

Approved Form 8	Strata Development Contract	Sheet 1 of 32
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Description of Development

The development scheme as provided for in this Strata Development Contract will be completed over four stages.

Stage 1 of the development:

- is illustrated in the accompanying strata plan;
- will be completed upon registration of the plan;
- contains lots 1-12 (inclusive)
- upon registration of Stage 1 it is intended to create strata development lot 13.

The development scheme as provided for in this Strata Development Contract will conclude on the date specified being 10 years after registration of this contract.

It is intended that each stage will contain 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 those parts of the common property reasonably necessary to carry out the proposed development such parts being all common property driveways and parking areas.

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*.

Warranted Development – proposed development subject to a warranty

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

Nil

Authorised Development – proposed development not subject to a warranty.

(a) Description of Development

Stage 2

Construction on development lot 13 of 12 x 3-bedroom townhouses plus 1 x 2-bedroom townhouse in accordance with the **Concept Plans**. Strata subdivision of development lot 13 into 13 strata lots and common property.

(b) Common Property Amenities

Access way, visitor parking, required power/water/stormwater/sewer reticulation, and garden areas adjacent to the access way not incorporated into the 13 strata lots.

(c) Schedule of Commencement and Completion

Completion of this item is optional and the timing of construction is not yet known.

(d) Schedule of Lots

13 lots

(e) Working Hours

Monday to Friday: 7am to 6pm

Saturdays: 8am to 1pm

No construction is to take place on Saturdays and Sundays adjacent to Public Holiday or on Public Holidays or Construction Industry Awarded Rostered Days Off (RDO) adjacent to public holidays.

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(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 require unimpeded access to all common property driveways and six (6) visitor parking spaces during the development of stage 2 during the hours of construction permitted under the relevant development consent.

(g) Landscaping

Landscaping will be carried out in accordance with conditions of Development Consent XXXXXX.

(h) Schedule of Materials and Finishes

The buildings are to be constructed with a colorbond roof and a combination of weatherboard or similar, as generally as shown in the Concept Plans.

(i) Vertical Staging

There is no vertical staging in Stage 2.

(j) Contribution to Common Property Expenses

Despite the schedule of unit entitlements, until completion of each stage the Developer is not obliged to contribute to common property expenses in respect of any development lots until such time as an occupation certificate has issued for the dwellings within that development lot.

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

Easements will be created in Stage 2, if and where required, for sewer, water, stormwater, and access, to enable delivery of stage 2 in accordance with Development Consent XXXXXX.

The by-laws for the entire development will be those registered with Stage 1.

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Signatures, Consents, Approvals

EXECUTED by **XXXXXXXXXXXX** in accordance with section 127 of the Corporations Act 2001 (Cth):

.....
Signature of Sole Director/secretary

EXECUTED by **XXXXXXXXXXXX** in accordance with section 127 of the Corporations Act 2001 (Cth):

.....
Signature of Sole Director/secretary

EXECUTED by **XXXXXXXXXXXX** in accordance with section 127 of the Corporations Act 2001 (Cth):

.....
Signature of Sole Director/secretary

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Signatures, Consents, Approvals

EXECUTED by **XXXXXXXXXXXX** in accordance with section 127 of the Corporations Act 2001 (Cth):

.....
Signature of Director/secretary

Execution by Westpac Banking Corporation:

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Certificate of Planning Authority

*The Planning Authority Byron Shire Council

*The Accredited Certifier Accreditation No:..... certifies that the carrying out of the permitted development described as 'warranted development' and 'authorised proposals' in this Strata Development Contract would not contravene:

- (i) The conditions of any relevant approval issued by a planning authority in respect of the strata parcel; or
- (ii) The provisions of any environmental planning instrument that was in force when the approval was granted except to the following extent: the construction for the last stage would require the consent of Byron Shire Council

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

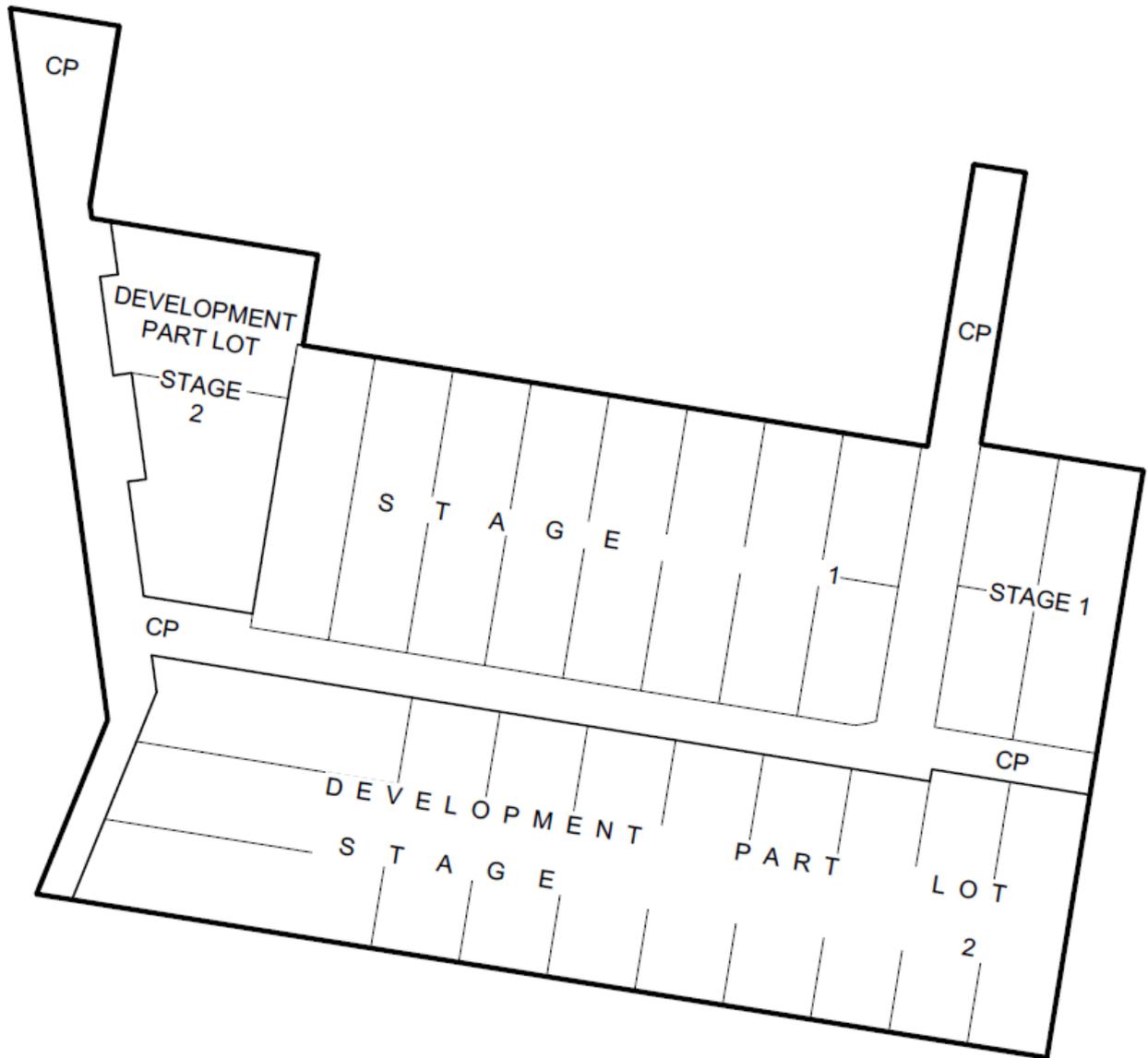
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CONCEPT PLAN

SHEET 1 OF 2



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CONCEPT PLAN

SHEET 2 OF 2



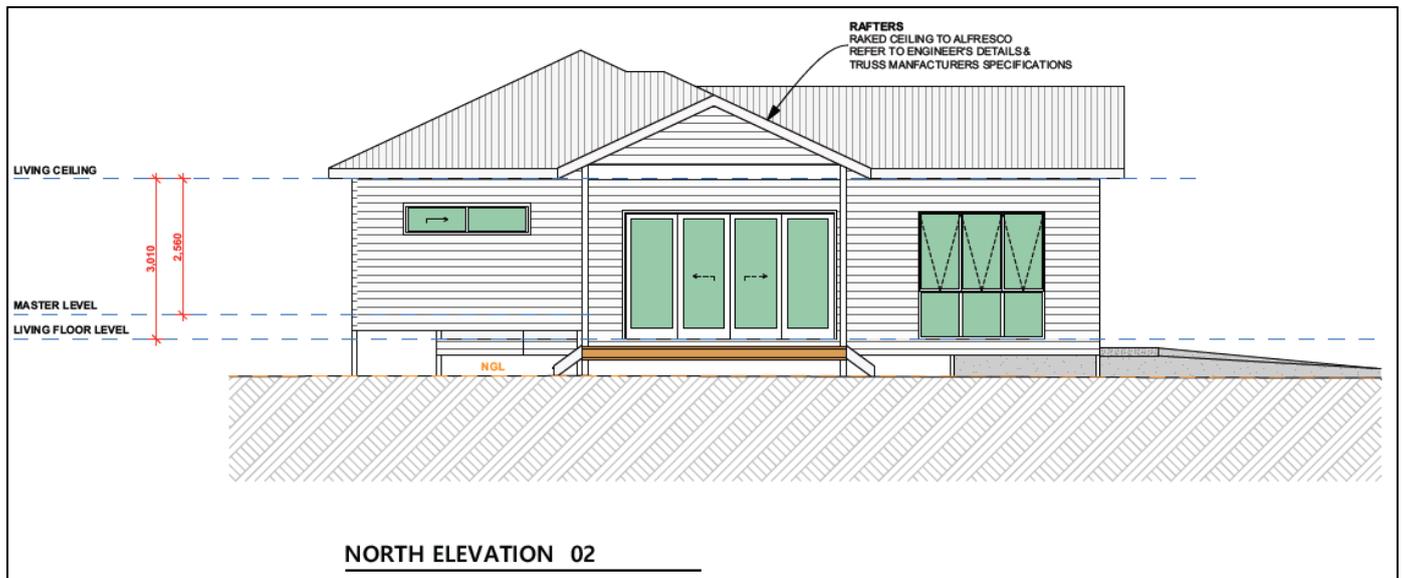
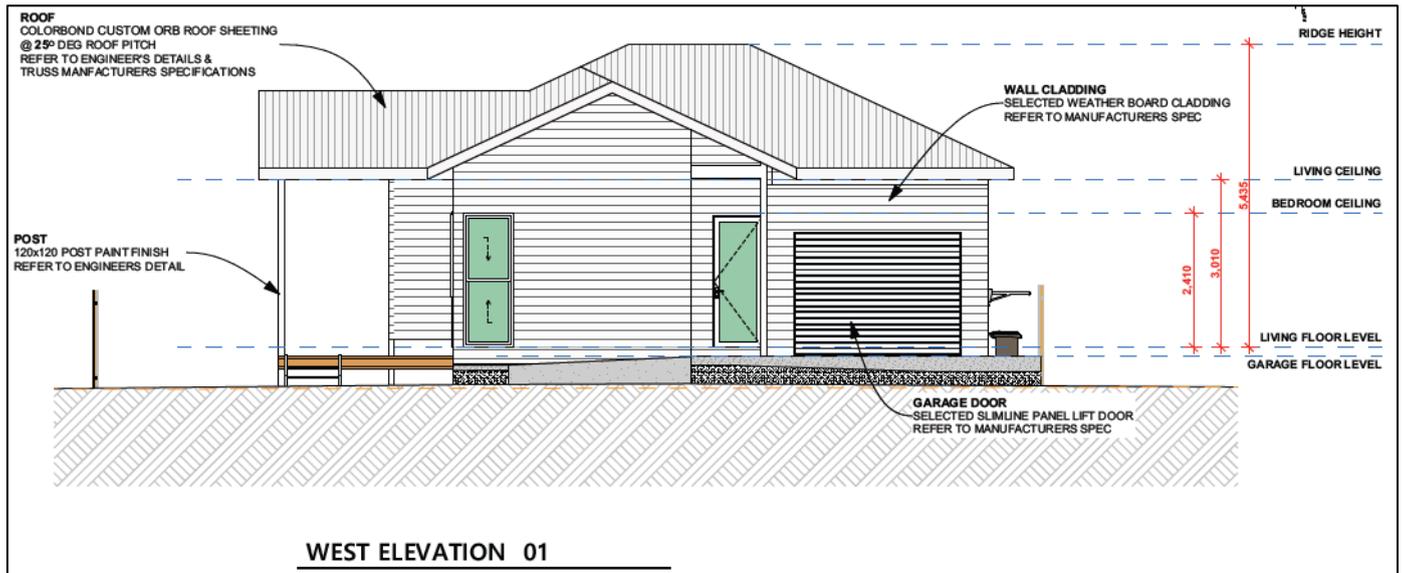
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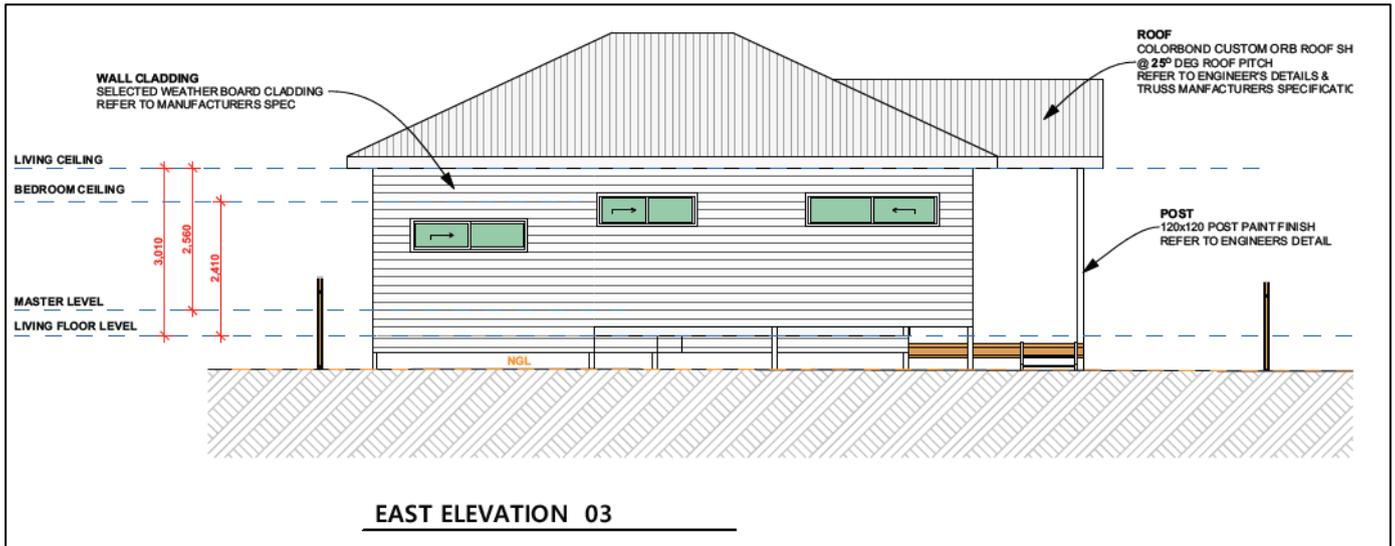


