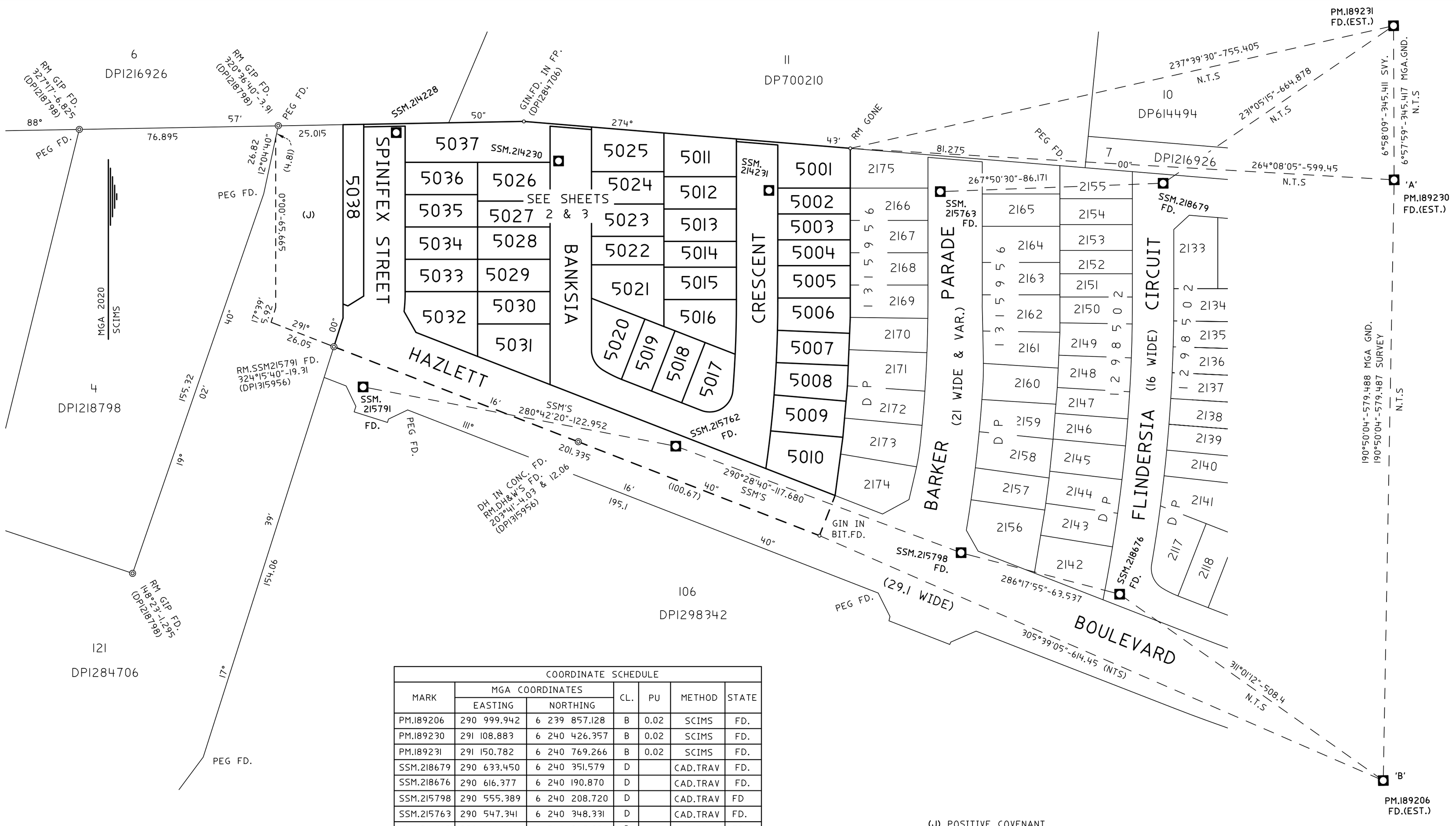

SCHEDULE OF ROAD AREAS

ROAD	AREA
SPINIFEX STREET	1228m²
BANKSIA CRESCENT	4326m²
HAZLETT BOULEVARD (EXT'N.)	3365m²

COORDINATE SCHEDULE

MARK	MGA COORDINATES		CL.	PU	METHOD	STATE
	EASTING	NORTHING				
PM.189206	290 999.942	6 239 857.128	B	0.02	SCIMS	FD.
PM.189230	291 108.883	6 240 426.357	B	0.02	SCIMS	FD.
PM.189231	291 150.782	6 240 769.266	B	0.02	SCIMS	FD.
SSM.218679	290 633.450	6 240 351.579	D		CAD.TRAV	FD.
SSM.218676	290 616.377	6 240 190.870	D		CAD.TRAV	FD.
SSM.215798	290 555.389	6 240 208.720	D		CAD.TRAV	FD
SSM.215763	290 547.341	6 240 348.331	D		CAD.TRAV	FD.
SSM.215762	290 445.146	6 240 249.890	D		CAD.TRAV	FD.
SSM.215791	290 324.334	6 240 272.730	D		CAD.TRAV	FD.
SSM.214228	290 337.143	6 240 371.182	D		CAD.TRAV	PL'D
SSM.214230	290 399.869	6 240 360.207	D		CAD.TRAV	PL'D
SSM.214231	290 481.146	6 240 348.827	D		CAD.TRAV	PL'D

DATE OF SCIMS COORDINATES 12/8/2026 MGA ZONE 56 MGA DATUM GDA2020
COMBINED SCALE FACTOR = 1.000123

(J) POSITIVE COVENANT

