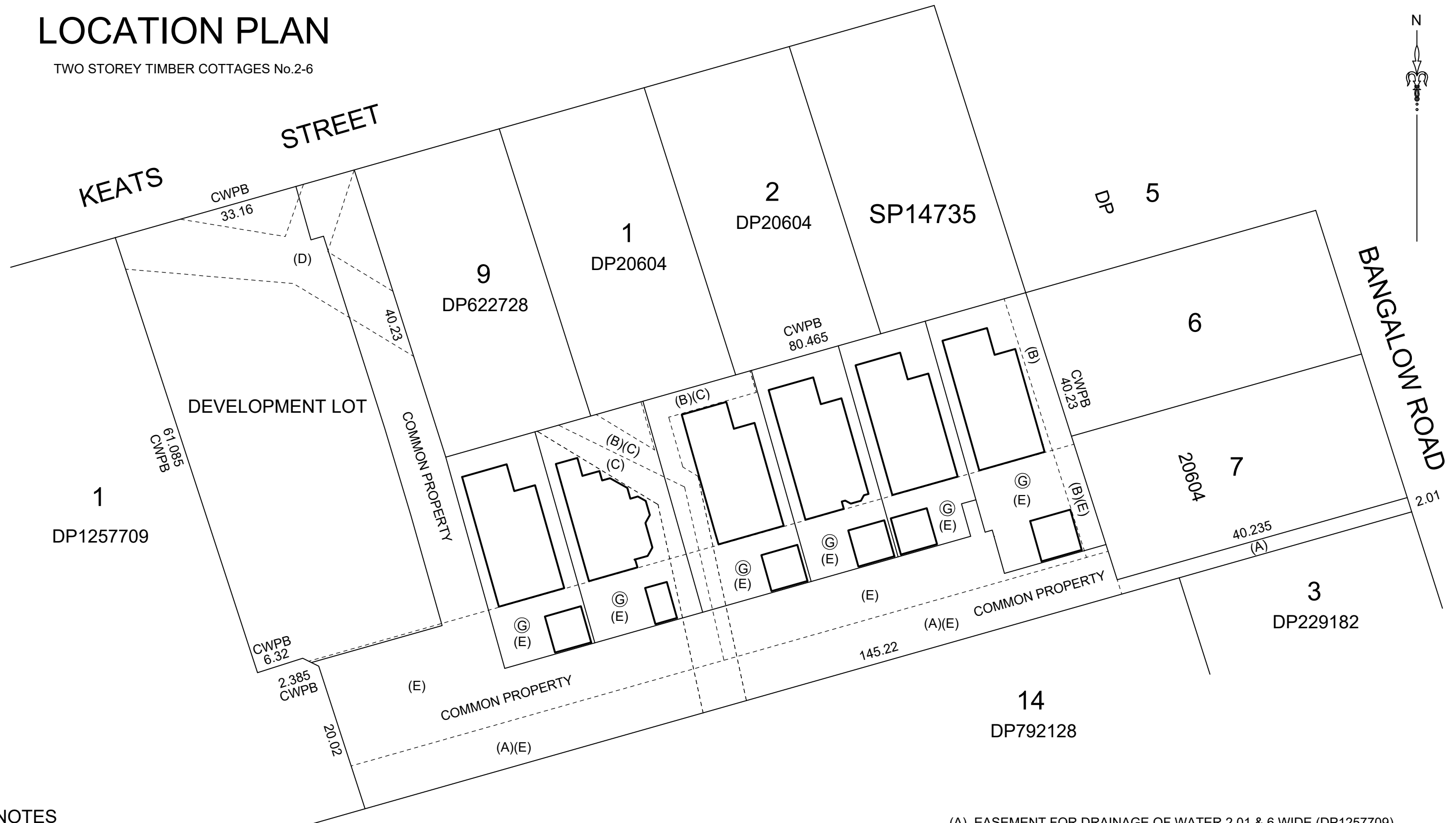


TWO STOREY TIMBER COTTAGES No.2-6



NOTES

Ⓒ DENOTES OPEN GARDEN SPACE

CWPB DENOTES LOT IS COINCIDENT WITH THE PARCEL BOUNDARY

- (A) EASEMENT FOR DRAINAGE OF WATER 2.01 & 6 WIDE (DP1257709)
(B) EASEMENT TO DRAIN WATER 3 WIDE (DP)
(C) EASEMENT TO DRAIN SEWAGE 3 & 6 WIDE (DP)
(D) EASEMENT FOR DRAINAGE OF SEWAGE 6 WIDE & VAR (DP1257709)
(E) RESTRICTION ON THE USE OF LAND (NO.5) SITE (DP1257709)