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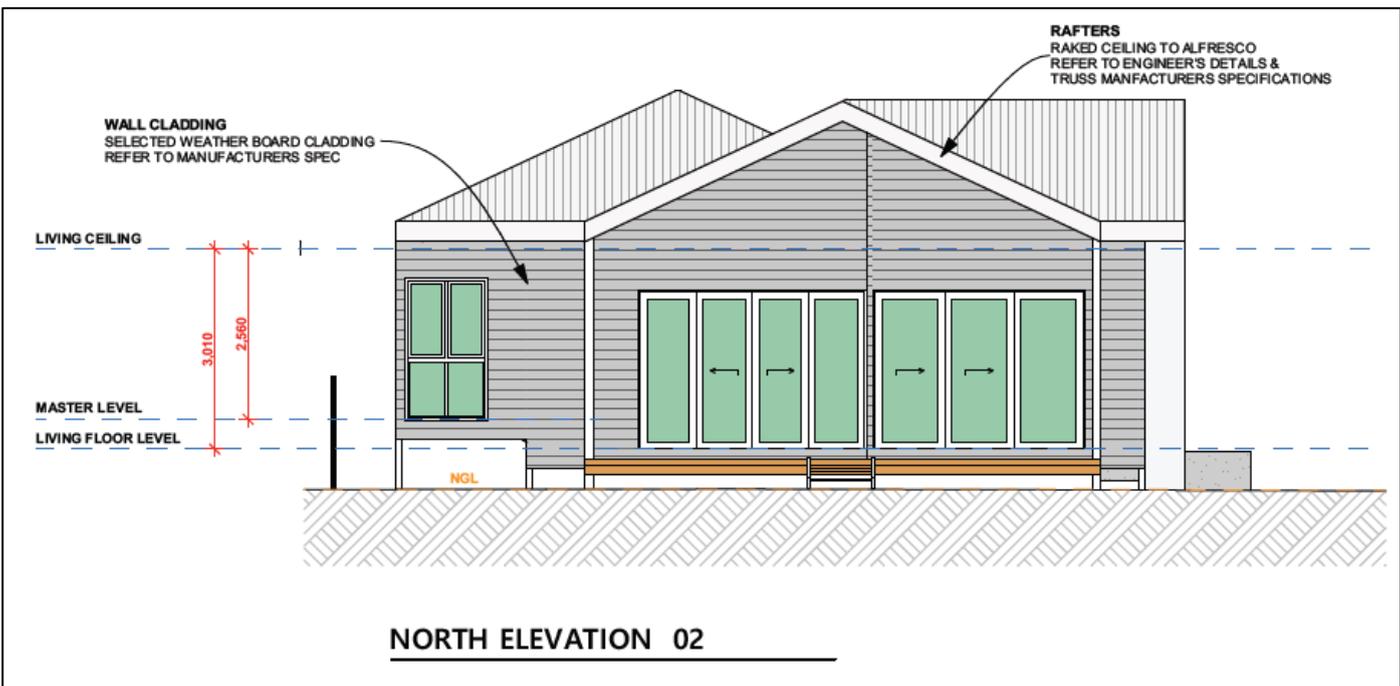
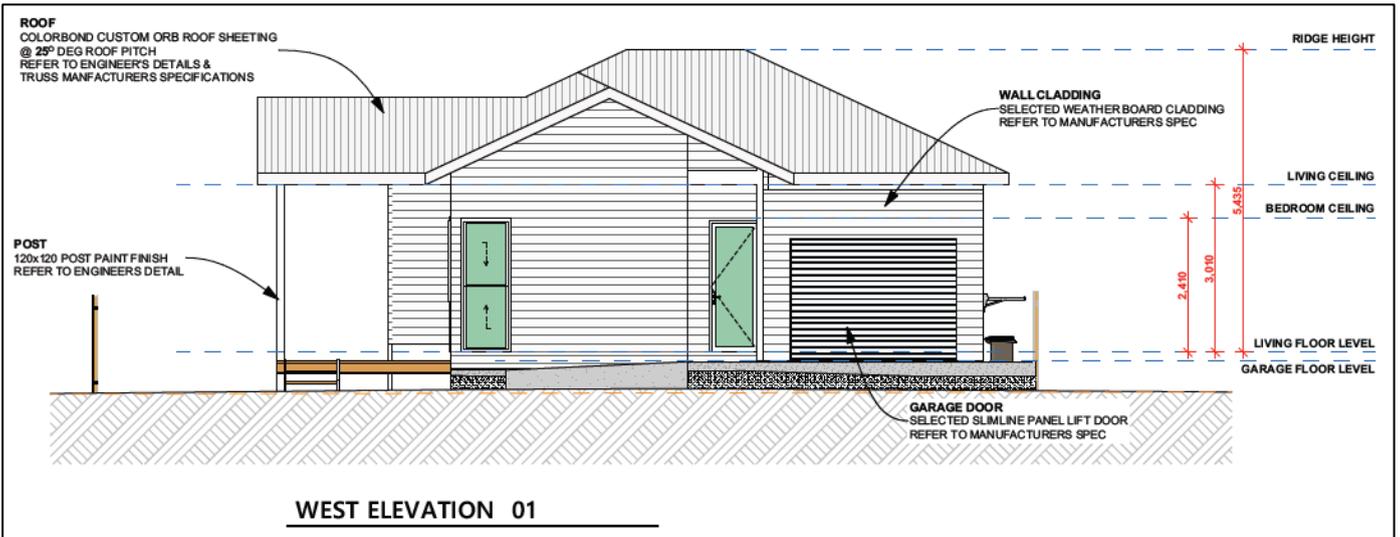


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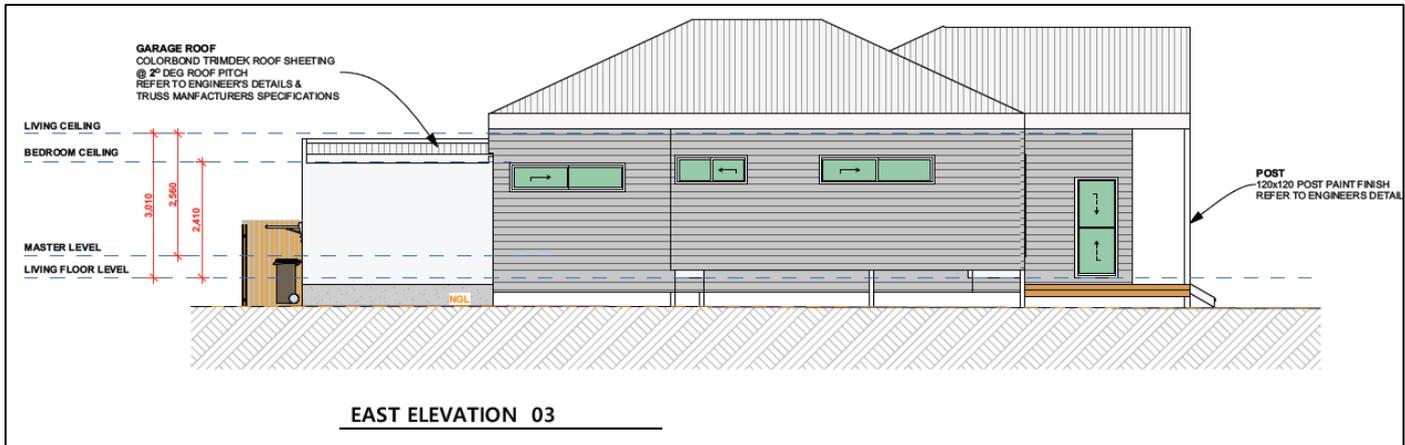
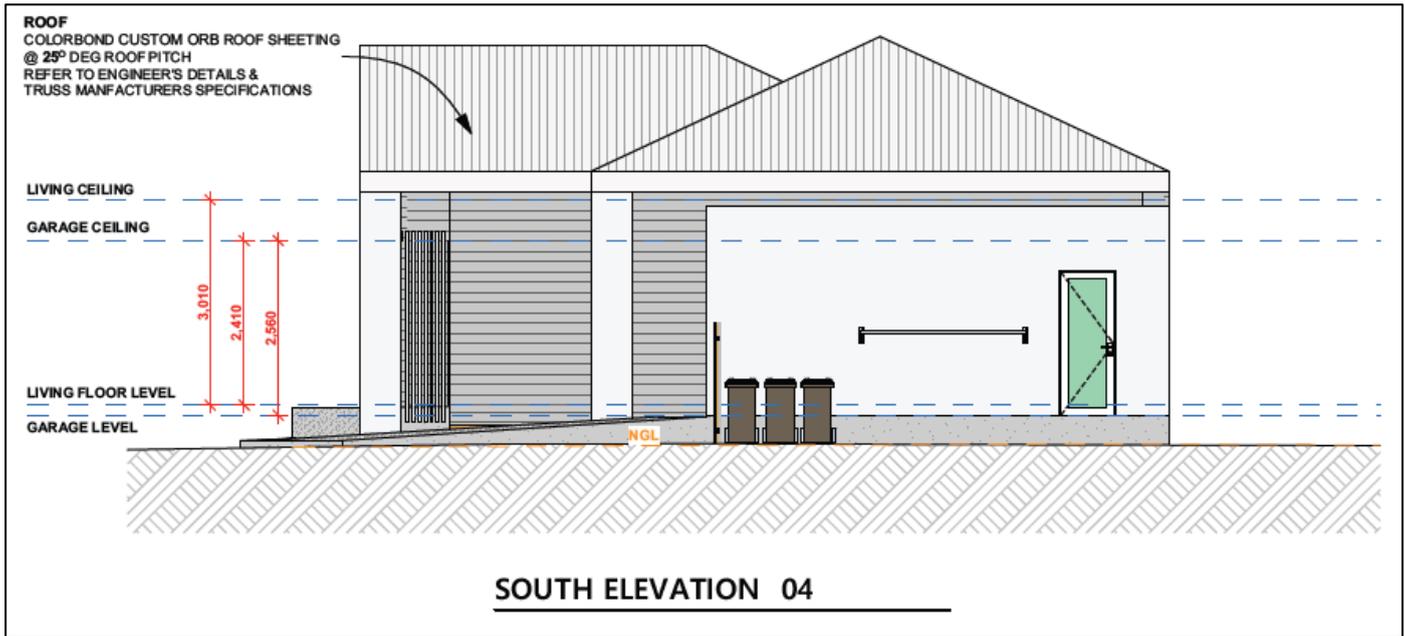


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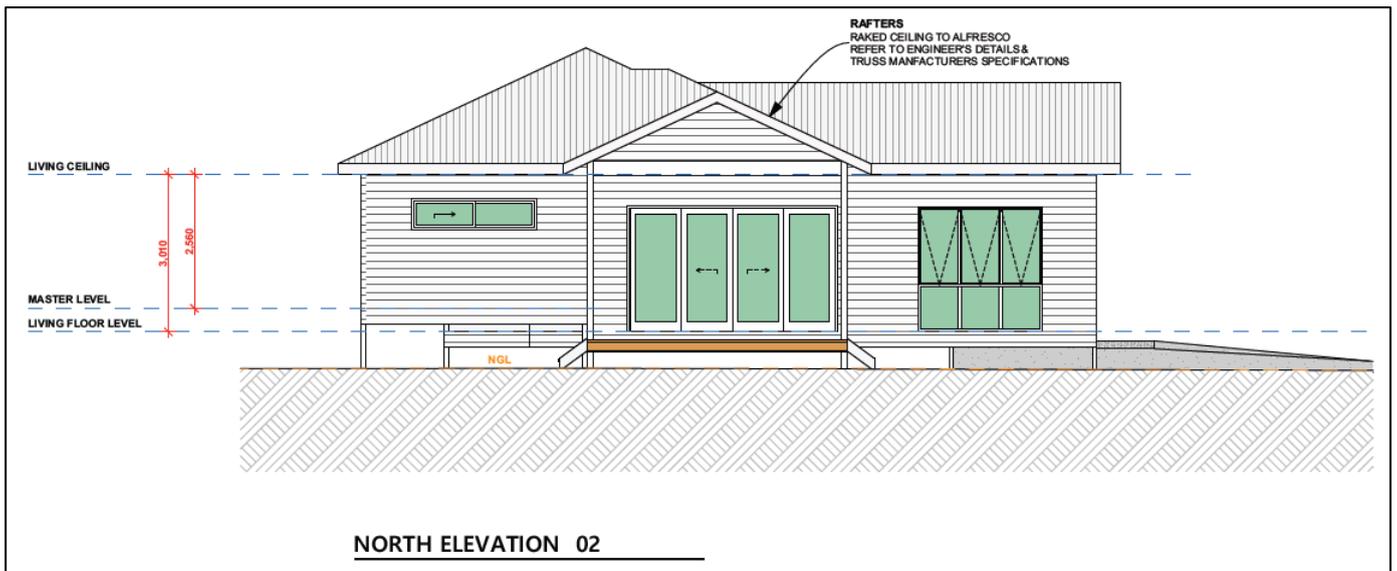
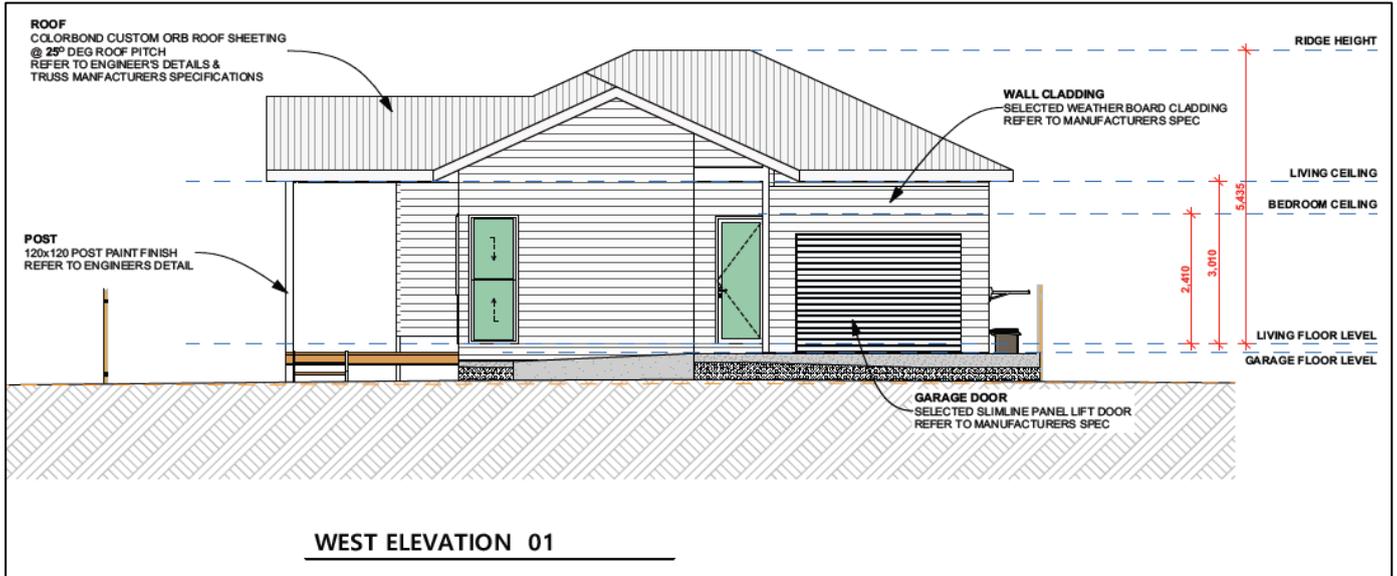


