 Meatworks Ave
Oxford Falls

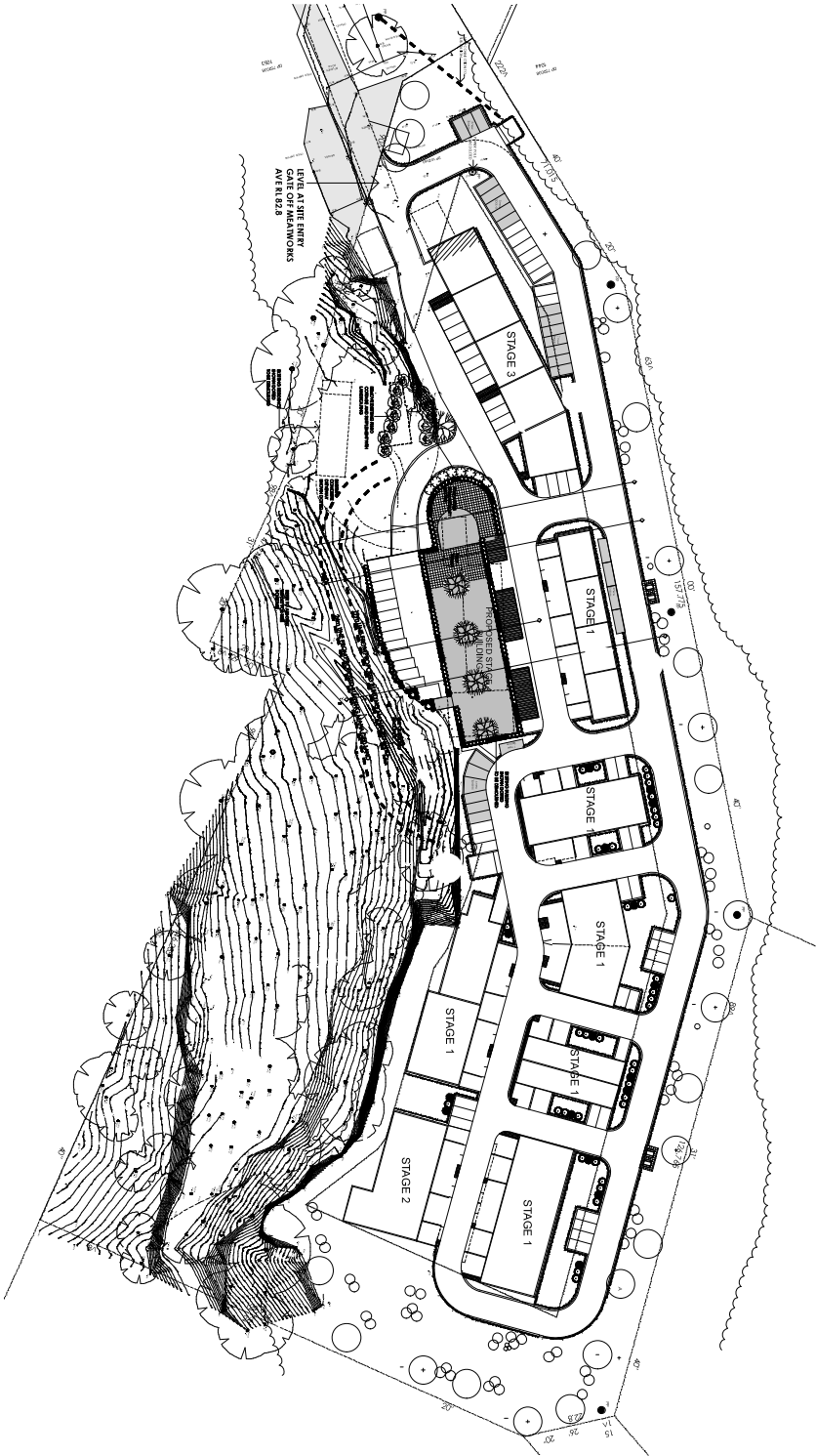
Strata Development Contract		Sheet 16 of 28 sheets
Registered:	Office Use Only	Office Use Only



	Strata Development Contract	Sheet 17 of 28 sheets
Registered:	Office Use Only	Office Use Only