Surveyor : ROBERT JOHN JACOB
ARDILL PAYNE & PARTNERS

Surveyors Ref : 10074SP01

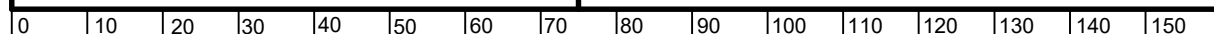
Date: 2020

PLAN OF SUBDIVISION OF LOT 2 IN DP1257709

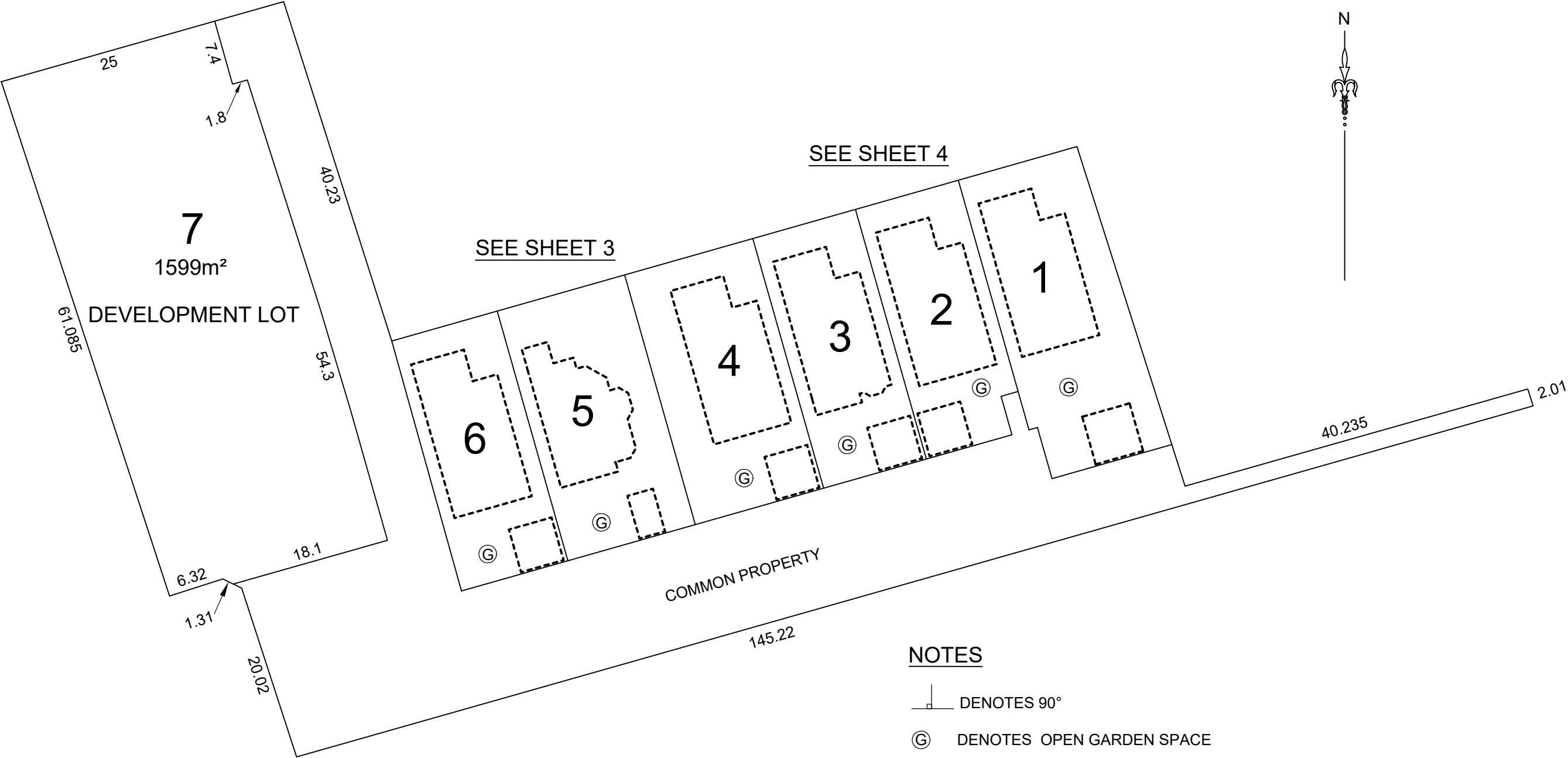
L.G.A. : BYRON
Locality: BYRON BAY

Reduction Ratio: 1:500
Lengths are in metres

Registered



FLOOR PLAN



NOTES

- DENOTES 90°
- DENOTES OPEN GARDEN SPACE
- THE STRATUM OF LOTS 1 TO 6 ARE LIMITED IN HEIGHT TO 20 METRES ABOVE AND BELOW THE UPPER SURFACE OF THE GROUND FLOOR OF THE DWELLING SITUATED ON THEIR RESPECTIVE LOT, UNLESS COVERED WITHIN THIS LIMIT
- THE STRUCTURE OF THE BUILDINGS INCLUDING WALLS, FLOORS, CEILINGS AND ROOFS FORMS PART OF THE LOT AND IS NOT COMMON PROPERTY EXCLUDING ANY COMMON SERVICE LINES
- ANY SERVICES LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY
- AREAS ARE APPROXIMATE

Surveyor : ROBERT JOHN JACOB ARDILL PAYNE & PARTNERS	PLAN OF SUBDIVISION OF LOT 2 IN DP1257709	L.G.A. : BYRON Locality: BYRON BAY	Registered	
Surveyors Ref : 10074SP01		Reduction Ratio: 1:500		
Date: 2020		Lengths are in metres		

FLOOR PLAN



NOTES

 DENOTES 90°

 DENOTES OPEN GARDEN SPACE

THE STRATUM OF LOTS 1 TO 6 ARE LIMITED IN HEIGHT TO 20 METRES ABOVE AND BELOW THE UPPER SURFACE OF THE GROUND FLOOR OF THE DWELLING SITUATED ON THEIR RESPECTIVE LOT, UNLESS COVERED WITHIN THIS LIMIT

THE STRUCTURE OF THE BUILDINGS INCLUDING WALLS, FLOORS, CEILINGS AND ROOFS FORMS PART OF THE LOT AND IS NOT COMMON PROPERTY EXCLUDING ANY COMMON SERVICE LINES