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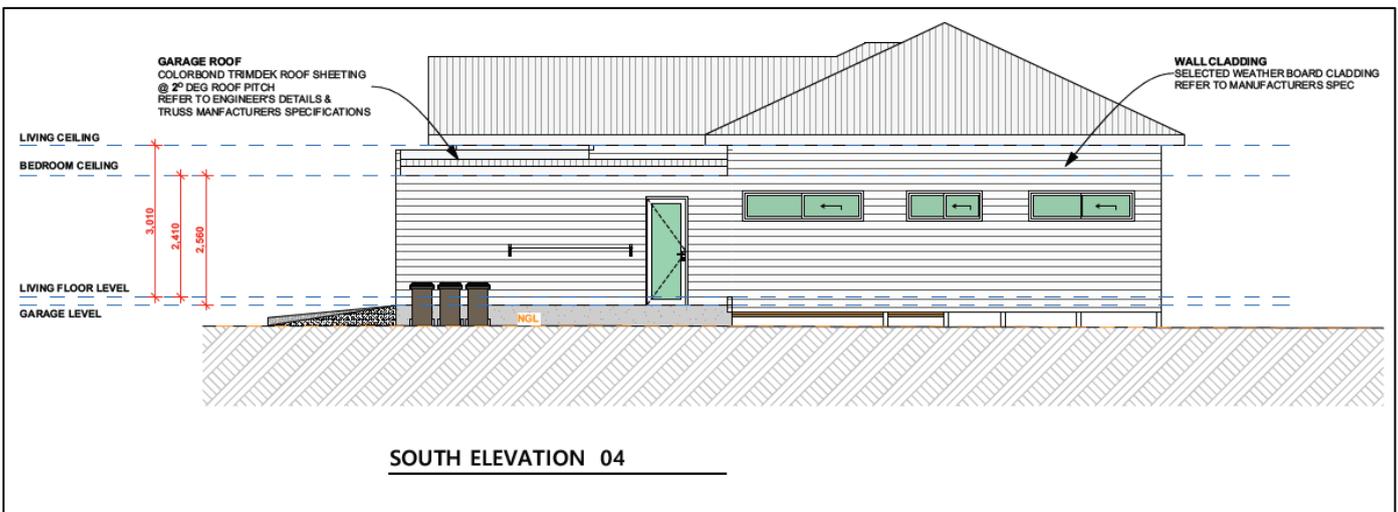
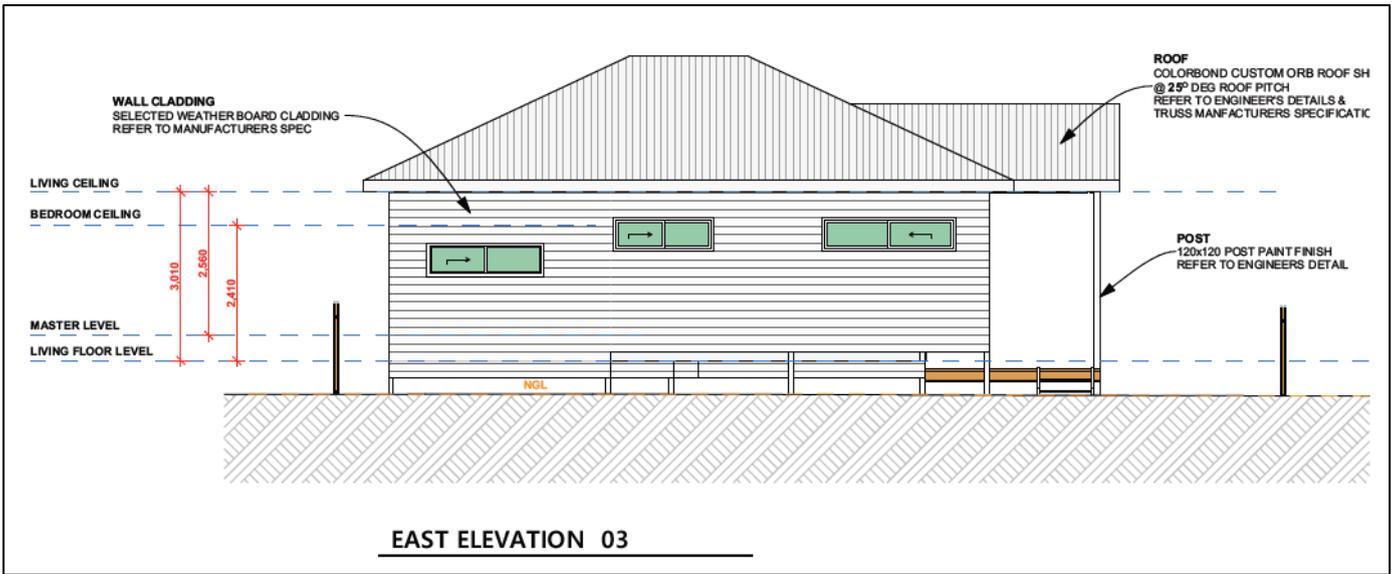


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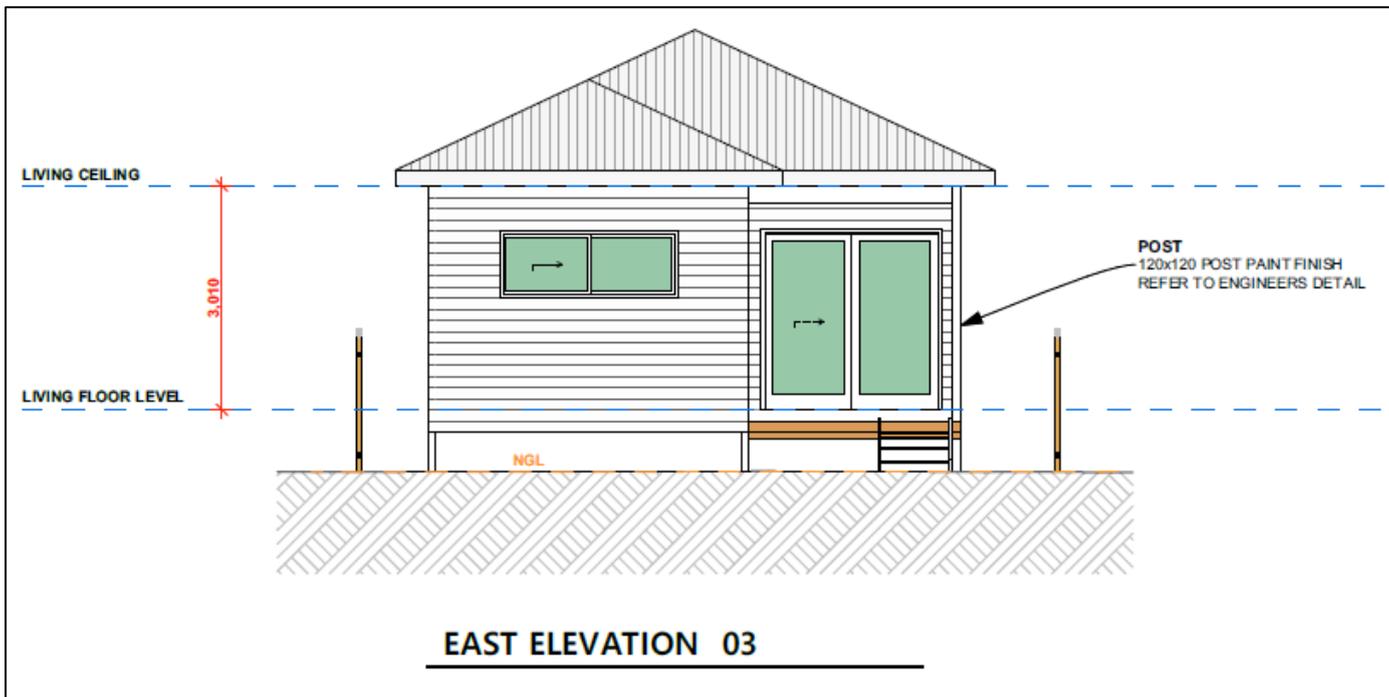
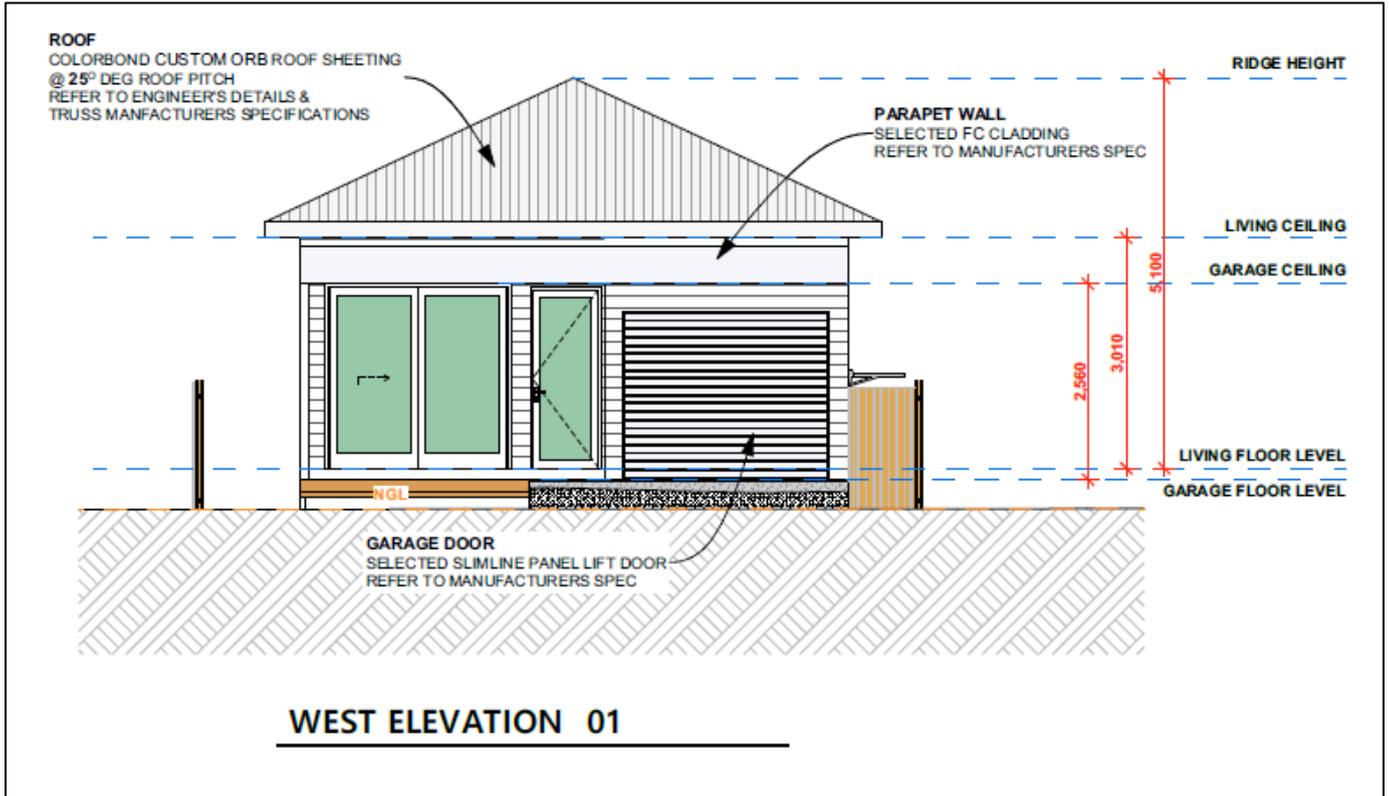


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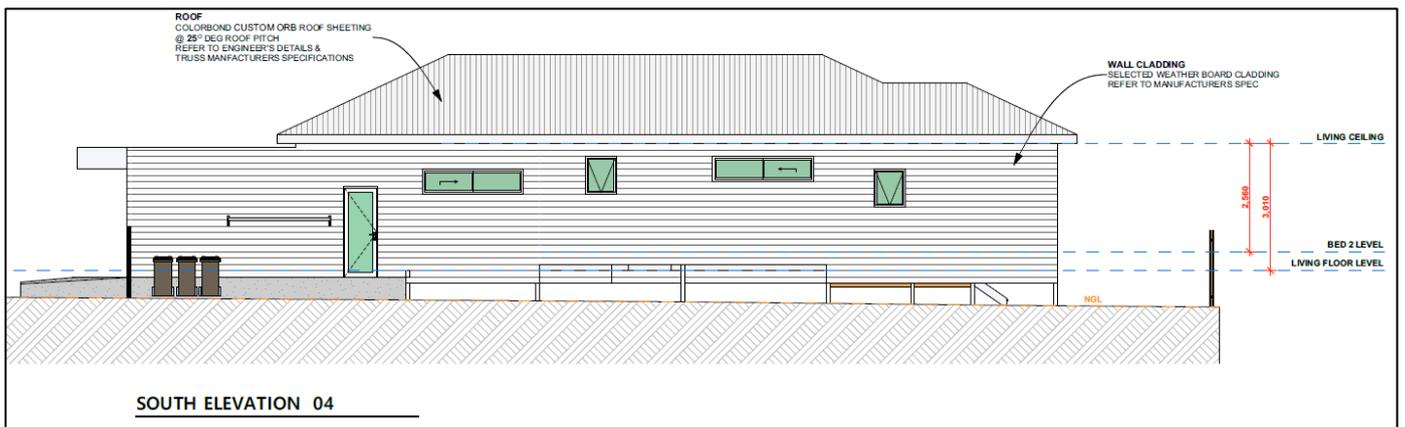
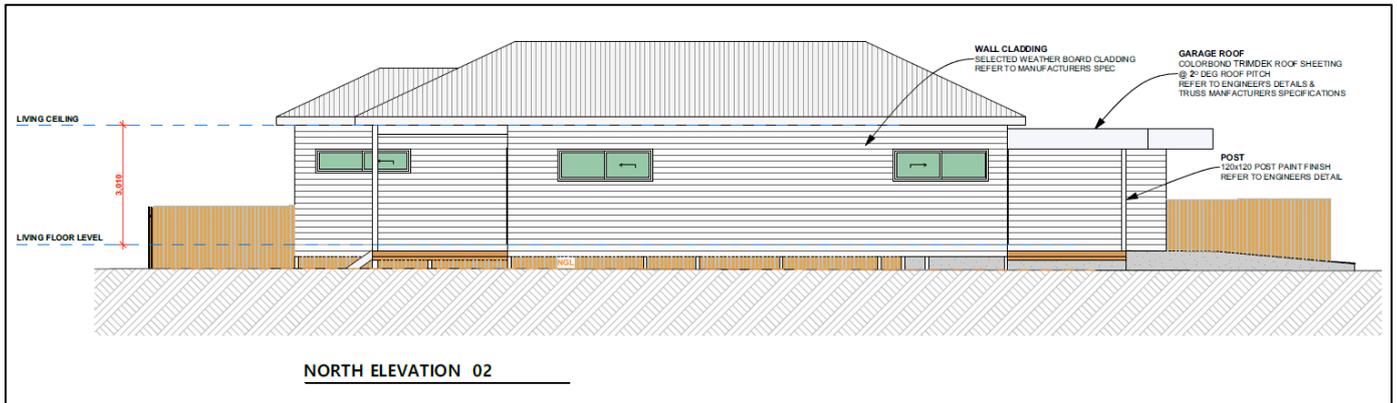