Concept Plan for Stage 4

	Strata Development Contract	Sheet 18 of 28 sheets
Registered:	Office Use Only	Office Use Only

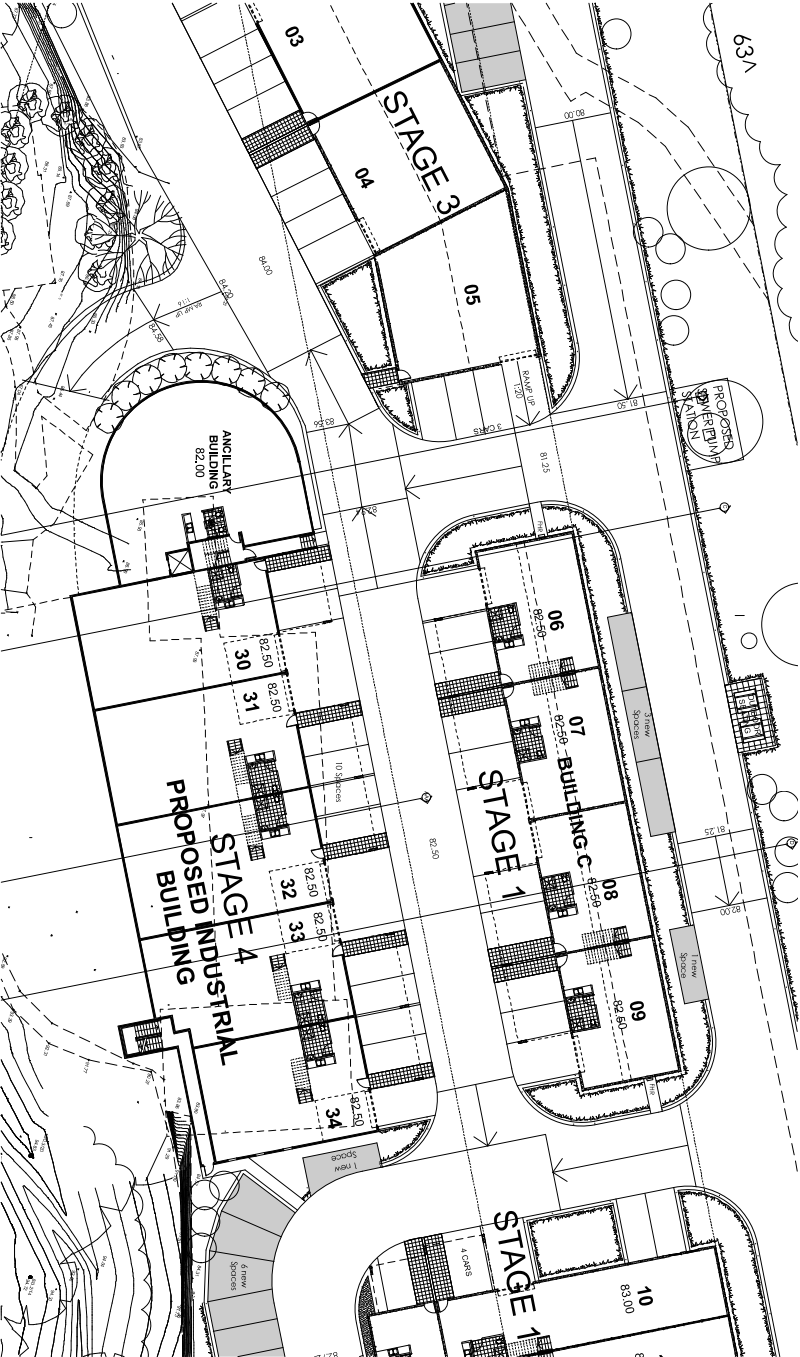


Level at Site Entry Gate
off Meatworks Ave
RL. 82.8

Stage 4
Site Analysis Plan

50 Meatworks Ave
Oxford Falls

Strata Development Contract		Sheet 19 of 28 sheets
Registered:	Office Use Only	Office Use Only



STAGE 4 AREAS

ANCILARY BUILDING	
Ground Level	219.51sqm
Carpark Level	222.03sqm
Level 1	222.03sqm
Roof terrace	44sqm
TOTAL	707sqm