ANY SERVICES LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY

AREAS ARE APPROXIMATE

Surveyor : ROBERT JOHN JACOB
ARDILL PAYNE & PARTNERS

Surveyors Ref : 10074SP01

Date: 2020

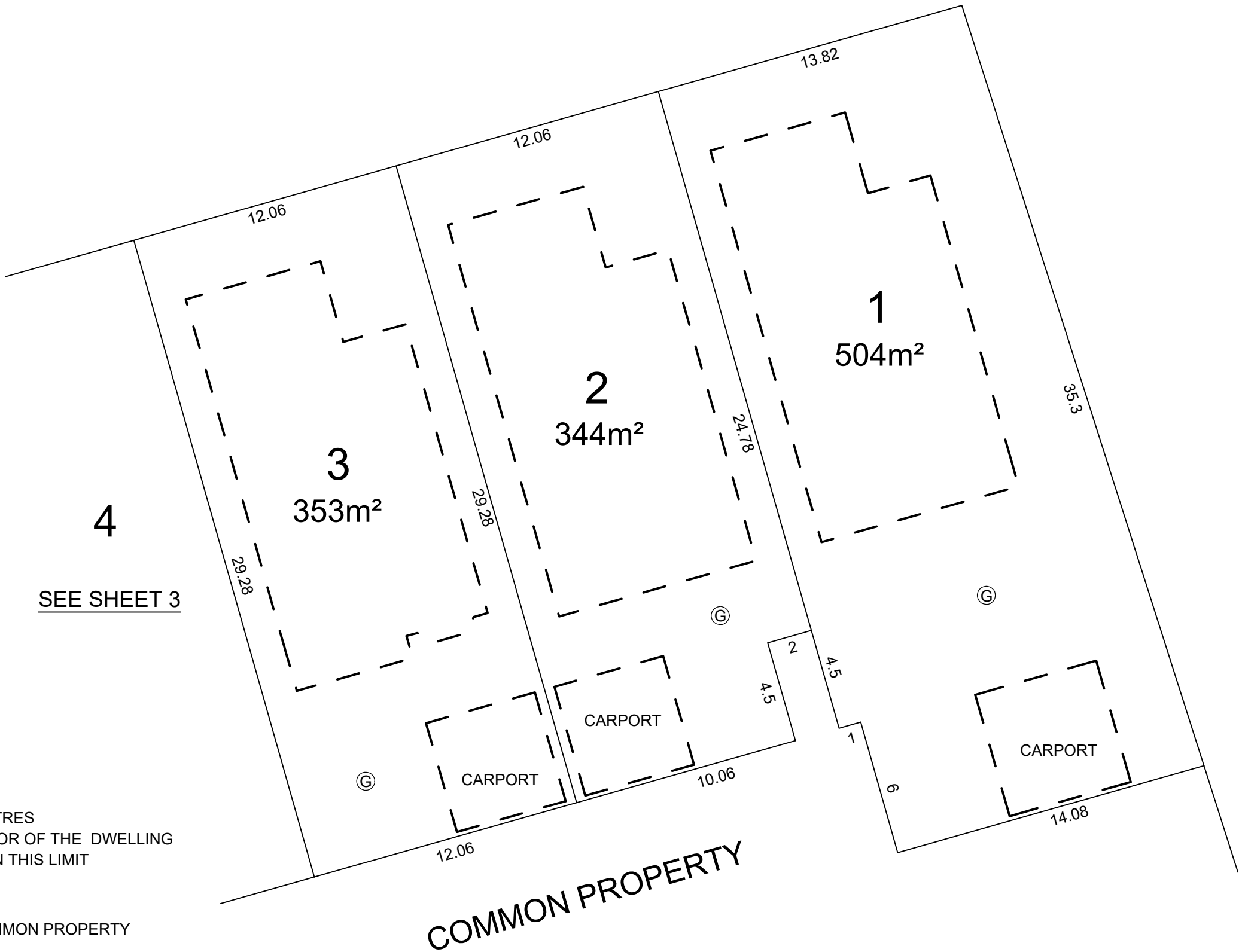
PLAN OF SUBDIVISION OF LOT 2 IN DP1257709

L.G.A. : BYRON
Locality: BYRON BAY



Reduction Ratio: 1:200
Lengths are in metres

Registered

FLOOR PLAN



NOTES

-  DENOTES 90°
-  DENOTES OPEN GARDEN SPACE

THE STRATUM OF LOTS 1 TO 6 ARE LIMITED IN HEIGHT TO 20 METRES ABOVE AND BELOW THE UPPER SURFACE OF THE GROUND FLOOR OF THE DWELLING SITUATED ON THEIR RESPECTIVE LOT, UNLESS COVERED WITHIN THIS LIMIT

THE STRUCTURE OF THE BUILDINGS INCLUDING WALLS, FLOORS, CEILINGS AND ROOFS FORMS PART OF THE LOT AND IS NOT COMMON PROPERTY EXCLUDING ANY COMMON SERVICE LINES