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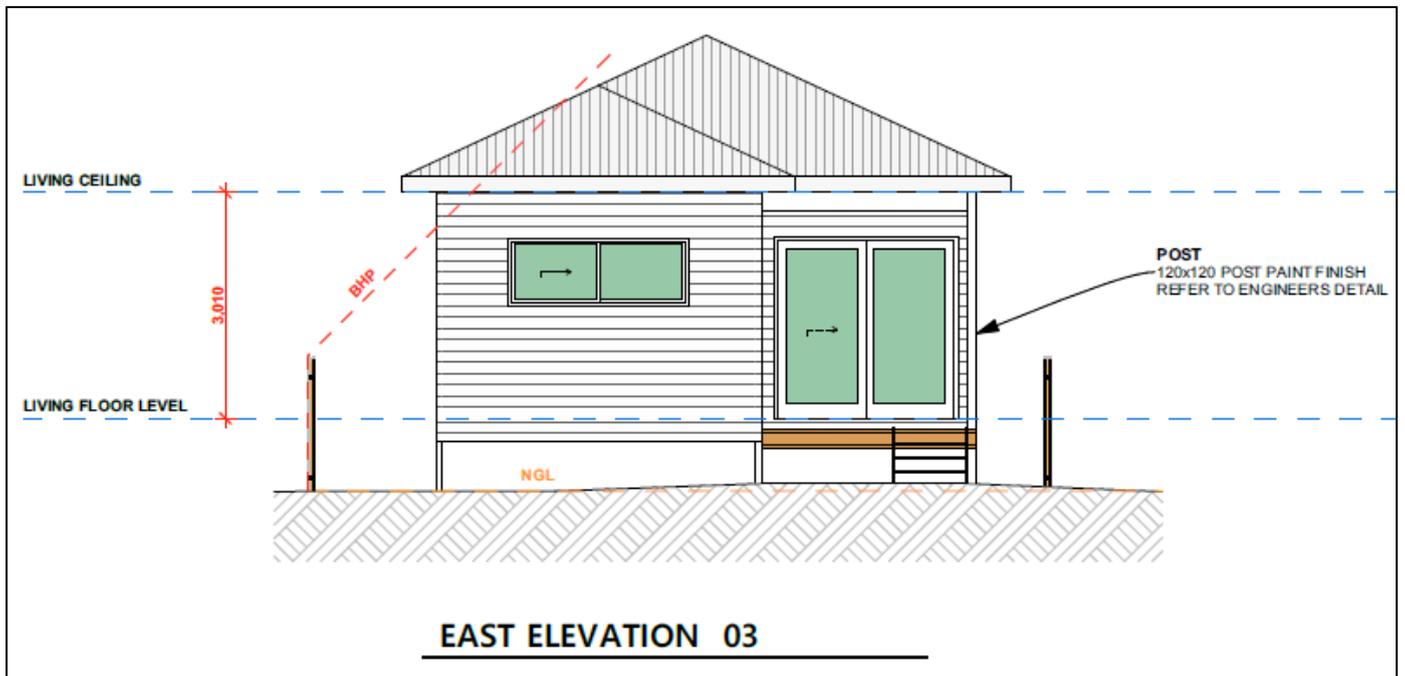
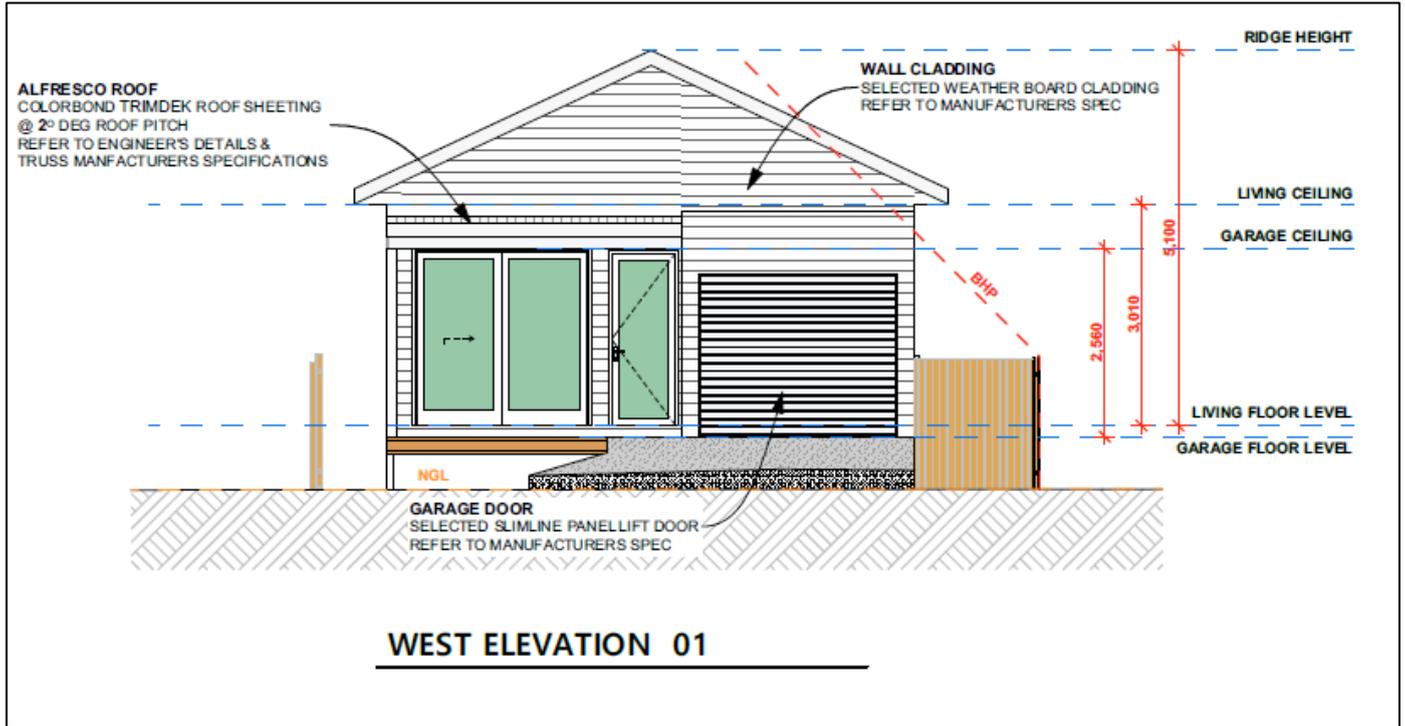


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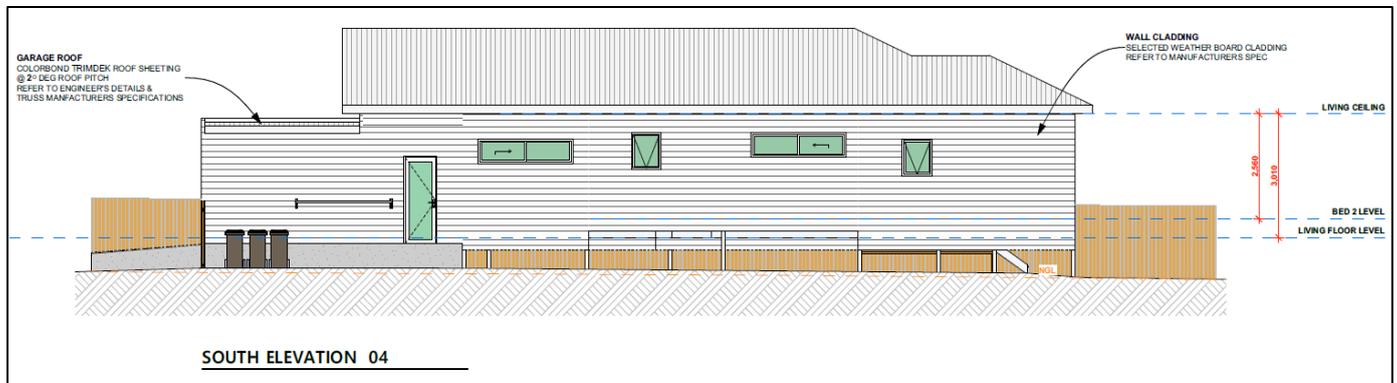
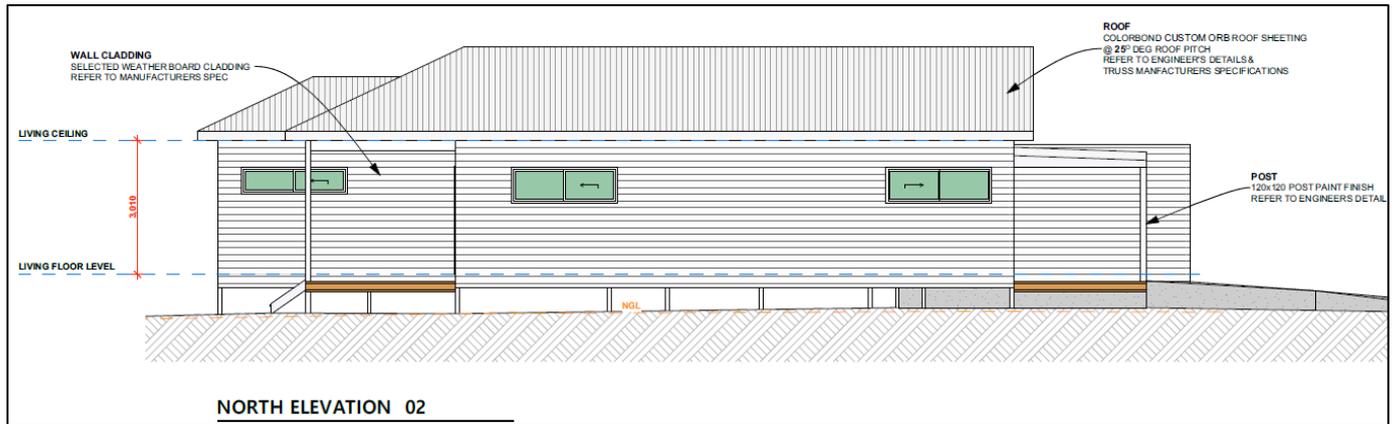


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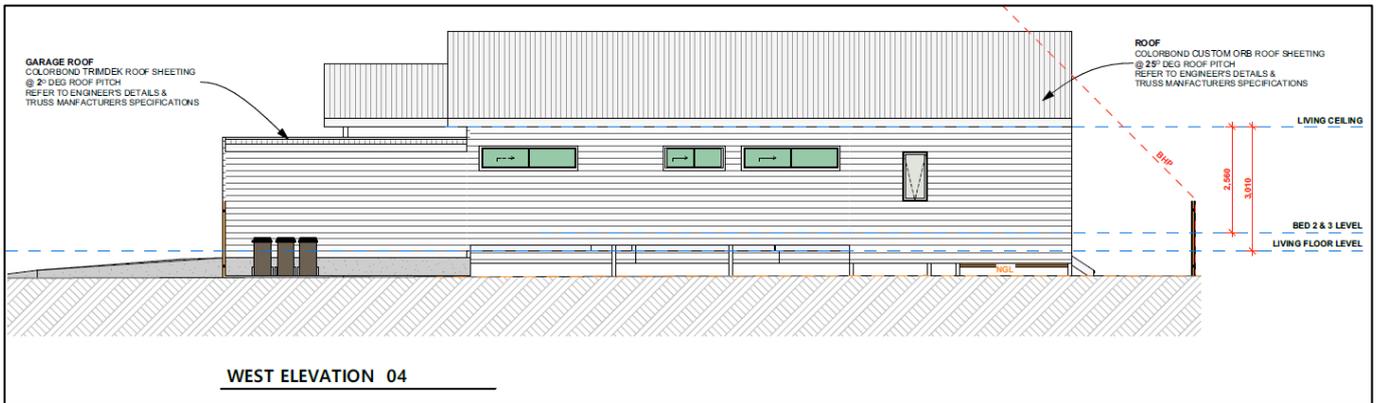
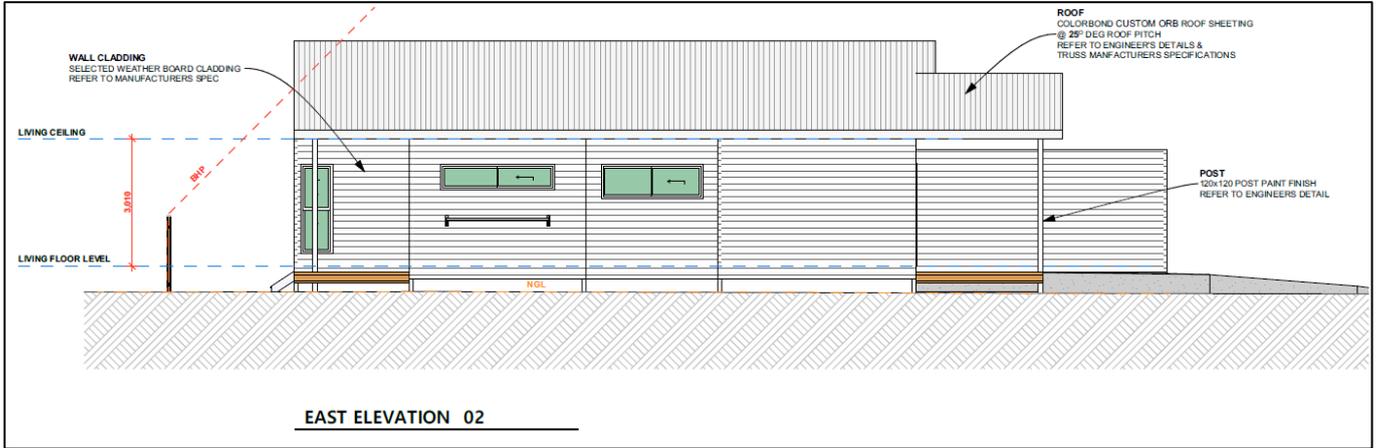


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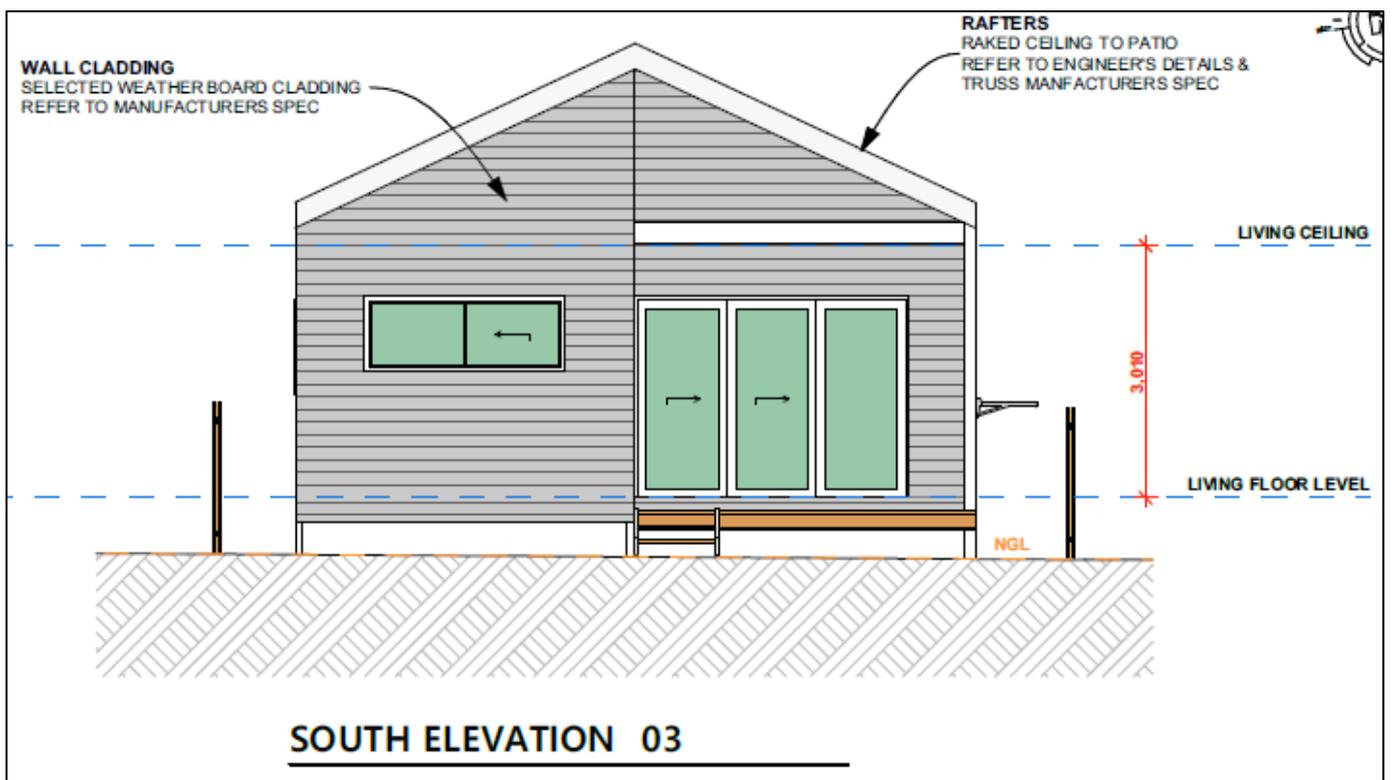
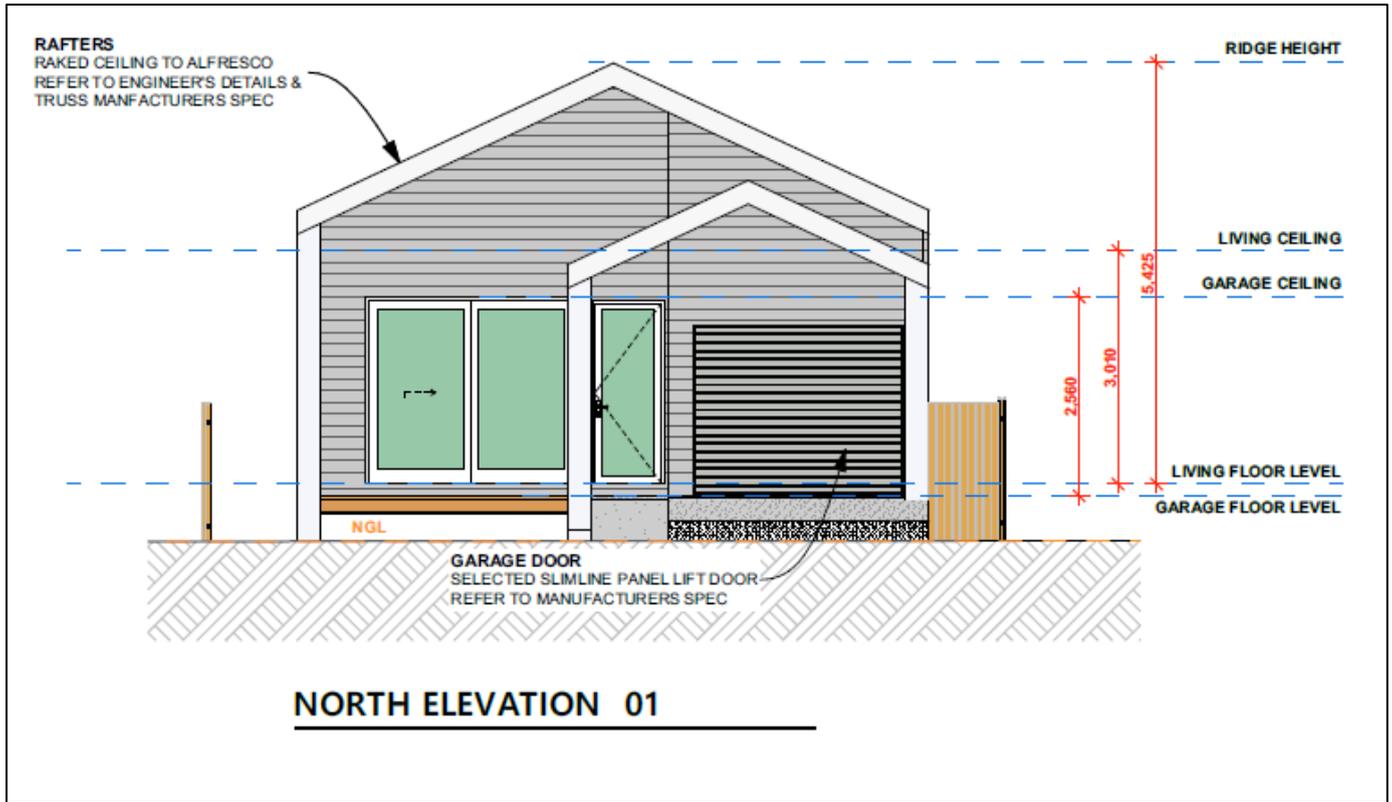