26/10/2026

SURVEYOR: Name: Vincent J Kennedy Date: 14 August 2026 Reference: 5421-ST5	PLAN OF SUBDIVISION OF LOT 103 IN DP1298342 & COVENANT AFFECTING 121 IN DP1284706	LGA: CAMDEN Locality: Barker Reduction Ratio: 1:1000 Lengths are in metres	Registered 26/10/2026	DP1318909

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SCHEDULE OF CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
9	291°32'	0.4	0.4	46.5
10	296°50'	8.205	8.215	46.5
11	330°57'	8.74	9.125	9
12	3°21'	6.795	6.8	58
13	66°17'	7.07	7.855	5
14	246°17'	4.245	4.71	3
15	336°17'	4.245	4.71	3
16	156°17'	7.07	7.855	5

(B) EASEMENT FOR SUPPORT & MAINTENANCE 0.9 WIDE (NO.1)
(C) EASEMENT FOR SUPPORT & MAINTENANCE 0.9 WIDE (NO.2)
(D) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
(E) RESTRICTION ON THE USE OF LAND (NO.4)
(F) RESTRICTION ON THE USE OF LAND (NO.5)
(G) RIGHT OF ACCESS (WHOLE OF LOT)
(H) EASEMENT FOR OVERHEAD POWER LINES 9.5 WIDE
(J) POSITIVE COVENANT (NO.18)
(K) RESTRICTION ON THE USE OF LAND (NO.19)