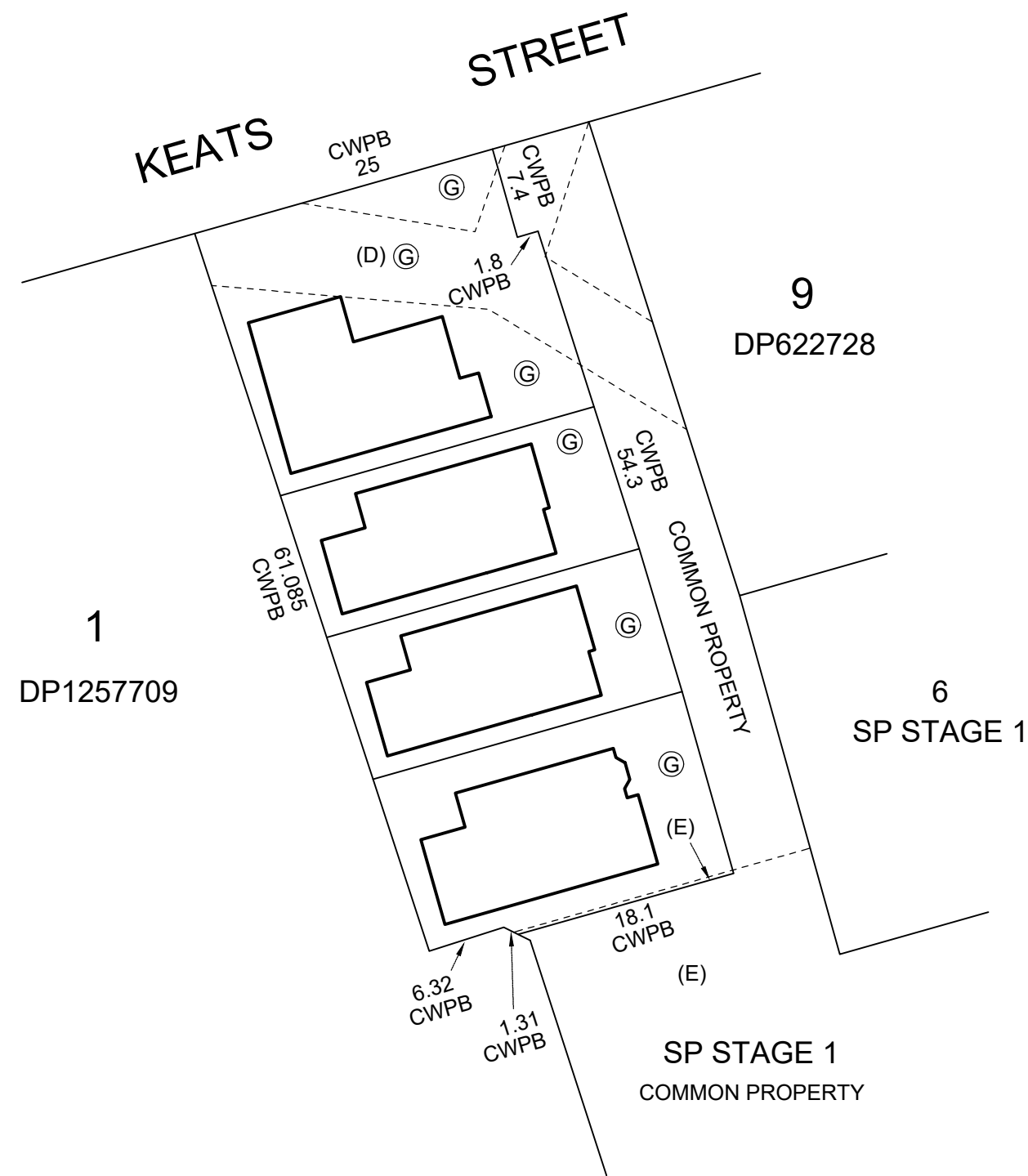
ANY SERVICES LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY
AREAS ARE APPROXIMATE

<div>Surveyor : ROBERT JOHN JACOB ARDILL PAYNE & PARTNERS</div> <div>Surveyors Ref : 10074SP01</div> <div>Date: 2020</div>	PLAN OF SUBDIVISION OF LOT 2 IN DP1257709	<div>L.G.A. : BYRON Locality: BYRON BAY</div> <div>Reduction Ratio: 1:200 Lengths are in metres</div>	Registered	
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0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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LOCATION PLAN

TWO STOREY TIMBER COTTAGES No.2-6



NOTES

- Ⓞ DENOTES OPEN GARDEN SPACE

CWPB DENOTES LOT IS COINCIDENT WITH THE PARCEL BOUNDARY
- (D) EASEMENT FOR DRAINAGE OF SEWAGE 6 WIDE & VAR (DP1257709)

(E) RESTRICTION ON THE USE OF LAND (NO.5) SITE (DP1257709)

Surveyor : ROBERT JOHN JACOB ARDILL PAYNE & PARTNERS	PLAN OF SUBDIVISION OF LOT 7 IN SP	L.G.A. : BYRON Locality: BYRON BAY	Registered	
Surveyors Ref : 10074SP02		Reduction Ratio: 1:500 Lengths are in metres		
Date: 2020				