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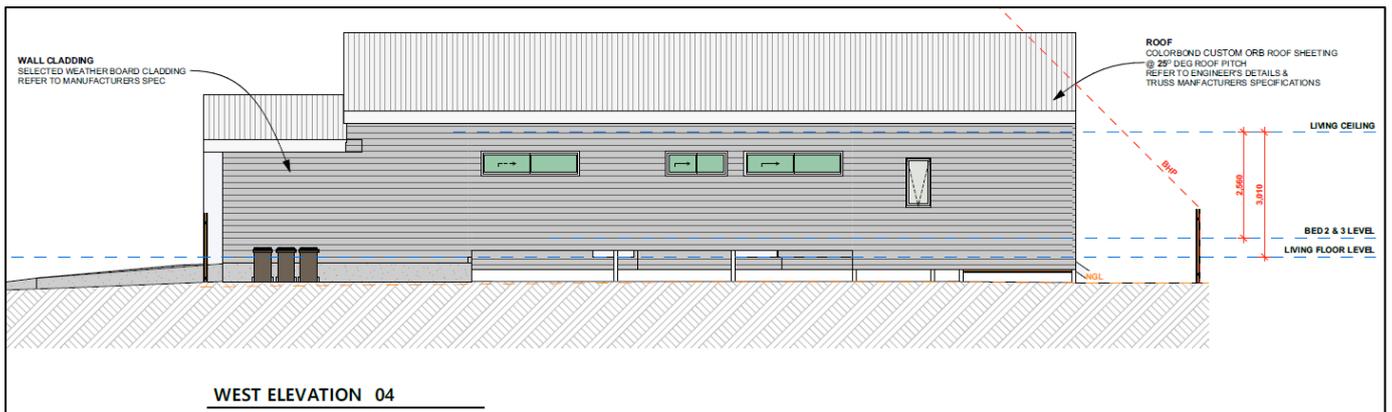
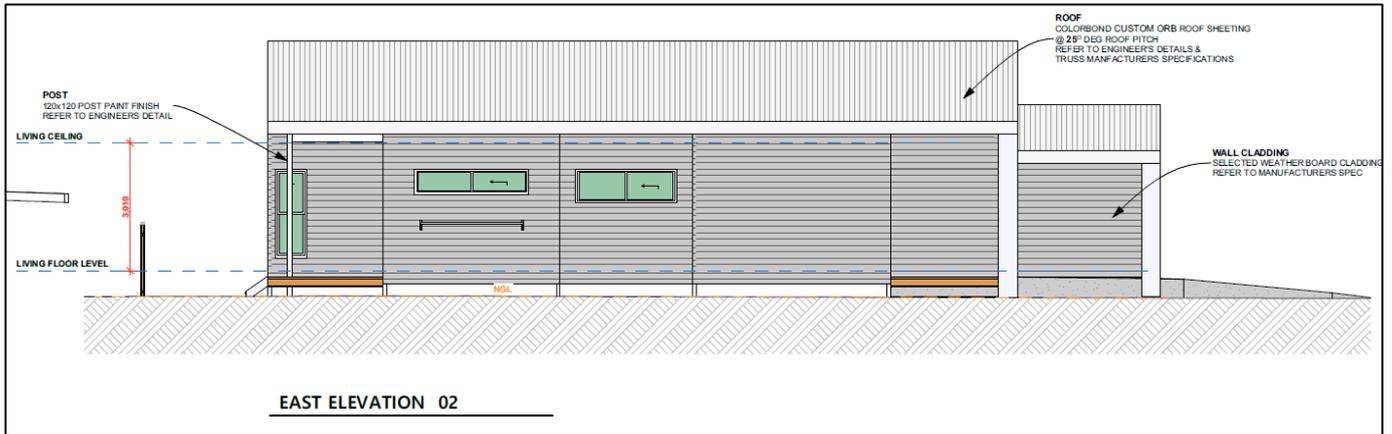


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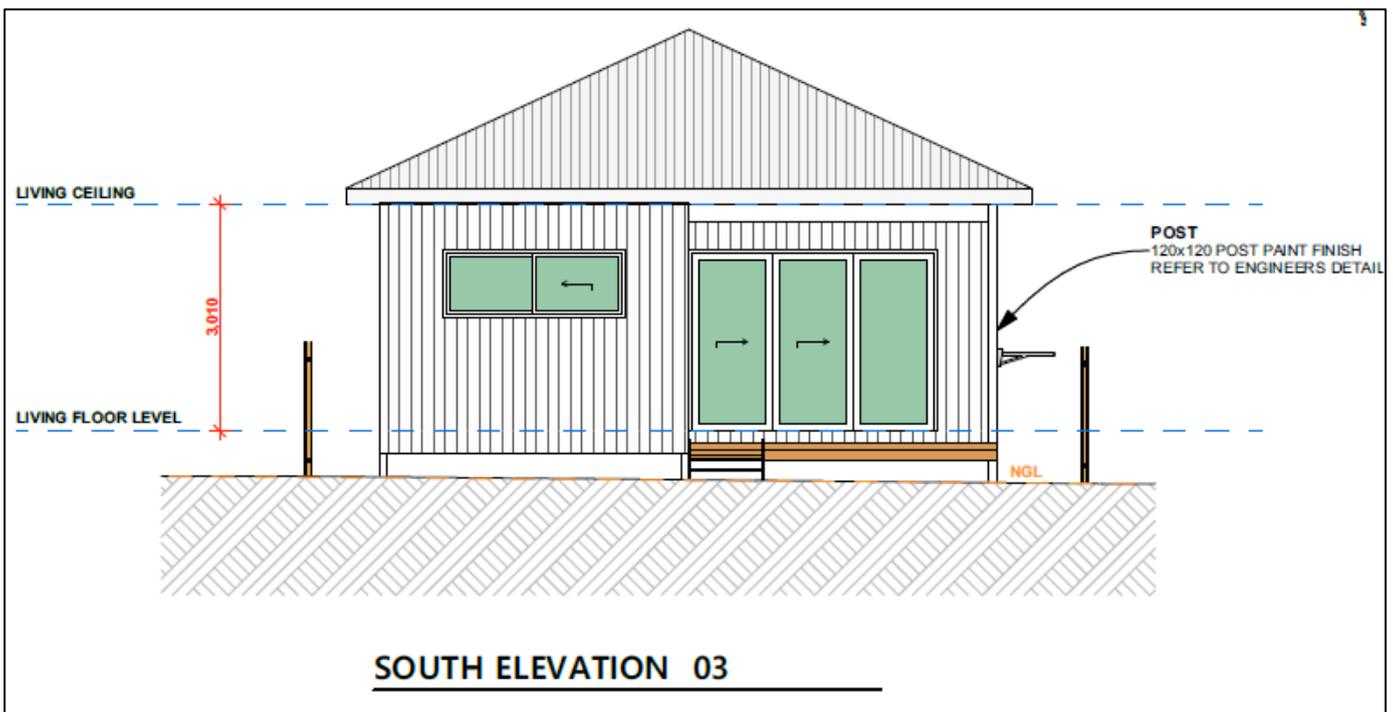
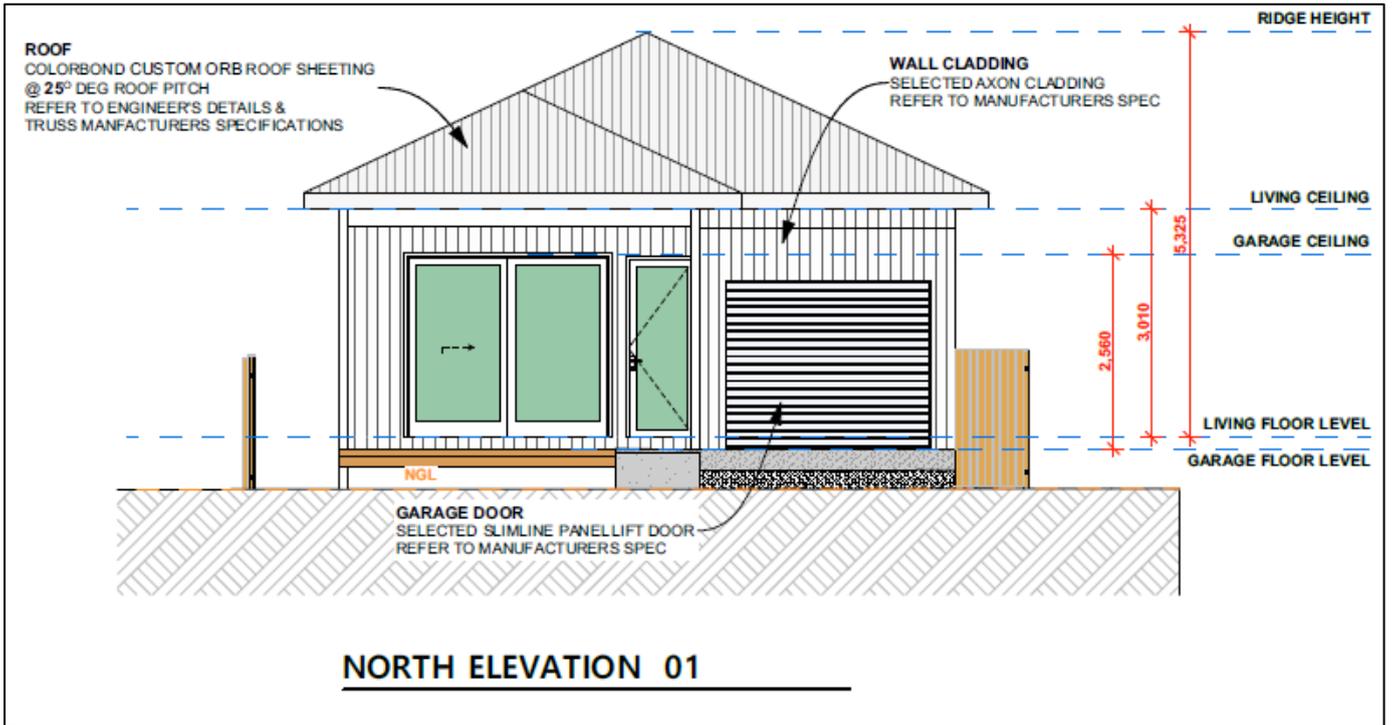


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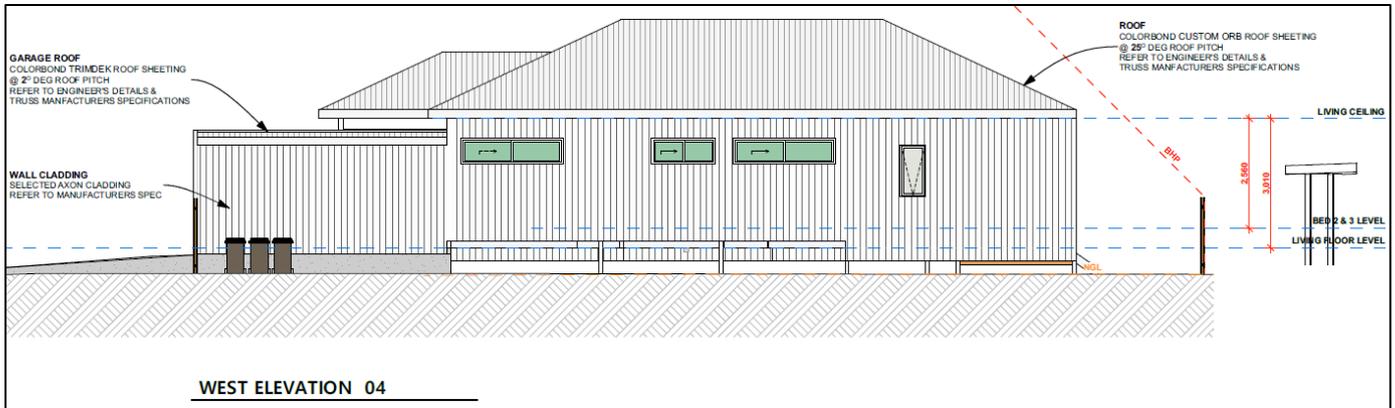
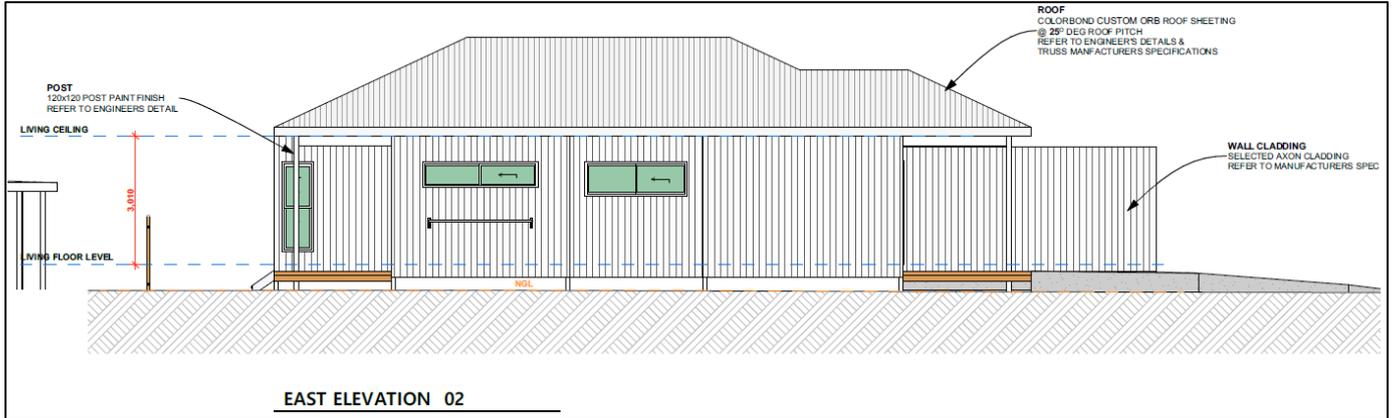