RW-DENOTES NEW CONCRETE BLOCK RETAINING WALL

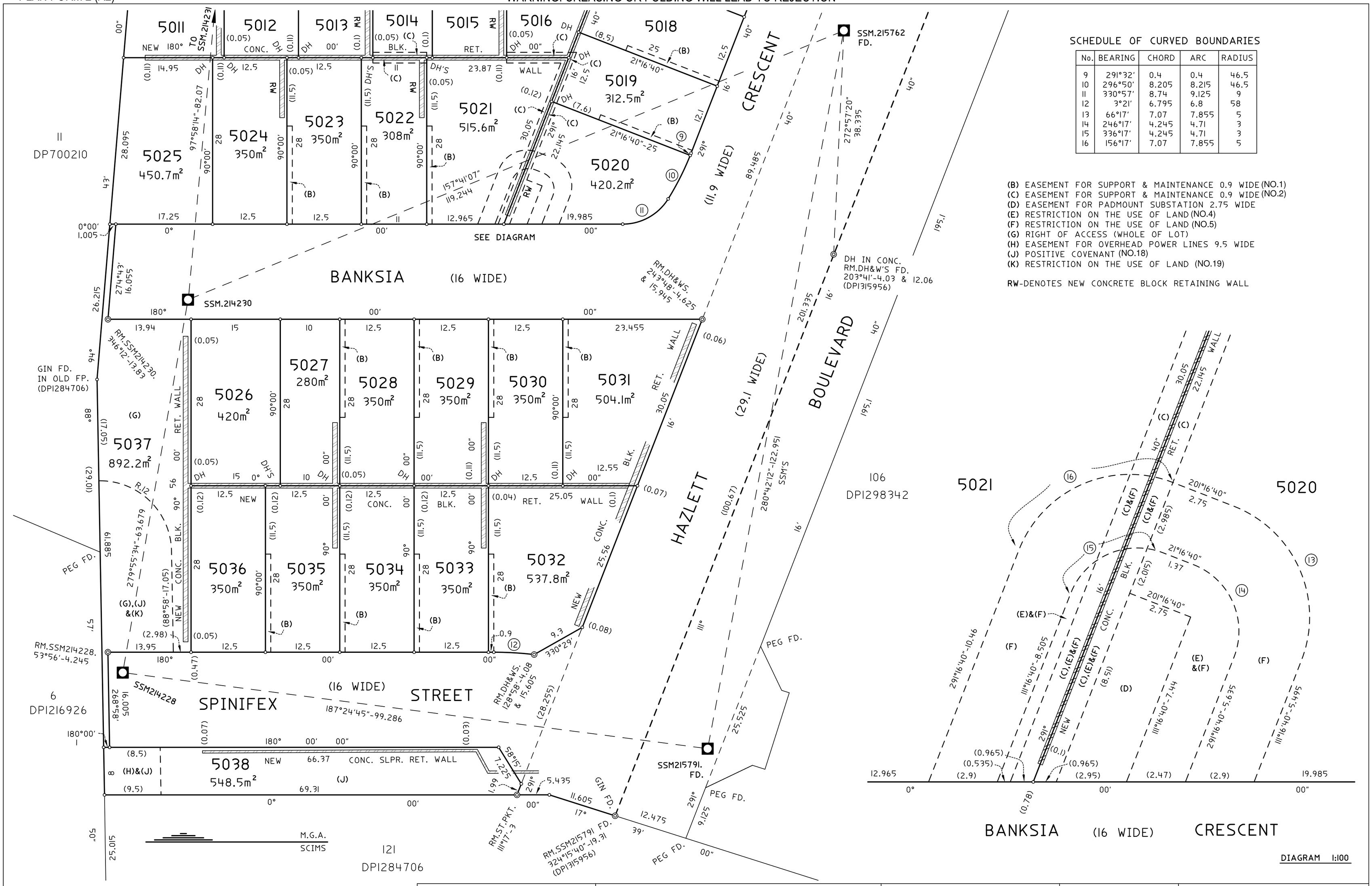

DIAGRAM 1:100

SURVEYOR: Name: Vincent J Kennedy Date: 14 August 2026 Reference: 5421-ST5	PLAN OF SUBDIVISION OF LOT 103 IN DP1298342 & COVENANT AFFECTING 121 IN DP1284706	LGA: CAMDEN Locality: Barker Reduction Ratio: 1:400 Lengths are in metres	Registered 26/10/2026	DP1318909