UNITS 30-42	
Unit 30	326.84sqm
Unit 31	325.92sqm
Unit 32	325.92sqm
Unit 33	316.19sqm
Unit 34	286.95sqm
Unit 35	129.63sqm
Unit 36	129.56sqm
Unit 37	129.56sqm
Unit 38	129.08sqm
Unit 39	184.77sqm
TOTAL	2284.42sqm

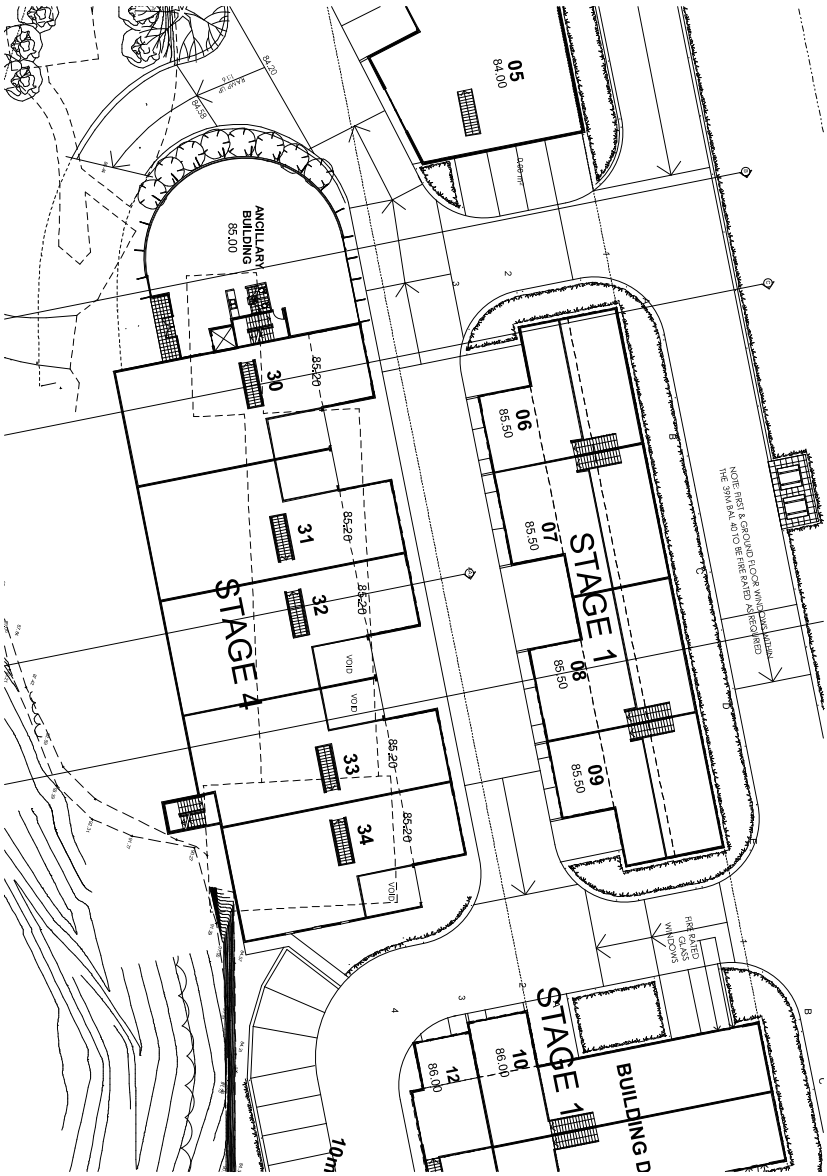
OVERALL TOTAL STAGE 2 2991.42sqm

Level at Site Entry Gate
off Meatworks Ave
RL. 82.8

Stage 4
Ground Floor Plan

50 Meatworks Ave
Oxford Falls

	Strata Development Contract	Sheet 20 of 28 sheets
Registered:	Office Use Only	Office Use Only