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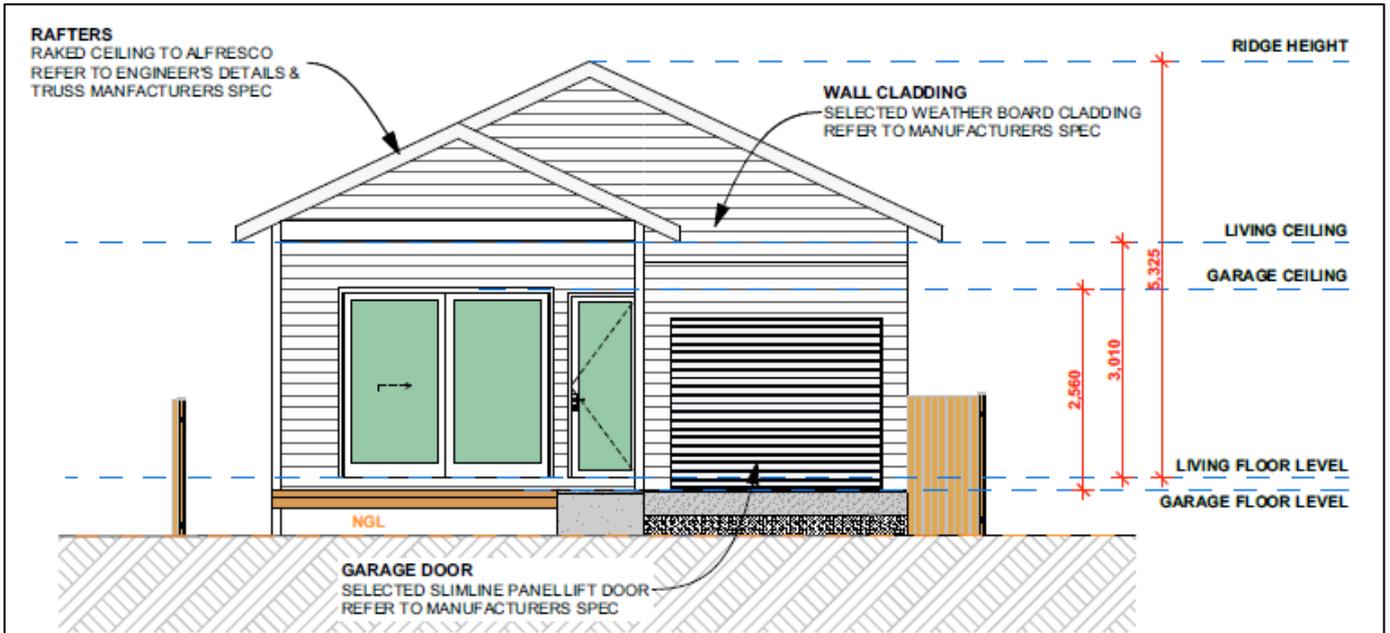


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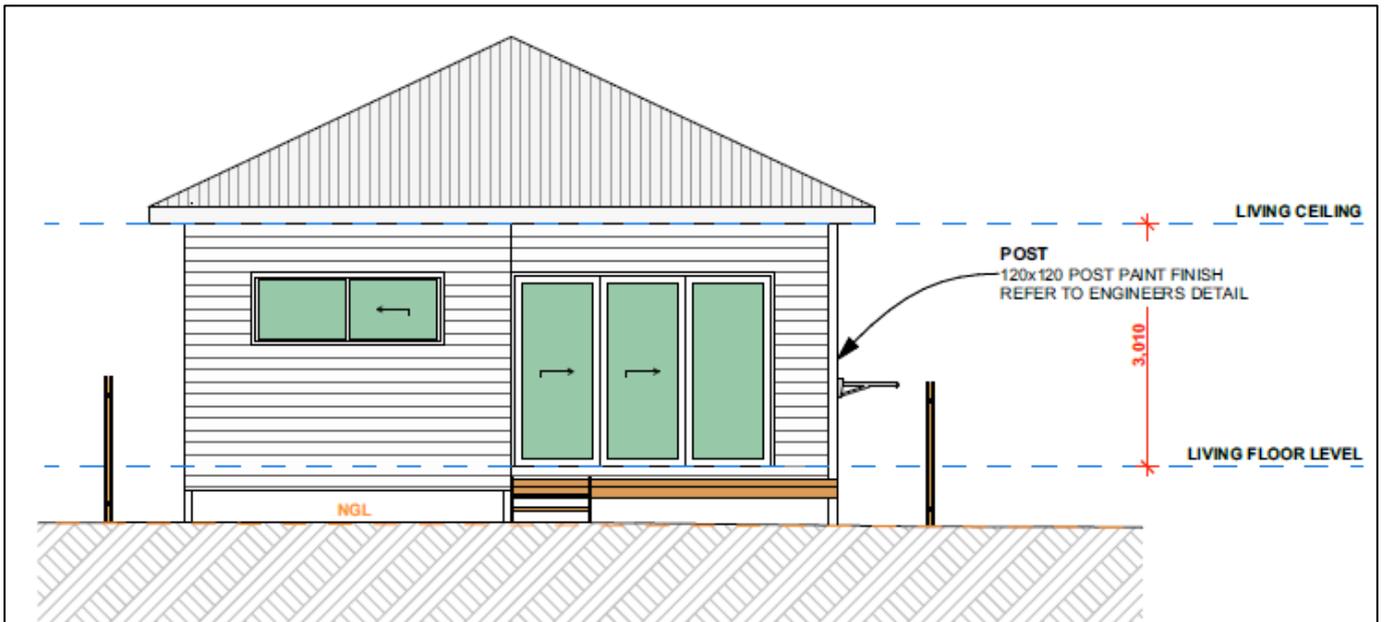
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Lot 9



NORTH ELEVATION 01



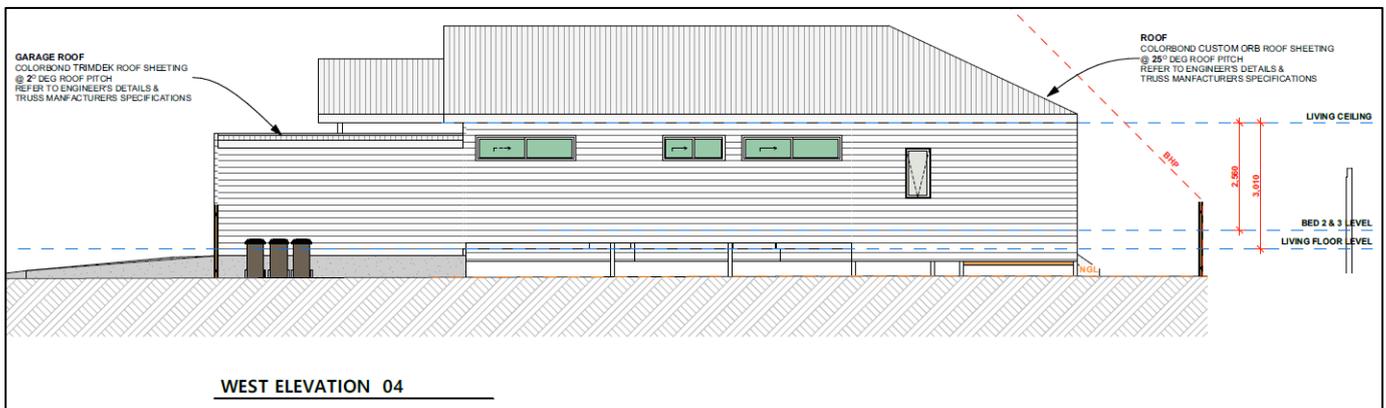
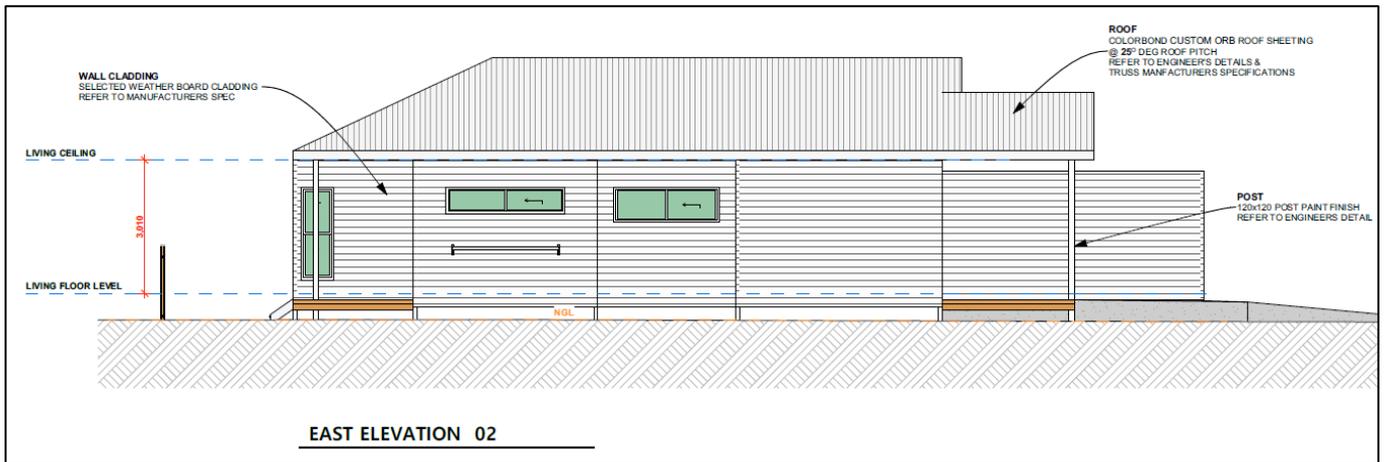
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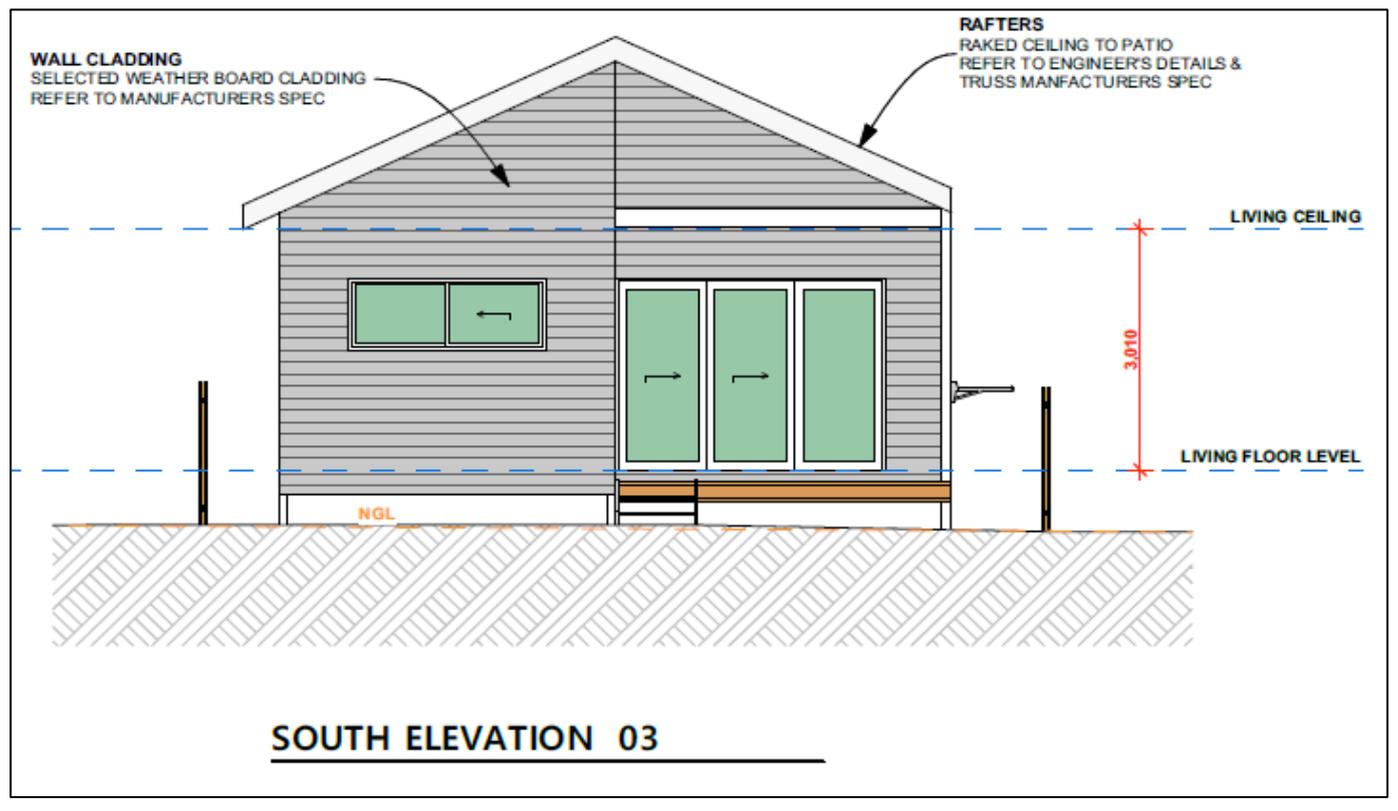
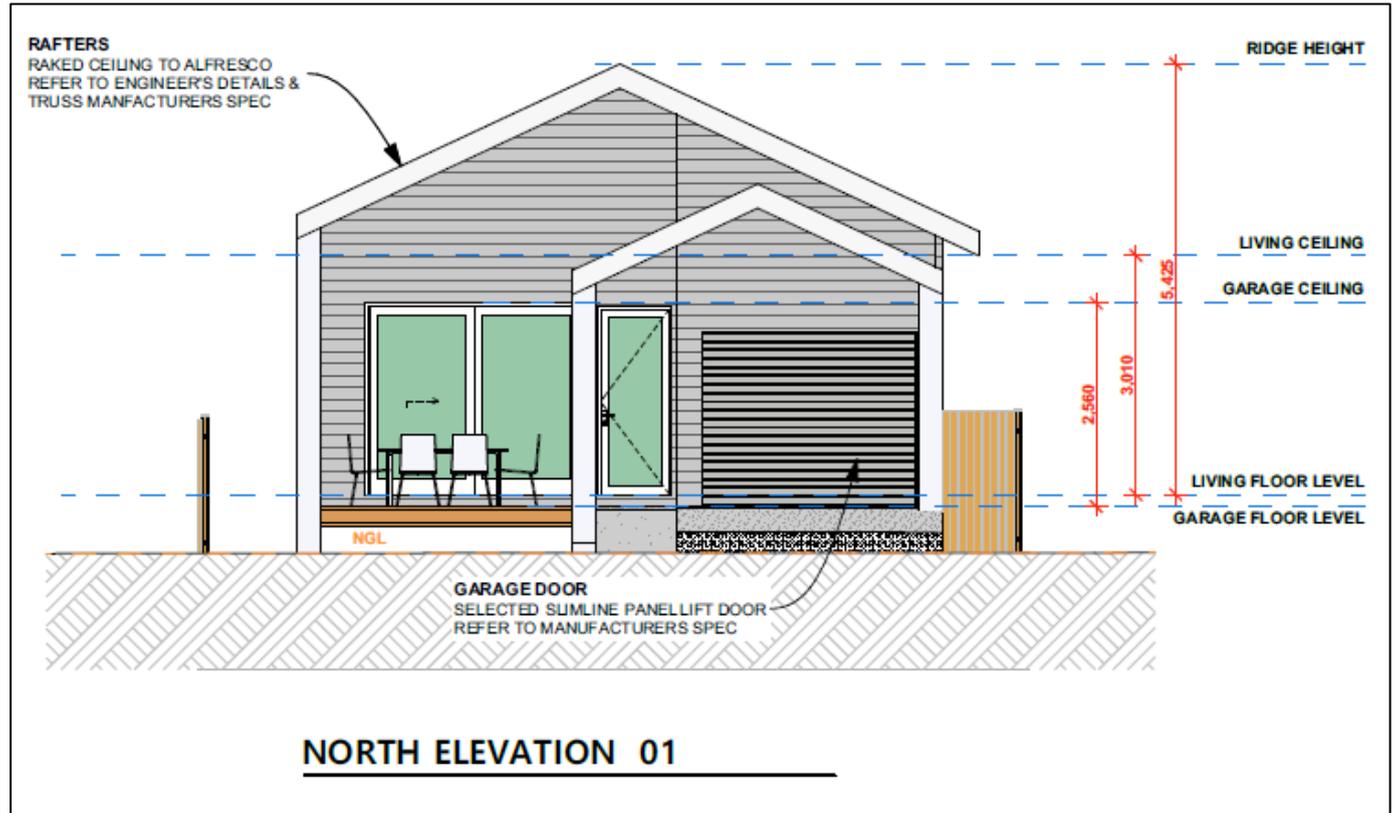