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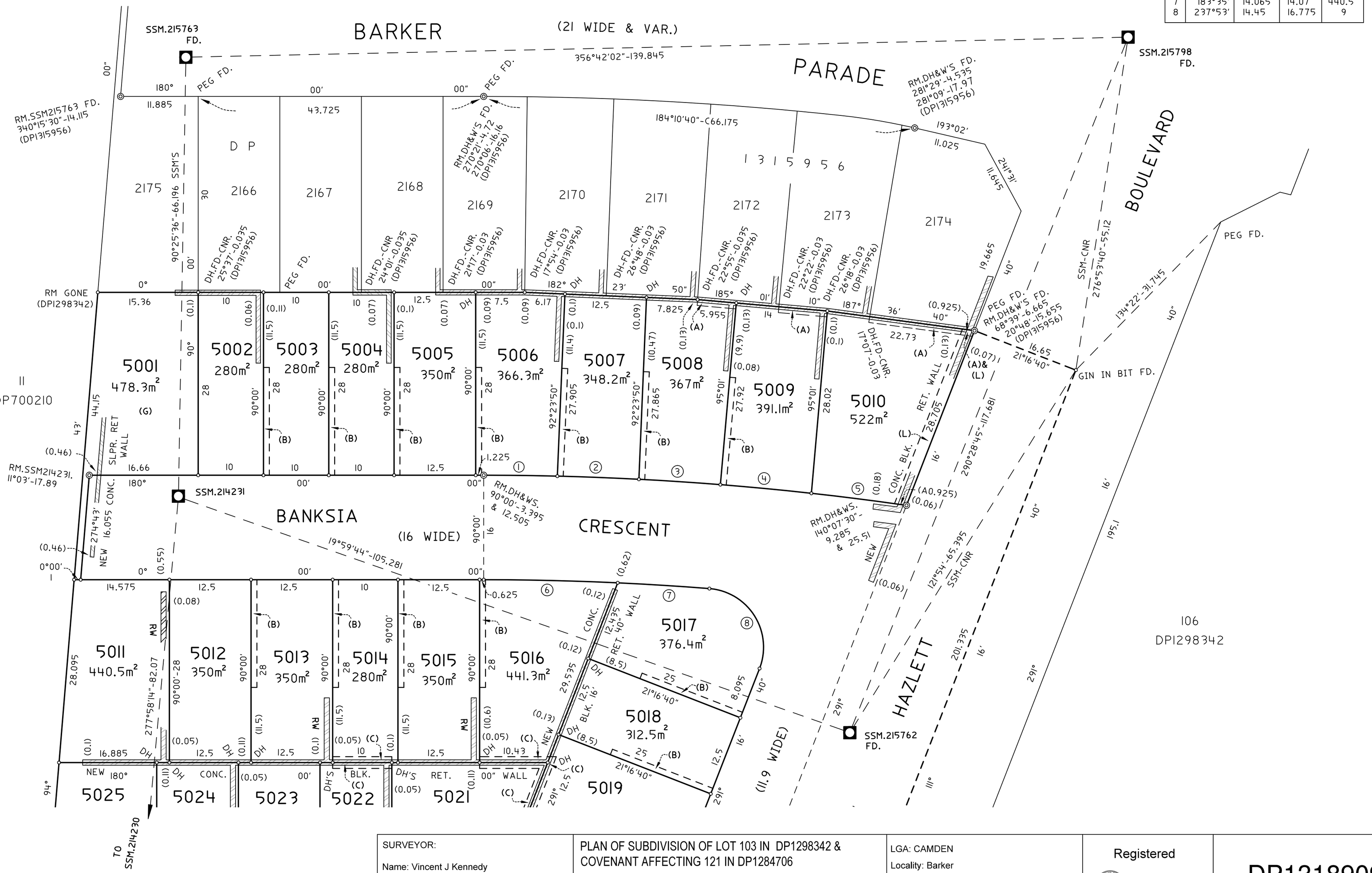
M.G.A.
SCIMS

(A) EASEMENT SUPPORT & MAINTENANCE 0.9 WIDE (DP1315956)(NO.4)(NO.5)(NO.6)
(B) EASEMENT FOR SUPPORT & MAINTENANCE 0.9 WIDE (NO.1)
(C) EASEMENT FOR SUPPORT & MAINTENANCE 0.9 WIDE(NO.2)
(G) RIGHT OF ACCESS (WHOLE OF LOT)
(L) RESTRICTION ON THE USE OF LAND (NO.21)
(L) POSITIVE COVENANT (NO.22)

SCHEDULE OF CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	0°42'	11.275	11.275	456.5
2	2°12'	12.5	12.5	456.5
3	3°46'	12.5	12.5	456.5
4	5°26'	14	14	456.5
5	7°14'	14.68	14.68	456.5
6	181°20'	20.525	20.53	440.5
7	183°35'	14.065	14.07	440.5
8	237°53'	14.45	16.775	9



SURVEYOR: Name: Vincent J Kennedy Date: 14 August 2025 Reference: 5421-ST5	PLAN OF SUBDIVISION OF LOT 103 IN DP1298342 & COVENANT AFFECTING 121 IN DP1284706	LGA: CAMDEN Locality: Barker Reduction Ratio: 1:400 Lengths are in metres	Registered 26/10/2026	DP1318909

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Deposited Plan Administration Sheet | Sheet 1 of 8

OFFICE USE ONLY

Registered 26/10/2026

DP1318909

Title System: TORRENS

LGA: CAMDEN

LOCALITY: BARKER

PARISH: COOK

COUNTY: CUMBERLAND

PLAN OF SUBDIVISION OF LOT 103 IN DP1298342 & COVENANT AFFECTING LOT 121 IN DP1284706

Survey Certificate — Survey

I, Vincent Kennedy, a surveyor registered under the Surveying and Spatial Information Act 2002, certify the following:

The land shown in this plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2024,*

The survey is accurate and complete.