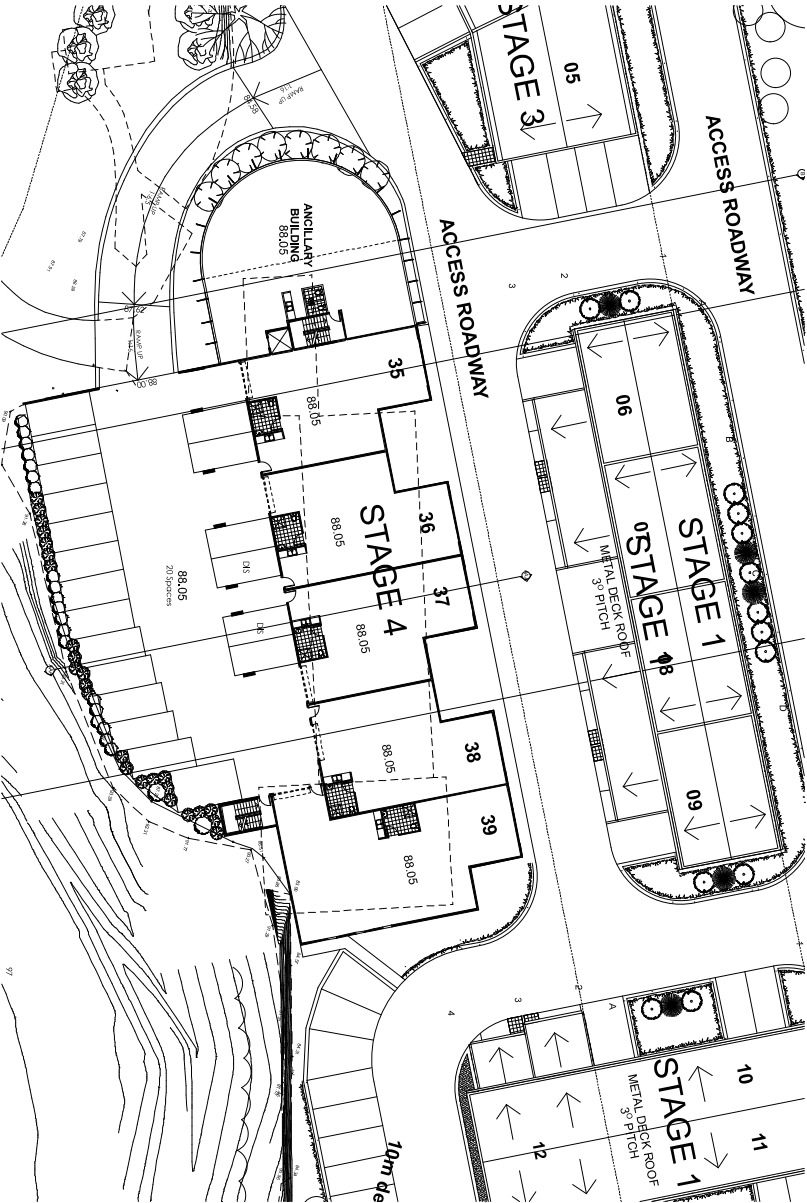


Level at Site Entry Gate
off Meatworks Ave
RL. 82.8

Stage 4
Ground Floor
MezzaninePlan

50 Meatworks Ave
Oxford Falls

	Strata Development Contract	Sheet 21 of 28 sheets
Registered:	Office Use Only	Office Use Only