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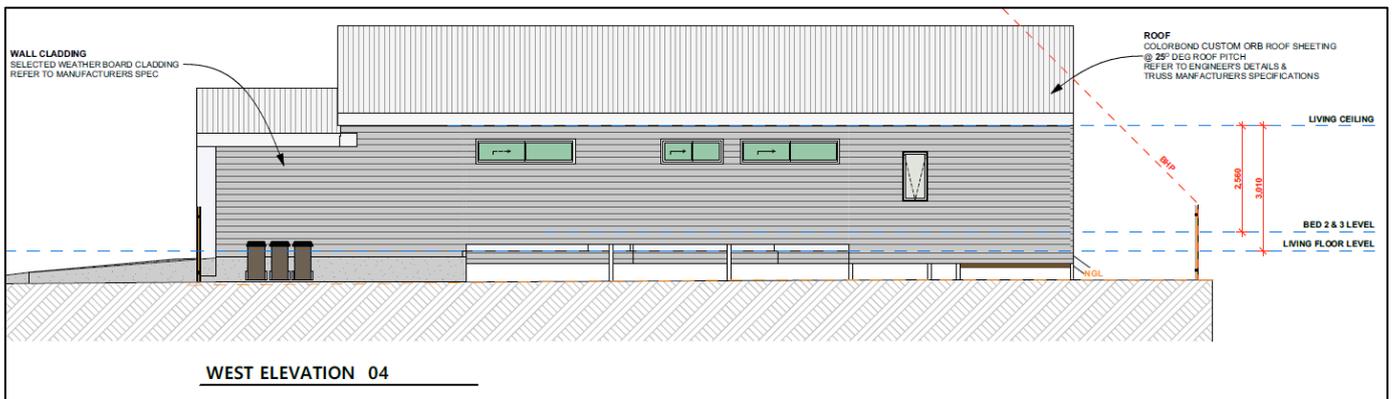
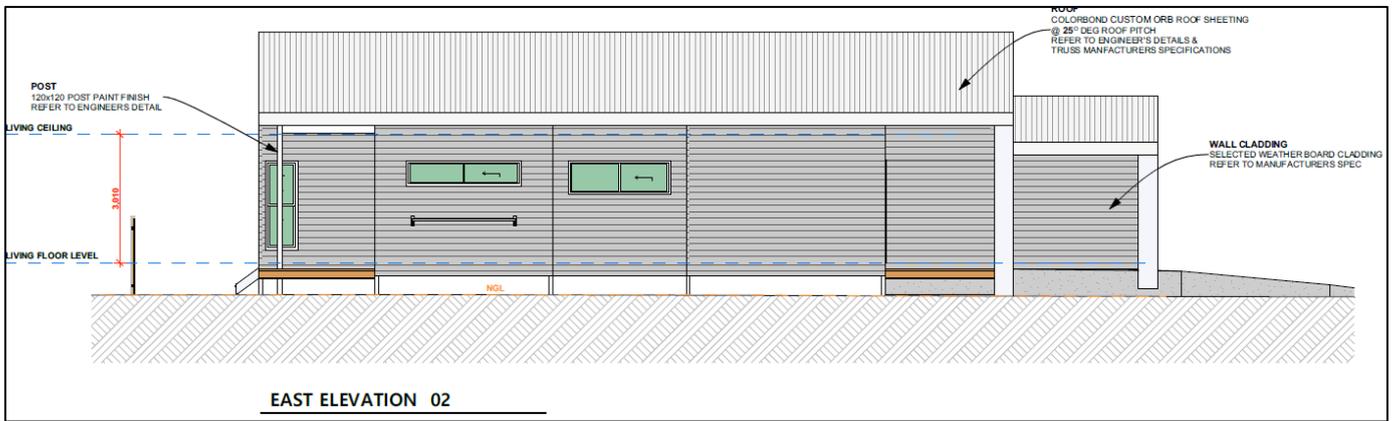


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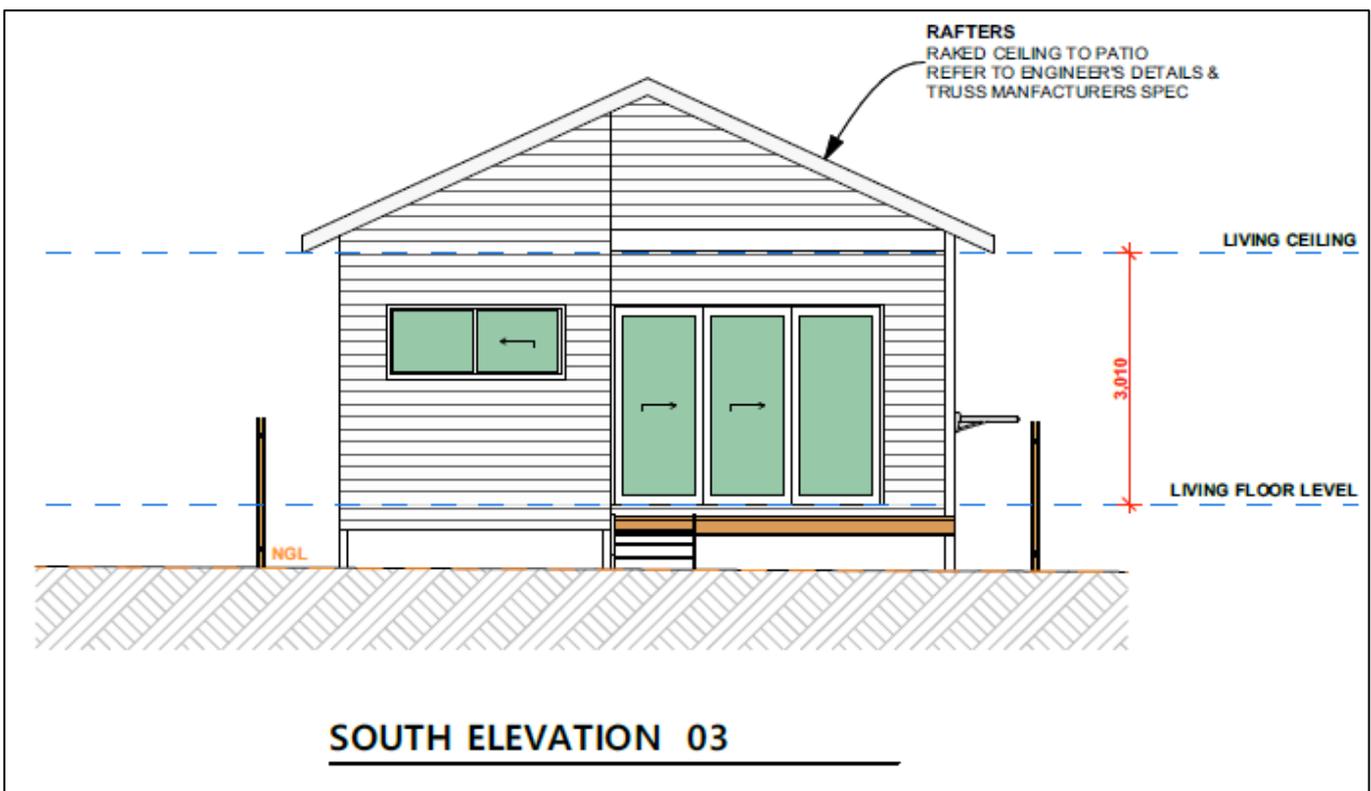
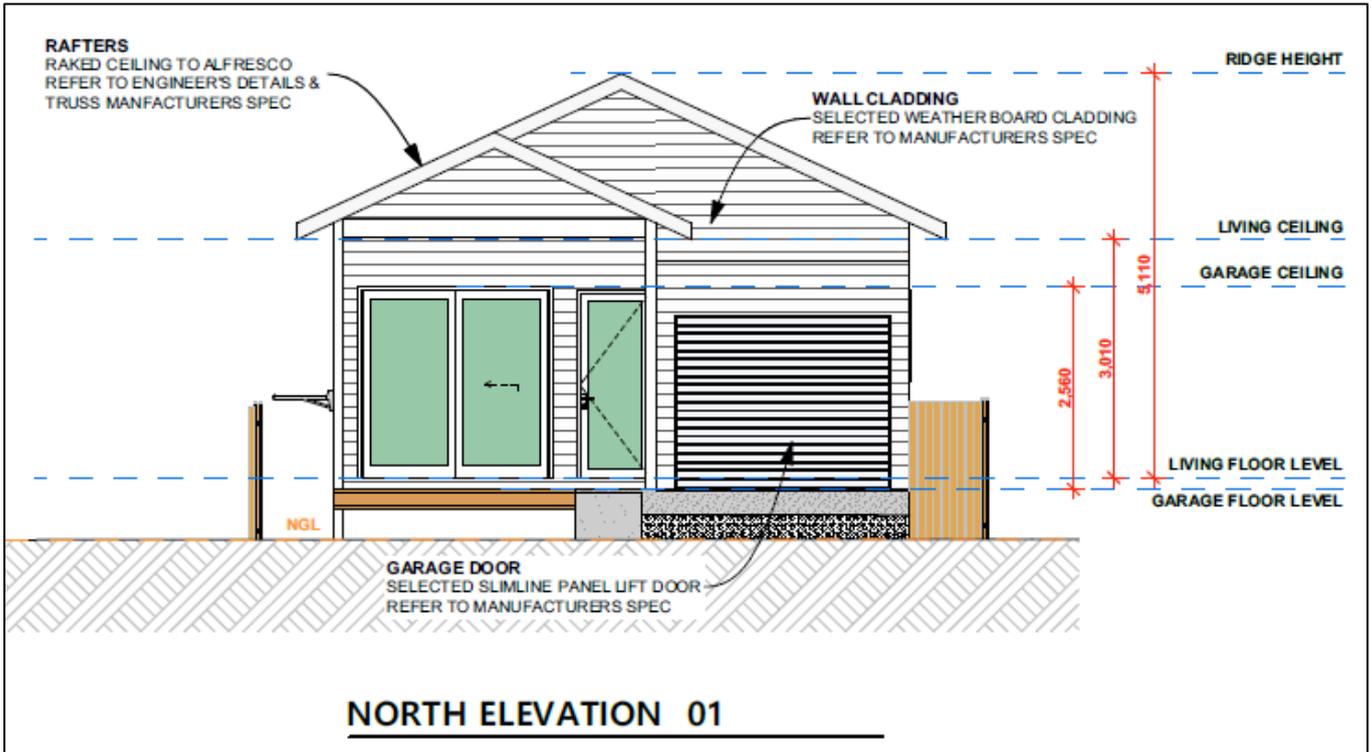


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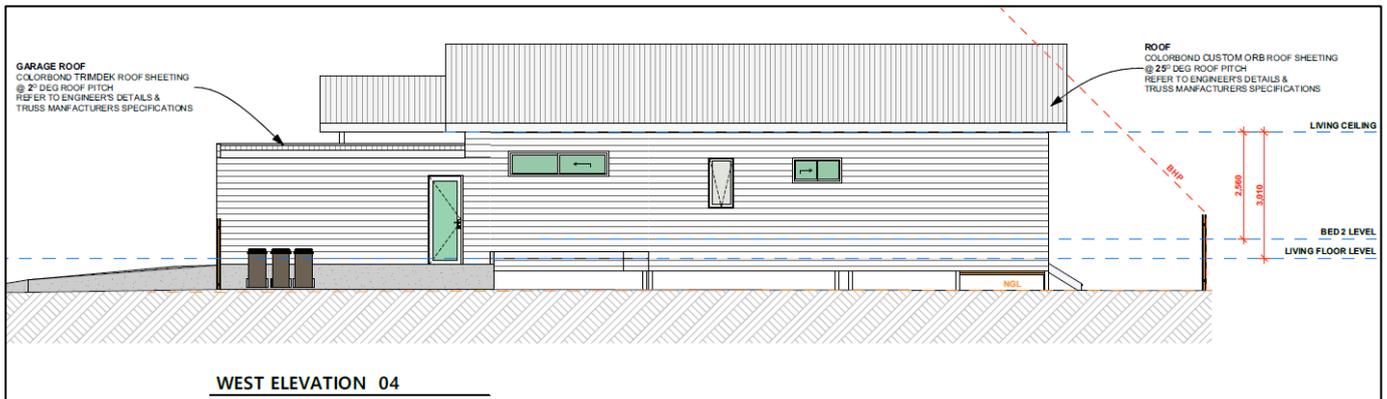
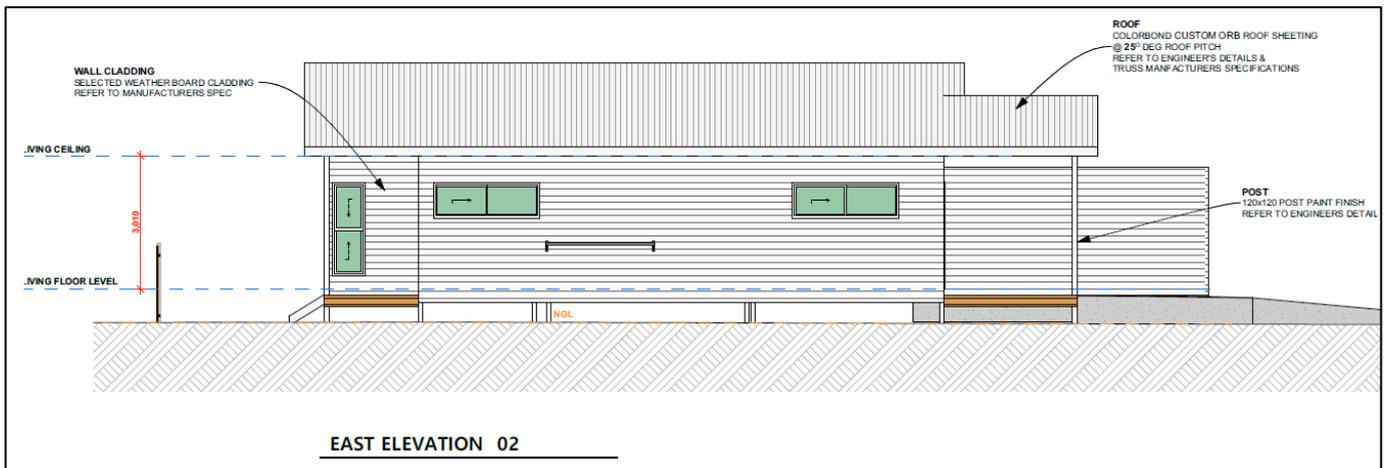