Urban/Rural: URBAN

Datum Line: A-B

Signature: Electronically signed via NSW LRS Connect by Vincent Kennedy, dated 14/08/2026 04:59 PM.

Address: PO BOX 491 CHATSWOOD NSW 2057

Name of Firm: YSCO GEOMATICS

Surveyor Identification No.: SU008366

Surveyor registered under the *Surveying and Spatial Information Act 2002.*

Crown Lands NSW/Western Lands Office Approval

I, _____ (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature _____ Date _____

File Number _____ Office _____

Subdivision Certificate (Check One)

I, Michael Grasso

- [x] Authorised Person
- [ ] General Manager
- [ ] Registered Certifier

certify that the provisions of 6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: Michael Grasso

Consent Authority: CAMDEN COUNCIL

Date of Endorsement: 12/10/2026

Subdivision Certificate Number: 14.2024.496.1

File Number: DA/2024/496

Plans Used in the preparation of this survey

DP700210, DP1216926, DP1218798, DP1218906, DP1284706, DP1298342, DP1298371, DP1315956

Statement of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.

IT IS INTENDED TO DEDICATE BANKSIA CRESCENT, SPINIFEX STREET AND THE EXTENSION OF HAZLETT BOULEVARD TO THE PUBLIC AS PUBLIC ROAD

Surveyor's Reference 5421-ST5

Signatures, Seals and Section 88B Statements should appear on the following sheet(s)

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PLAN OF SUBDIVISION OF LOT 103 IN DP1298342 & COVENANT AFFECTING LOT 121 IN DP1284706

Subdivision Certificate Number

14.2024.496.1

Date of Endorsement

12/10/2026

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
5001		81	BANKSIA	CRESCENT	BARKER
5002		83	BANKSIA	CRESCENT	BARKER
5003		85	BANKSIA	CRESCENT	BARKER
5004		87	BANKSIA	CRESCENT	BARKER
5005		89	BANKSIA	CRESCENT	BARKER
5006		91	BANKSIA	CRESCENT	BARKER
5007		93	BANKSIA	CRESCENT	BARKER
5008		95	BANKSIA	CRESCENT	BARKER
5009		97	BANKSIA	CRESCENT	BARKER
5010		99	BANKSIA	CRESCENT	BARKER
5011		82	BANKSIA	CRESCENT	BARKER
5012		84	BANKSIA	CRESCENT	BARKER
5013		86	BANKSIA	CRESCENT	BARKER
5014		88	BANKSIA	CRESCENT	BARKER
5015		90	BANKSIA	CRESCENT	BARKER
5016		92	BANKSIA	CRESCENT	BARKER
5017		96	BANKSIA	CRESCENT	BARKER

Surveyor's Reference 5421-ST5

Camden Council Authorised Person

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PLAN OF SUBDIVISION OF LOT 103 IN DP1298342 & COVENANT AFFECTING LOT 121 IN DP1284706

Subdivision Certificate Number

14. 2024. 496.1

Date of Endorsement

12/10/2026

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LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
5018		98	BANKSIA	CRESCENT	BARKER
5019		100	BANKSIA	CRESCENT	BARKER
5020		102	BANKSIA	CRESCENT	BARKER
5021		106	BANKSIA	CRESCENT	BARKER
5022		108	BANKSIA	CRESCENT	BARKER
5023		110	BANKSIA	CRESCENT	BARKER
5024		112	BANKSIA	CRESCENT	BARKER
5025		114	BANKSIA	CRESCENT	BARKER
5026		113	BANKSIA	CRESCENT	BARKER
5027		111	BANKSIA	CRESCENT	BARKER
5028		109	BANKSIA	CRESCENT	BARKER
5029		107	BANKSIA	CRESCENT	BARKER
5030		105	BANKSIA	CRESCENT	BARKER
5031		103	BANKSIA	CRESCENT	BARKER
5032		4	SPINIFEX	STREET	BARKER
5033		6	SPINIFEX	STREET	BARKER
5034		8	SPINIFEX	STREET	BARKER

Surveyor's Reference 5421-ST5

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PLAN OF SUBDIVISION OF LOT 103 IN DP1298342 & COVENANT AFFECTING LOT 121 IN DP1284706