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FLOOR PLAN



NOTES

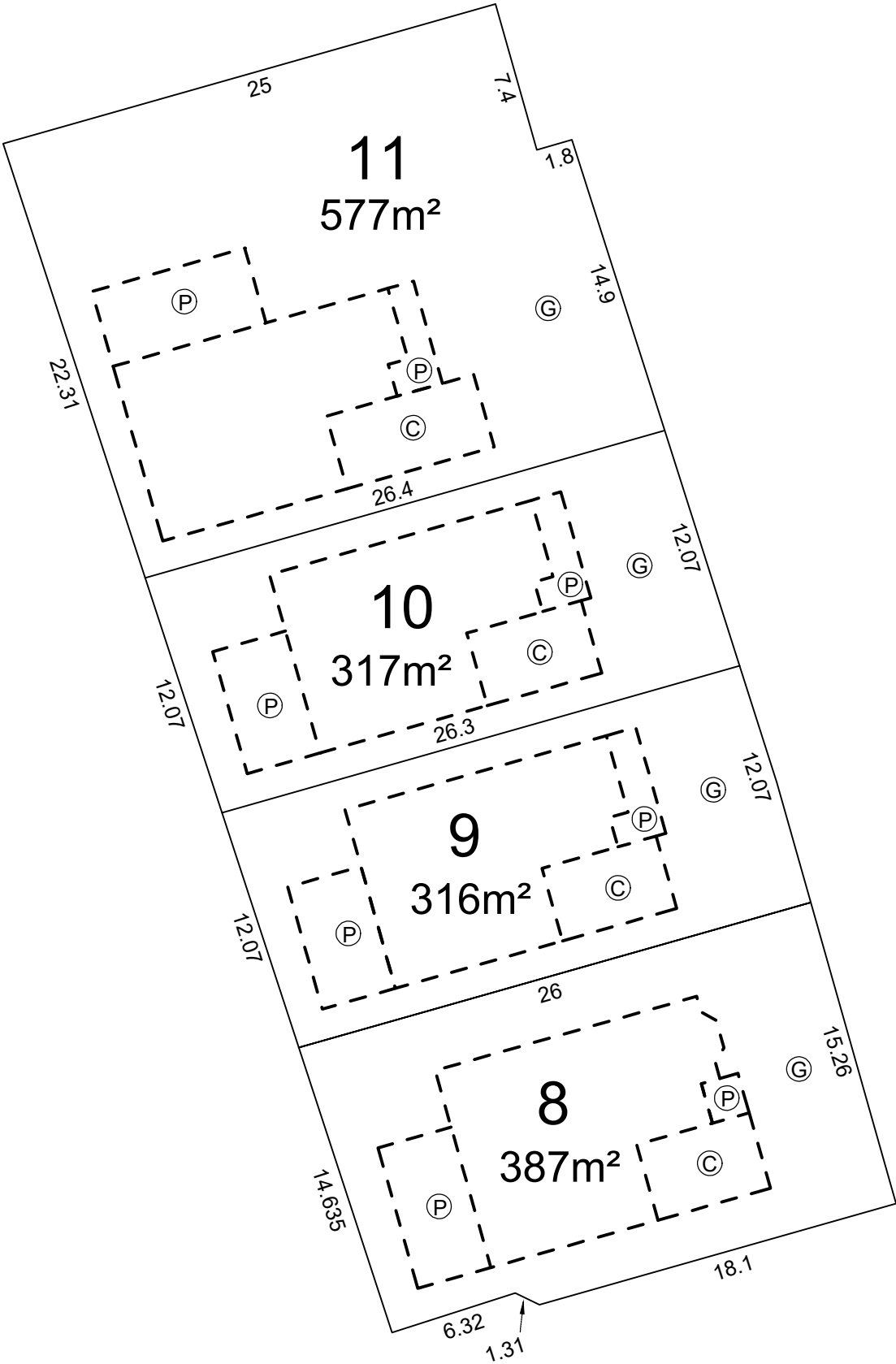
 DENOTES 90°

-  DENOTES CARPORT
-  DENOTES OPEN GARDEN SPACE
-  DENOTES PATIO / PORCH

THE STRATUM OF LOTS 8 TO 11 ARE LIMITED IN HEIGHT TO 20 METRES
ABOVE AND BELOW THE UPPER SURFACE OF THE GROUND FLOOR OF THE DWELLING
SITUATED ON THEIR RESPECTIVE LOT, UNLESS COVERED WITHIN THIS LIMIT

THE STRUCTURE OF THE BUILDINGS INCLUDING WALLS, FLOORS,
CEILINGS AND ROOFS FORMS PART OF THE LOT AND IS NOT COMMON PROPERTY
EXCLUDING ANY COMMON SERVICE LINES

ANY SERVICES LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY
AREAS ARE APPROXIMATE



<div>Surveyor : ROBERT JOHN JACOB ARDILL PAYNE & PARTNERS</div> <div>Surveyors Ref : 10074SP02</div> <div>Date: 2020</div>	<div>PLAN OF SUBDIVISION OF LOT 7 IN SP</div>	<div>L.G.A. : BYRON Locality: BYRON BAY</div> <div>Reduction Ratio: 1:300 Lengths are in metres</div>	<div>Registered</div>	
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0

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20

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50

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80

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100

110

120

130

140

150

Approved Form 8	Strata Development Contract	Sheet 1 of 15 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 6;
- upon registration of Stage 1 it is intended to create development lot 7

The development scheme as provided for in this Strata Development Contract will conclude on the date specified being 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.

1. The developer has the right to occupy the part of the common property described in order to carry out the proposed development; driveway and parking area.

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*.

Approved Form 8	Strata Development Contract	Sheet 2 of 15 Sheets
Registered:	Office Use Only	Office Use Only

Warranted Development – proposed development subject to a warranty

Stage 2

(a) Description of Development

Four detached two-storey residential dwellings in accordance with the Concept Plan and of materials and of a style consistent with the dwellings in Stage 1.

(b) Common Property Amenities

Roadways and carparking for Stage 2 will be constructed as part of Stage 1. No further roads or common property amenities are proposed.

(c) Schedule of Commencement and Completion

The Developer does not warrant when construction of Stage 2 will commence or when the lots included in Stage 2 will be fit for occupation.

(d) Schedule of Lots

Four (4) residential lots.

(e) Working Hours

7am to 6pm Monday to Saturday or in accordance with the requirements of Byron Shire Council DA10.2020.215.1 as amended.

(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 construction area will cover the development lot and will be adequately fenced from the common property. Access to the development lot will be from Keats Street and from the common property driveway and carpark. Construction vehicles may be parked within the four visitor carparking spaces and common property during development.

(g) Landscaping

Landscaping for Stage 2 will be of a style consistent with Stage 1 landscaping and completed in accordance with landscape plans approved by Byron Shire Council.

(h) Schedule of Materials and Finishes

The materials and finishes for Stage 2 will be of a style consistent with those used in Stage 1. The external walls will consist of Hardies Linea Board cladding and powder coated aluminium windows with Axent window trim. The roofing will consist of Stramit colorbond custom orb roof sheeting.