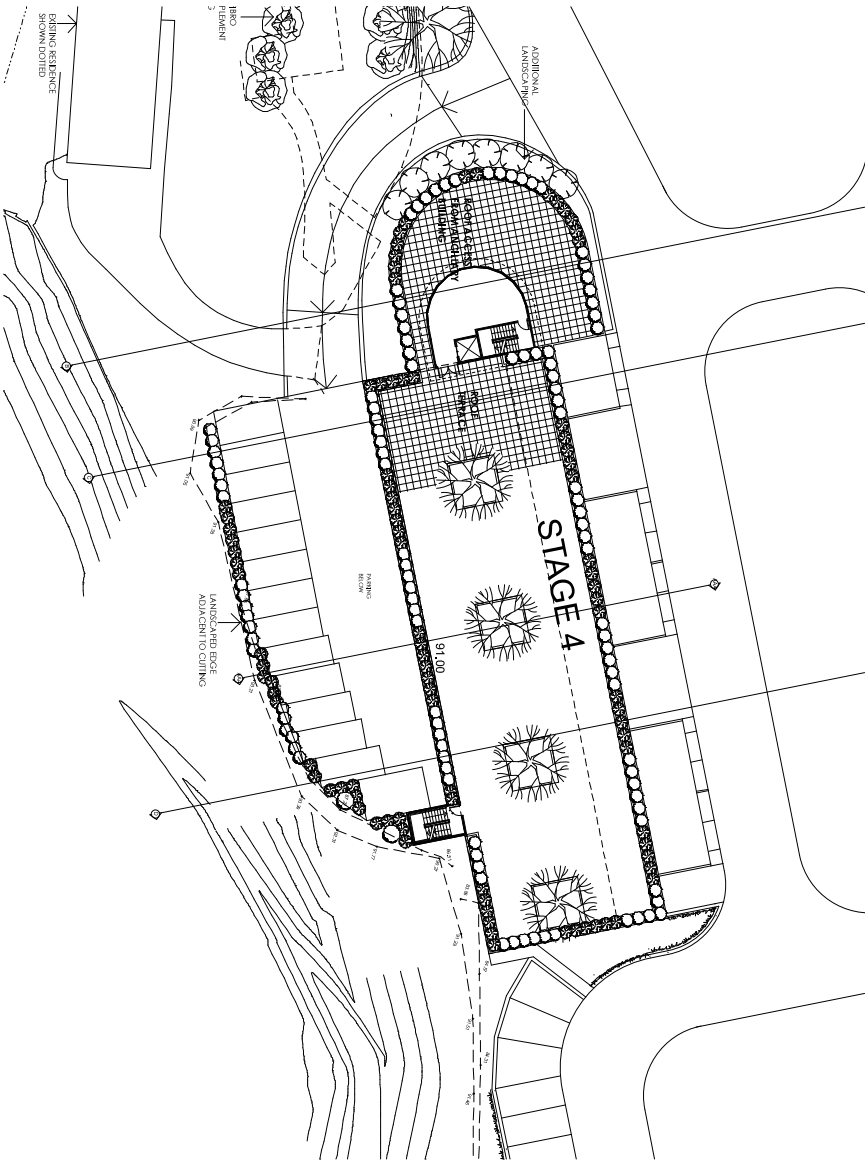


Level at Site Entry Gate
off Meatworks Ave
RL. 82.8

Stage 4
Level 1 Mezzanine
Plan

50 Meatworks Ave
Oxford Falls

	Strata Development Contract	Sheet 22 of 28 sheets
Registered:	Office Use Only	Office Use Only