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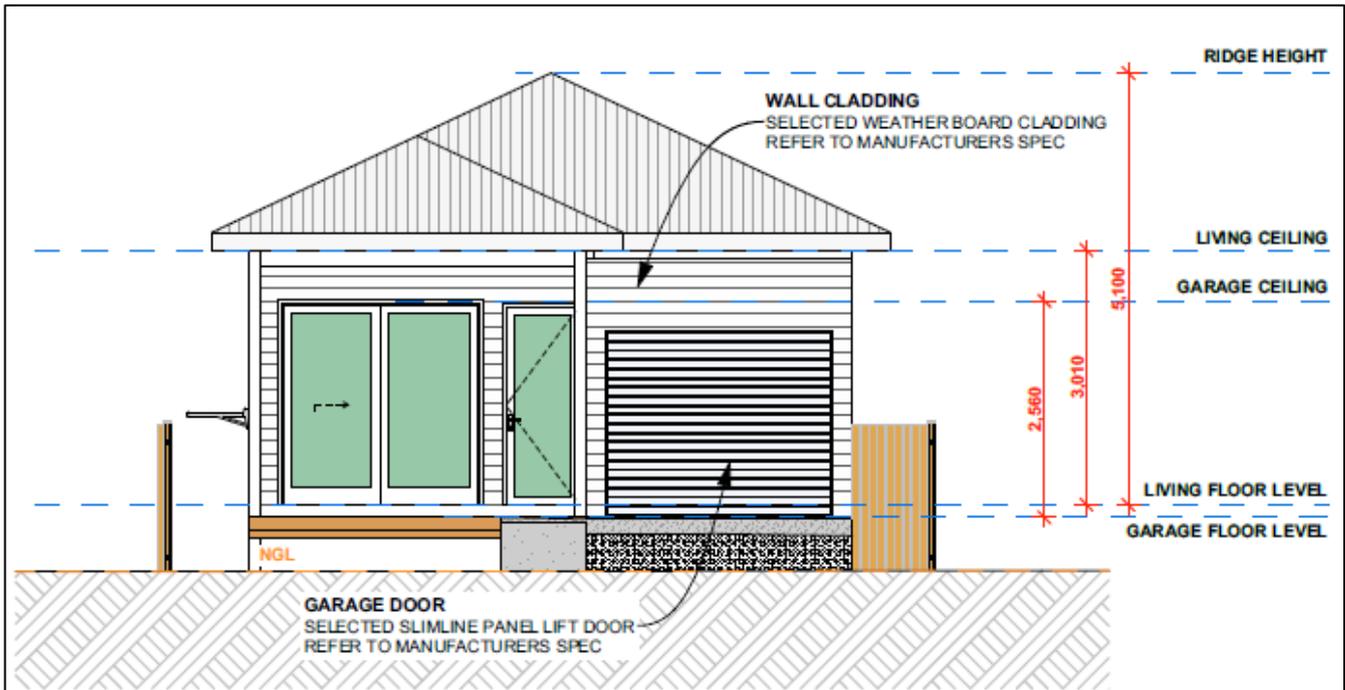


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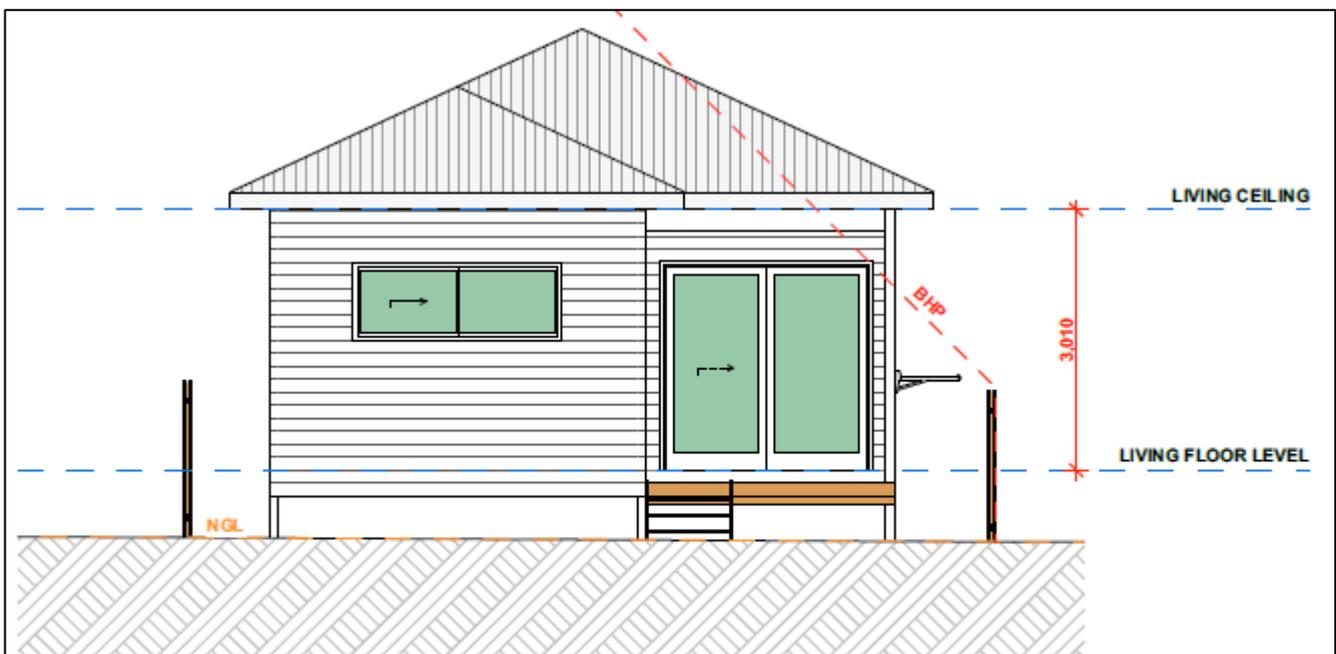
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Lot 12



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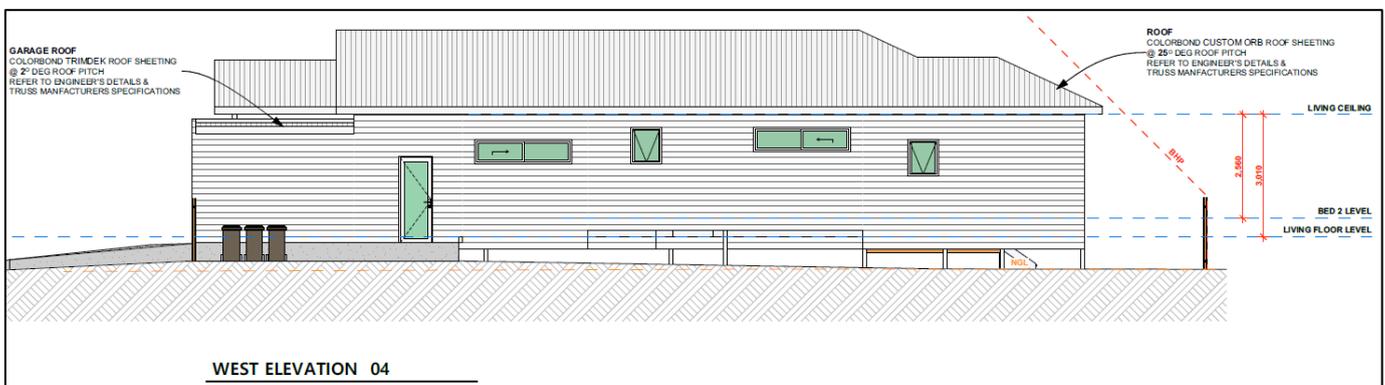
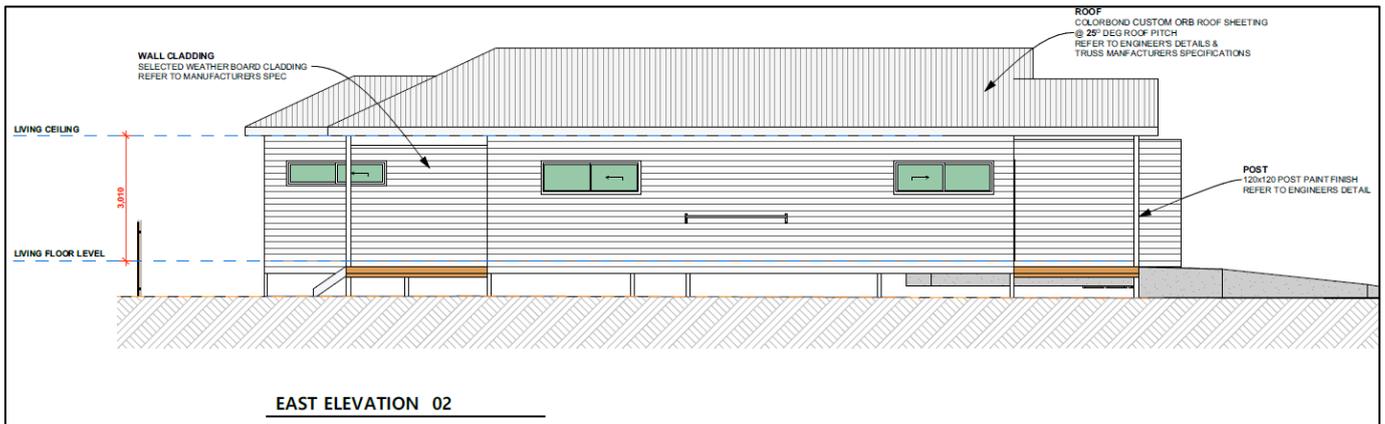
SOUTH ELEVATION 03

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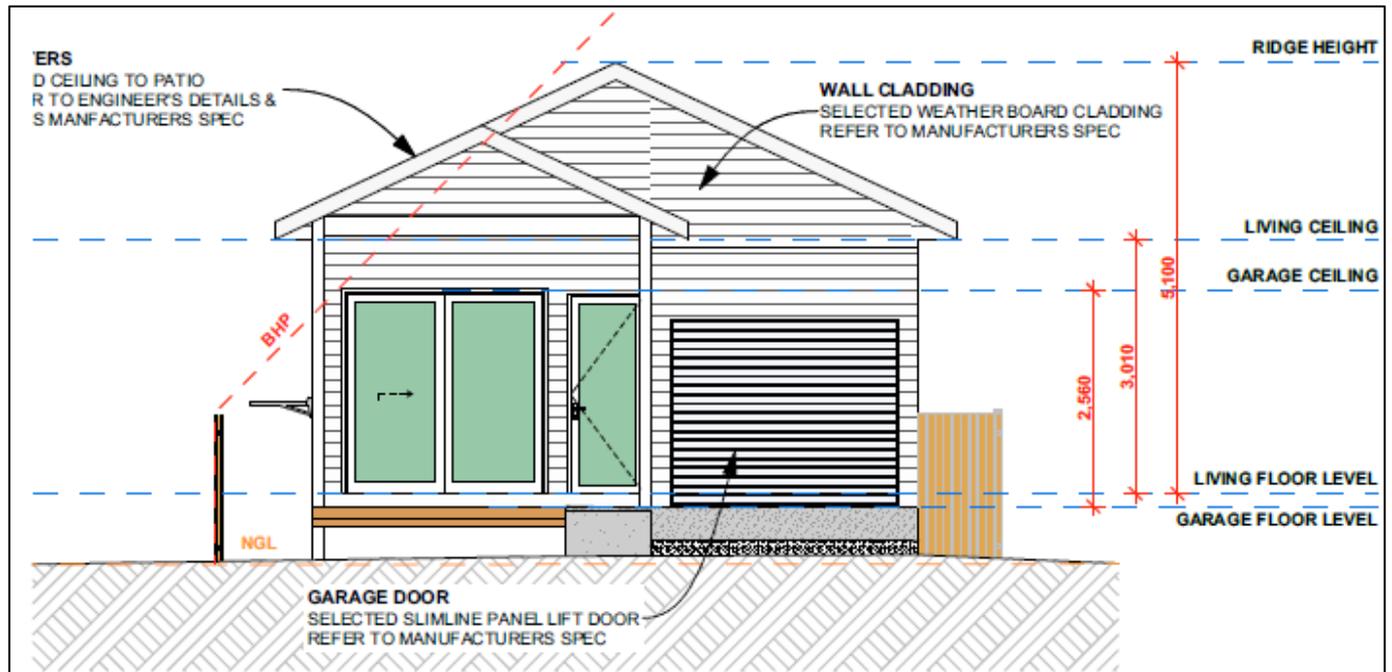


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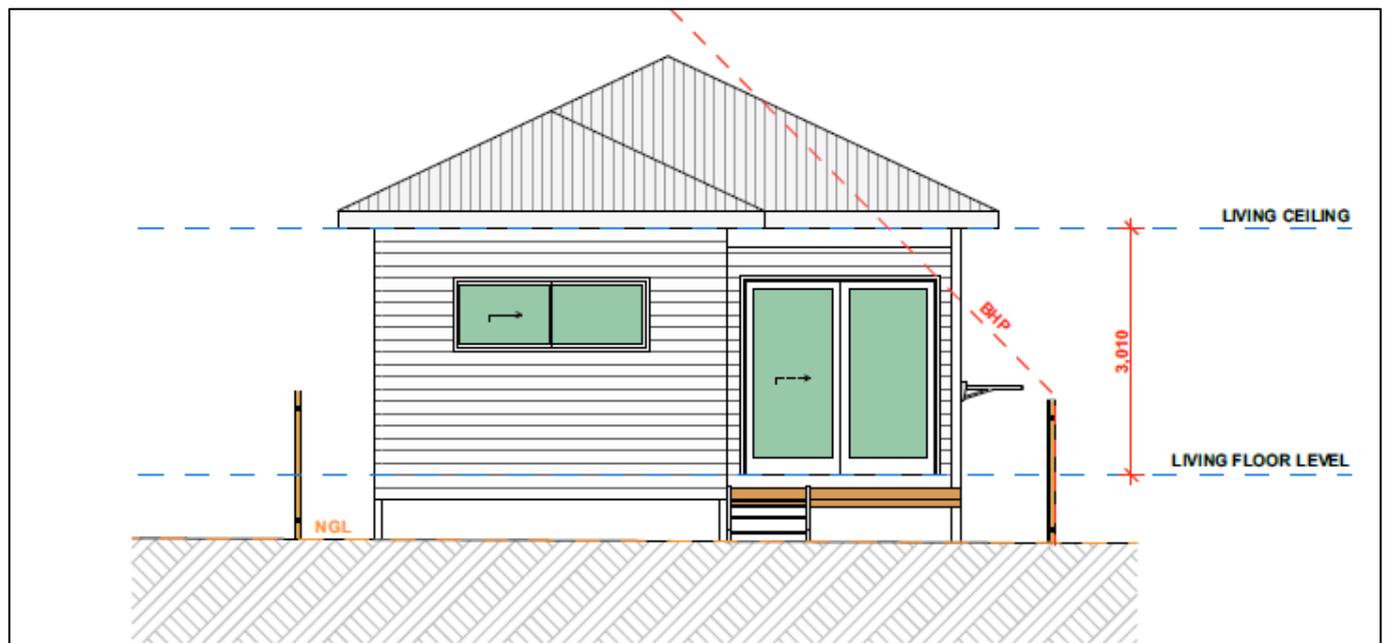
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Lot 13



NORTH ELEVATION 01



SOUTH ELEVATION 03

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Lot 13