Approved Form 8	Strata Development Contract	Sheet 3 of 15 Sheets
Registered:	Office Use Only	Office Use Only

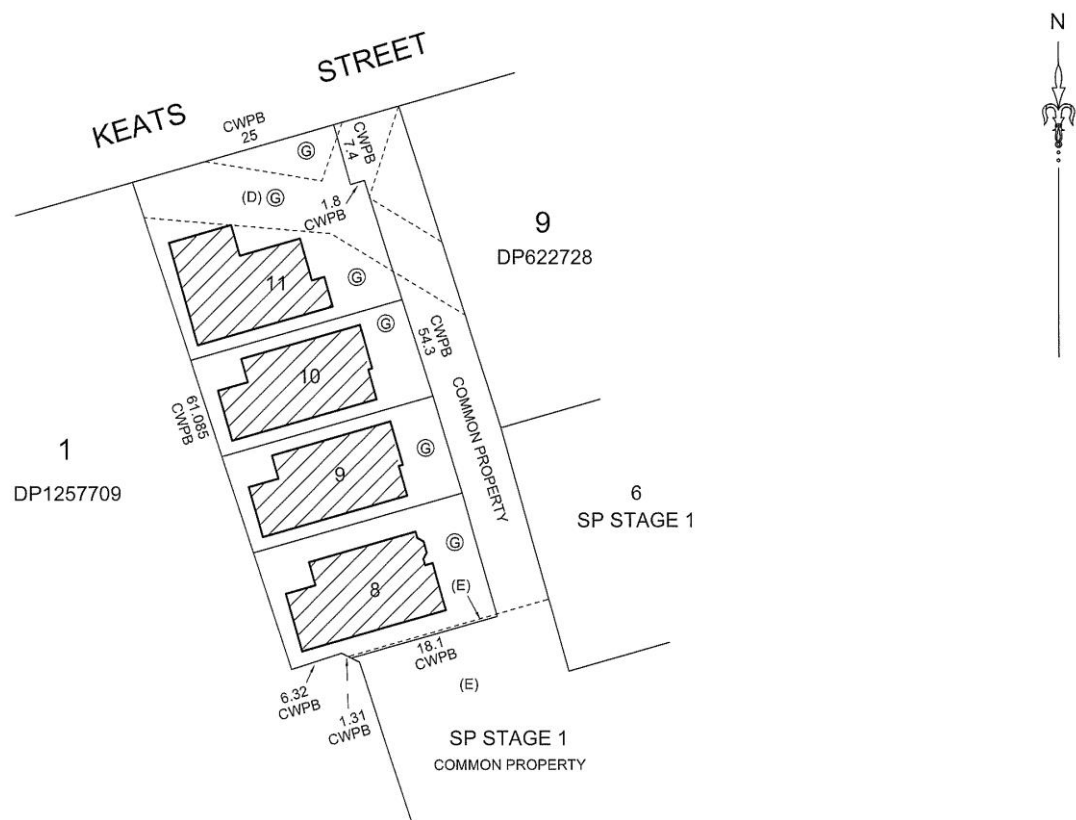
- (i) **Vertical Staging**
Not applicable.
- (j) **Contribution to Common Property Expenses**
The Developer and Registered Proprietor of the development lot shall not be liable for any common property expenses relevant to the development lot.
- (k) **Proposed By-Laws, Management Agreements, Covenants, Easements or Dedications**
Proposed By-Laws, Management Agreements, Covenants, Easement or Dedications in accordance with the requirements of Byron Shire Council or other relevant authorities.

Authorised Proposals – proposed development not subject to a warranty

There are no authorised proposals.

Approved Form 8	Strata Development Contract	Sheet 4 of 15 Sheets
Registered:	Office Use Only	Office Use Only

Concept Plan for Stage 2 subdivision of development lot 7.

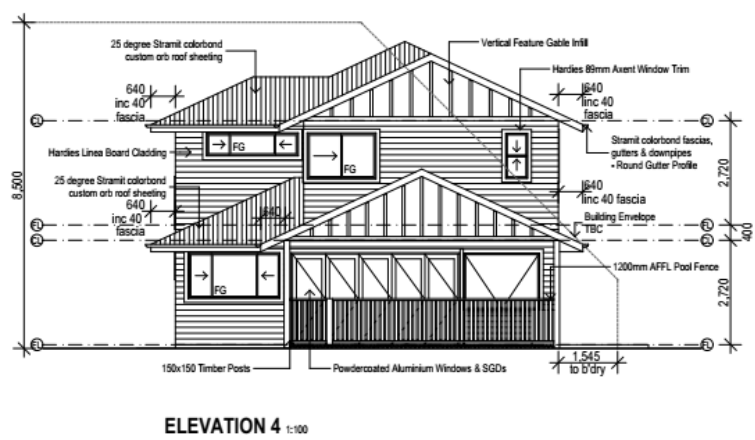
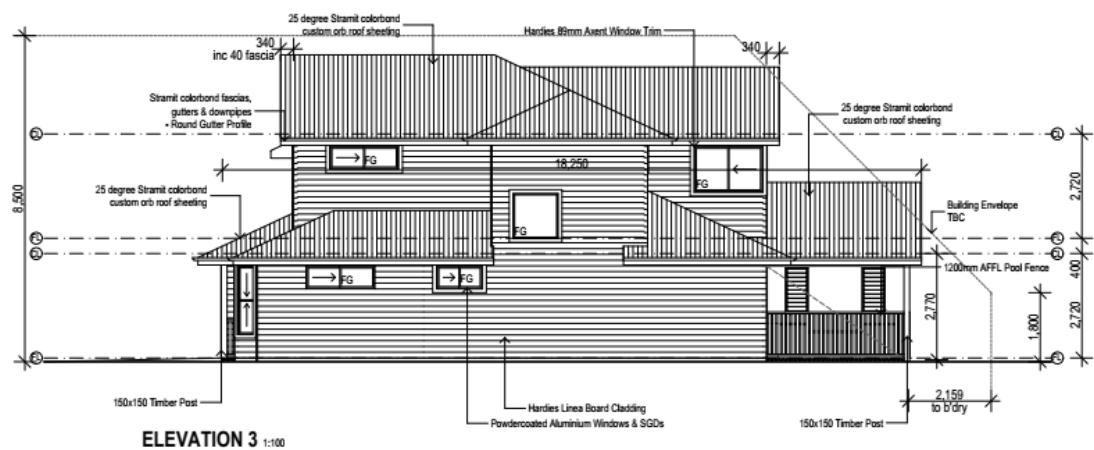