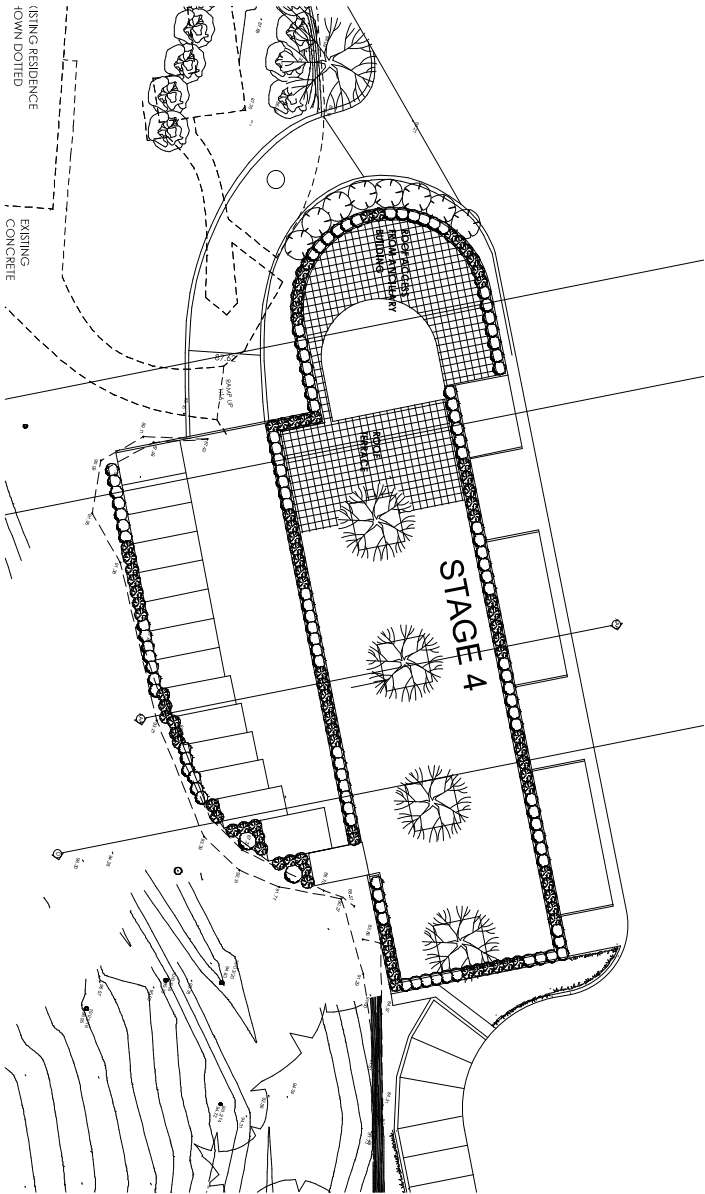


Level at Site Entry Gate
off Meatworks Ave
RL. 82.8

Stage 4
Roof terrace
Plan

50 Meatworks Ave
Oxford Falls

	Strata Development Contract	Sheet 23 of 28 sheets
Registered:	Office Use Only	Office Use Only

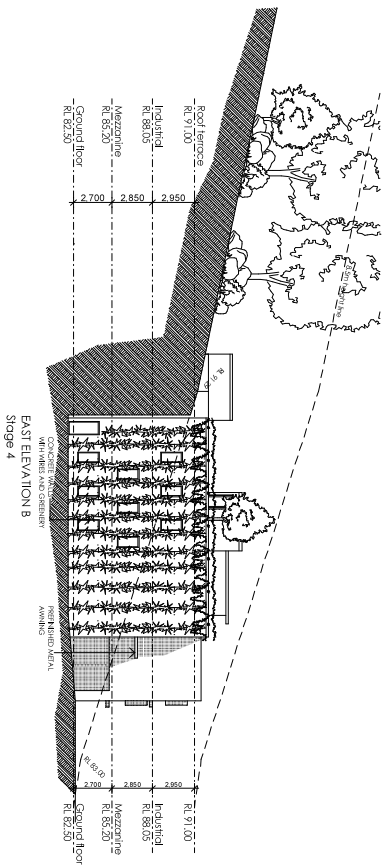
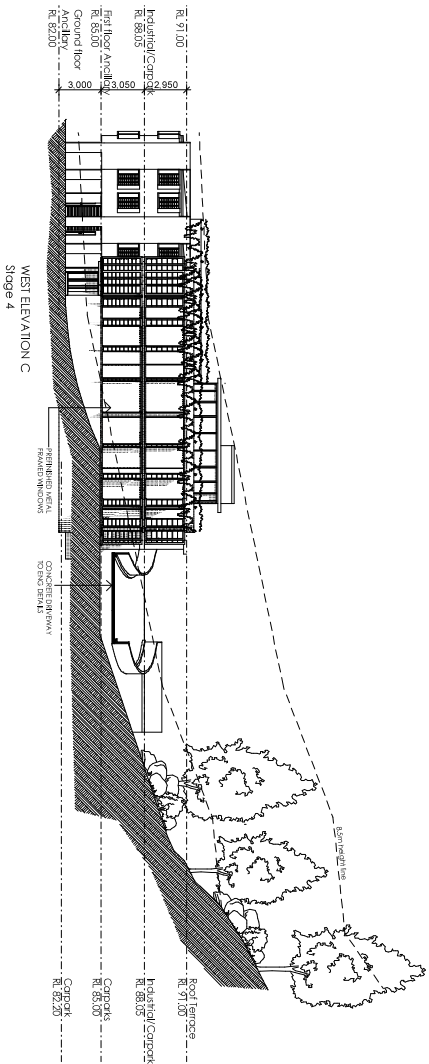