Subdivision Certificate Number

14. 2024. 496.1

Date of Endorsement

12/10/2026

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LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
5035		10	SPINIFEX	STREET	BARKER
5036		12	SPINIFEX	STREET	BARKER
5037		115	BANKSIA	CRESCENT	BARKER
5038		1	SPINIFEX	STREET	BARKER

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Surveyor's Reference 5421-ST5

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PLAN OF SUBDIVISION OF LOT 103 IN DP1298342 & COVENANT AFFECTING LOT 121 IN DP1284706

Subdivision Certificate Number

14. 2024. 496. 1

Date of Endorsement

12/10/2026

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

1. Easement for Support & Maintenance 0.9 Wide (B)
2. Easement for Support & Maintenance 0.9 Wide (C)
3. Easement for Padmount Substation 2.75 Wide (D)
4. Restriction(s) on the use of Land (E)
5. Restriction(s) on the use of Land (F)
6. Right of access (Whole of lot) (G)
7. Easement for Overhead Power Lines 9.5 Wide (H)
8. Restriction(s) on the use of Land
9. Restriction(s) on the use of Land
10. Restriction(s) on the use of Land
11. Restriction(s) on the use of Land
12. Restriction(s) on the use of Land
13. Restriction(s) on the use of Land
14. Restriction(s) on the use of Land
15. Restriction(s) on the use of Land
16. Restriction(s) on the use of Land
17. Restriction(s) on the use of Land
18. Positive Covenant (J)
19. Restriction(s) on the use of Land (K)
20. Restriction(s) on the use of Land
21. Restriction(s) on the use of Land (L)
22. Positive Covenant (L)

.....
Camden Council Authorised Person

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO RELEASE:

1. EASEMENT FOR SERVICES 10 METRE(S) WIDE (DP1218798) (C)
2. EASEMENT FOR SERVICES 10 METRE(S) WIDE (DP1284706) (G)
3. POSITIVE COVENANT (DP1298342) (P)
4. RIGHT OF ACCESS 13.5 METRE(S) WIDE AND VARIABLE WIDTH (DP1298342) (K)

Surveyor's Reference 5421-ST5

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PLAN OF SUBDIVISION OF LOT 103 IN DP1298342 & COVENANT AFFECTING LOT 121 IN DP1284706

Subdivision Certificate Number

14. 2024. 496.1

Date of Endorsement

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PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO RELEASE:

5. RIGHT OF CARRIAGEWAY 10 METRE(S) WIDE (DP1218798) (B)
6. RIGHT OF CARRIAGEWAY 10 METRE(S) WIDE (DP1284706) (E)

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Surveyor's Reference 5421-ST5

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PLAN OF SUBDIVISION OF LOT 103 IN DP1298342 & COVENANT AFFECTING LOT 121 IN DP1284706

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Subdivision Certificate Number

14. 2024. 496.1

Date of Endorsement

12/10/2026

Executed on behalf of the Corporation named below by the authorised person(s) whose signature(s) appear below pursuant to the authority specified

Company Name:

BIRLING ESTATE PTY LTD

Company ACN or ABN:

83 657 548 073

Authority:

section 127 Corporations Act 2001

Signature:	Signature:
Name: Malcolm Ernest George Katon	Name: Winton Anton
Position: Director	Position: Director/ Secretary

Camden Council Authorised Person

Surveyor's Reference 5421-ST5

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PLAN OF SUBDIVISION OF LOT 103 IN DP1298342 & COVENANT AFFECTING LOT 121 IN DP1284706

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Subdivision Certificate Number

14. 2024. 496.1

Date of Endorsement

12/10/2026

MORTGAGEE:

Land and Property Information
NEW SOUTH WALES

I certify the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisified, signed this instrument in my presence.

Signature of witness: .....

Name of witness: Ally Barron Fernandez

Address of witness: L8 11 Harbour Street, Sydney NSW 2000

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of attorney: .....

Attorney's name: STEPHEN KORONFAY

Attorney's position: DIRECTOR

Signing on behalf of: COMMONWEALTH BANK OF AUSTRALIA ABN 48 123 123 124

Power of attorney - Book: 4850 No. 738

Camden Council Authorised Person

Surveyor's Reference 5421-ST5

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