NOTES

- © DENOTES OPEN GARDEN SPACE
 CWPB DENOTES LOT IS COINCIDENT WITH THE PARCEL BOUNDARY
- (D) EASEMENT FOR DRAINAGE OF SEWAGE 6 WIDE & VAR (DP1257709)
 (E) RESTRICTION ON THE USE OF LAND (NO.5) SITE (DP1257709)

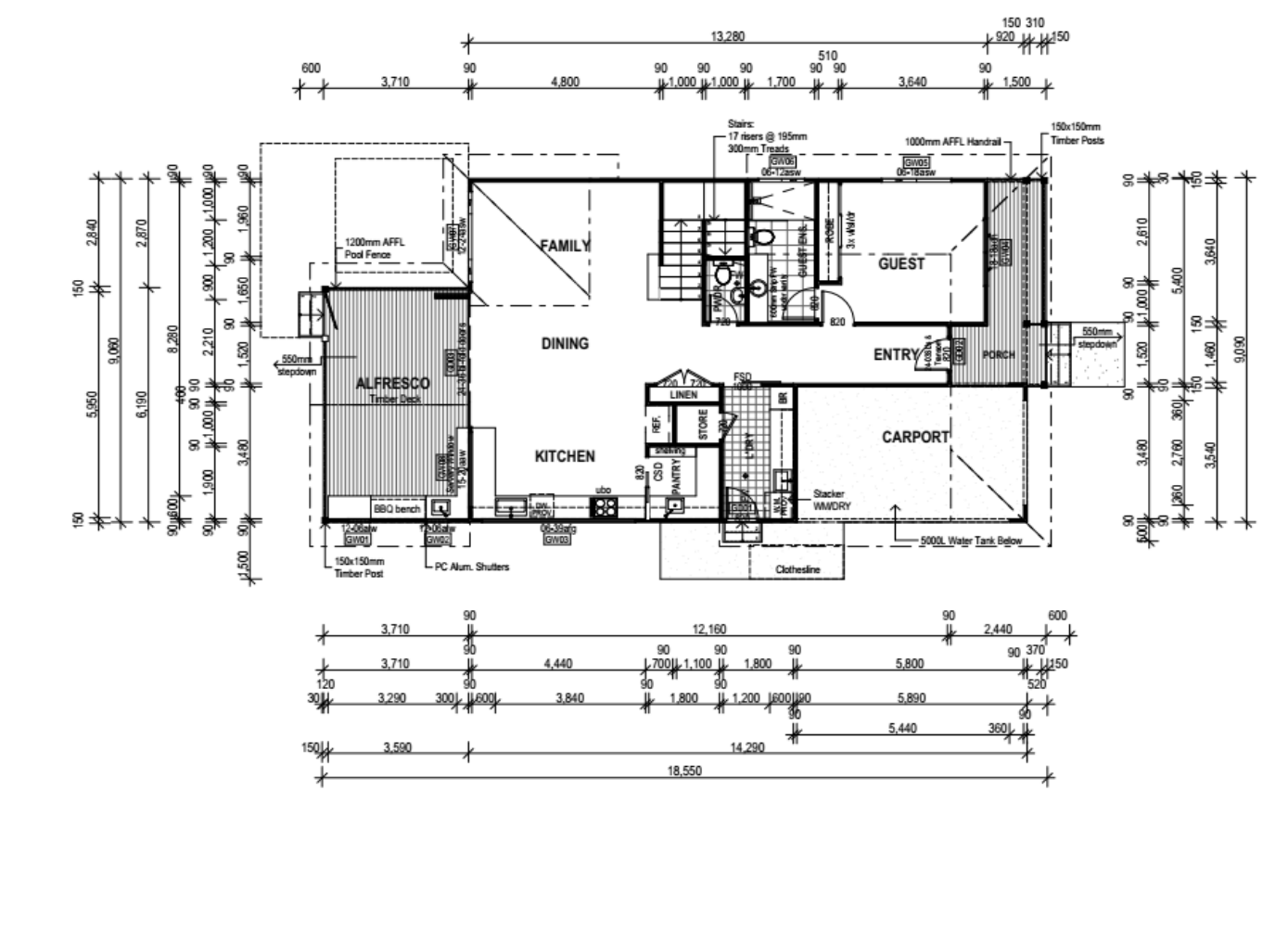
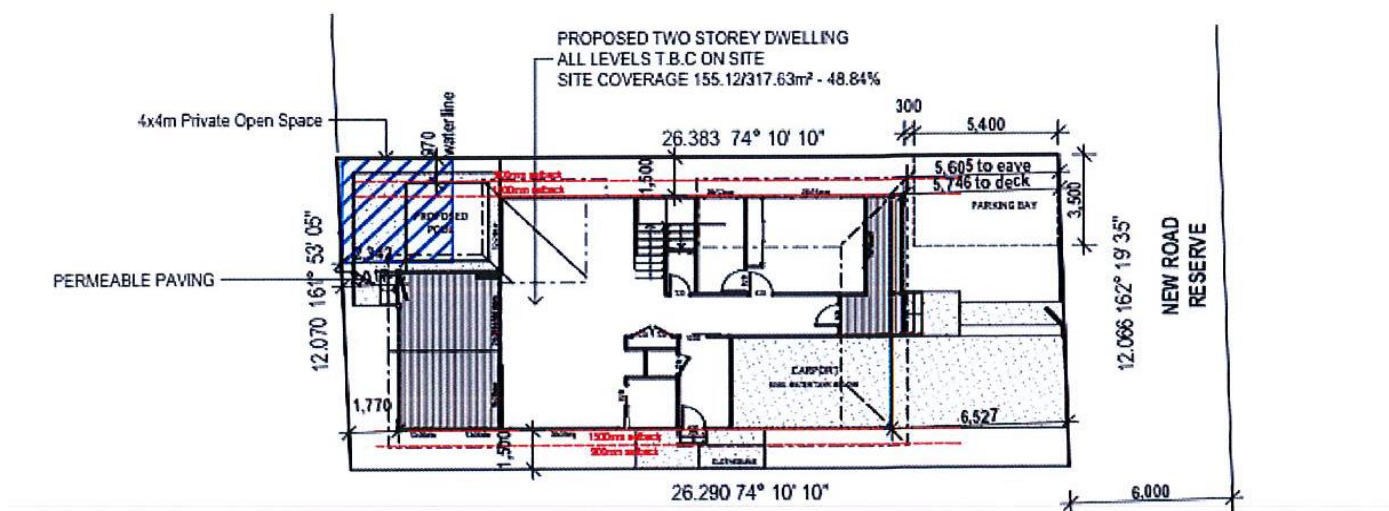
Approved Form 8	Strata Development Contract	Sheet 7 of 15 Sheets
Registered:	Office Use Only	Office Use Only