Level at Site Entry Gate
off Meatworks Ave
RL. 82.8

Stage 4
Roof Plan

50 Meatworks Ave
Oxford Falls

	Strata Development Contract	Sheet 25 of 28 sheets
Registered:	Office Use Only	Office Use Only

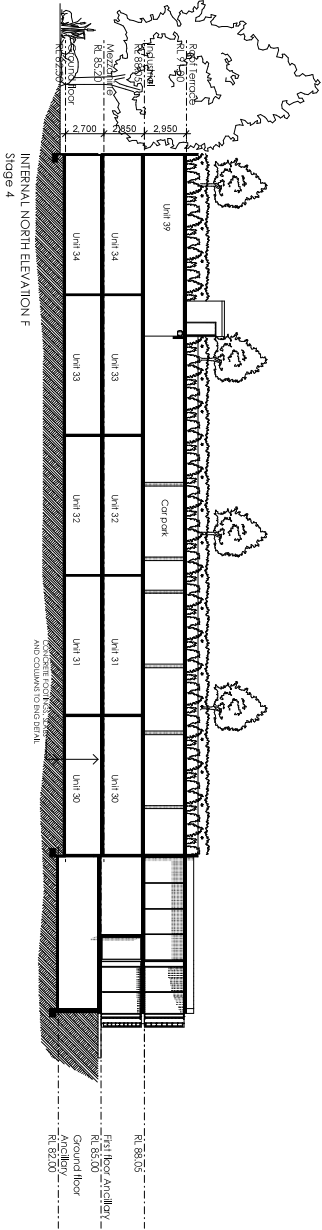
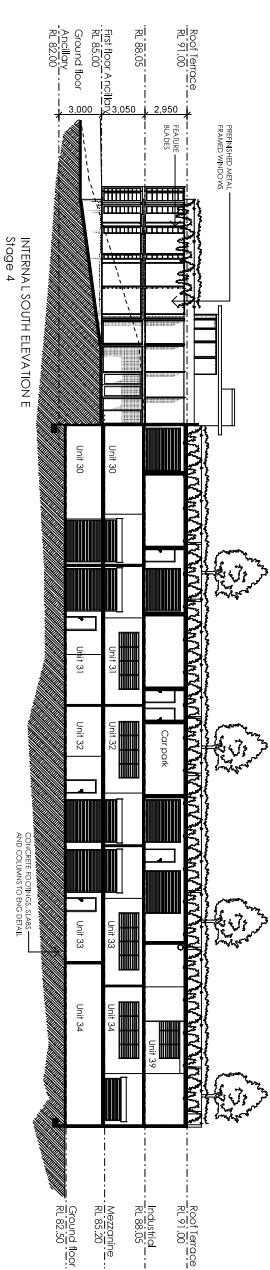


Level at Site Entry Gate
off Meatworks Ave
RL. 82.8

Stage 4
Elevations 2

50 Meatworks Ave
Oxford Falls

	Strata Development Contract	Sheet 26 of 28 sheets
Registered:	Office Use Only	Office Use Only



Level at Site Entry Gate
off Meatworks Ave
RL. 82.8

Stage 4
Sections
50 Meatworks Ave
Oxford Falls

	Strata Development Contract	Sheet 27 of 28 sheets
Registered:	Office Use Only	Office Use Only

	Strata Development Contract	Sheet 28 of 28 sheets
Registered:	Office Use Only	Office Use Only

Certificate of Planning Authority

*The Planning Authority _____
(insert name)

* The Accredited Certifier _____ Accreditation No: _____
(insert name)

certifies that the carrying out of the permitted development described as 'warranted development' and 'authorised proposals' in this Strata Development Contract would not contravene:

- (iv) The conditions of any relevant approval issued by a planning authority in respect of the strata parcel; or
- (v) The provisions of any environmental planning instrument that was in force when the approval was granted except to the following extent (*indicate exception if applicable*)

Date: _____

Certificate Reference: _____

Signed by: _____
* Authorised Person / *General Manager / *Accredited Certifier

Signature _____

This is the certificate referred to in Section 75(2) Strata Schemes Development Act 2015

* Strike through inapplicable parts

Signatures, Consents, Approvals

Provided signatures/seals as required by section 79 Strata Schemes Development Act 2016