Concept Plan for Stage 2 subdivision of development lot 7.
Lot 8



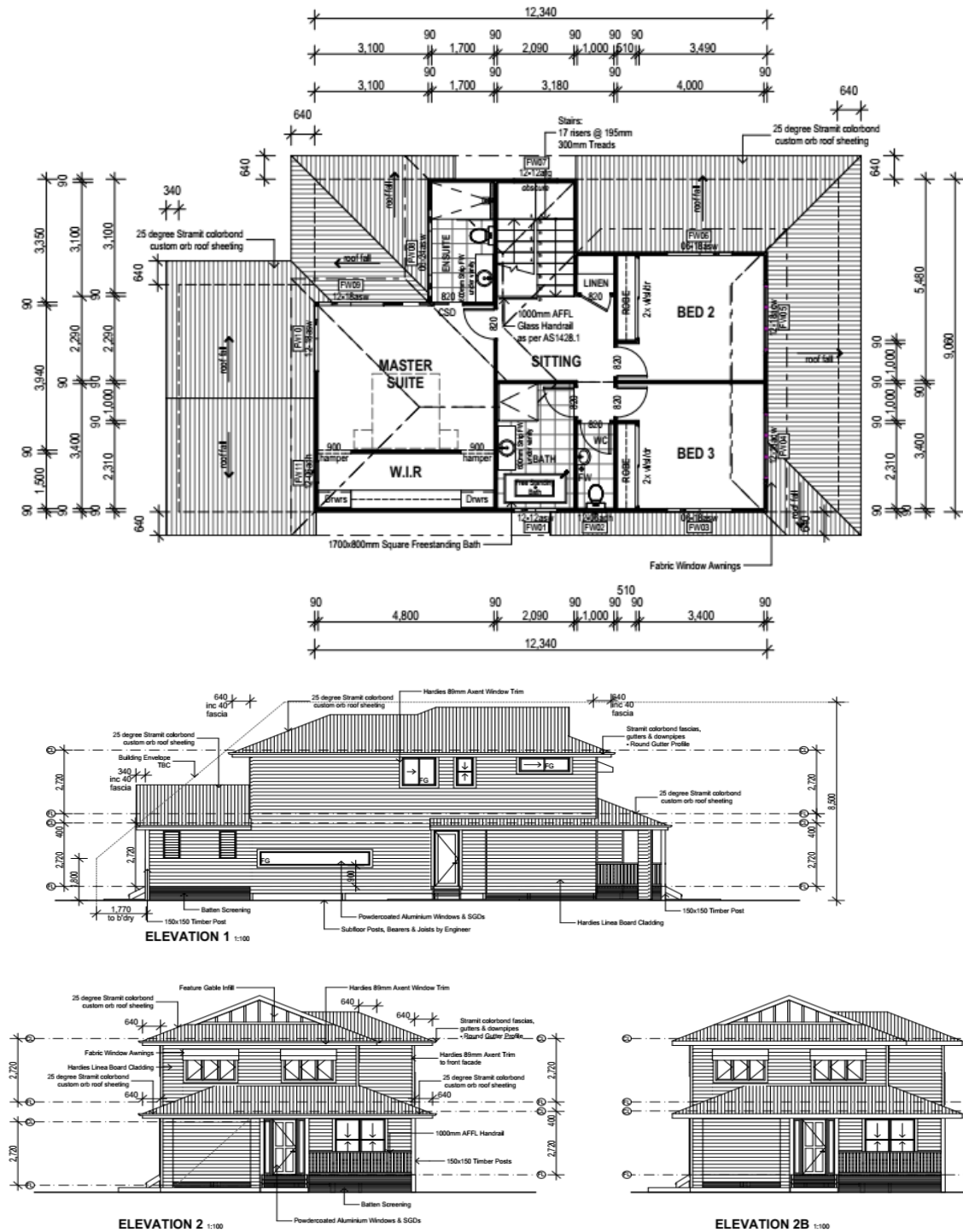
Approved Form 8	Strata Development Contract	Sheet 8 of 15 Sheets
Registered:	Office Use Only	Office Use Only

Concept Plan for Stage 2 subdivision of development lot 7.
 Lots 9 & 10



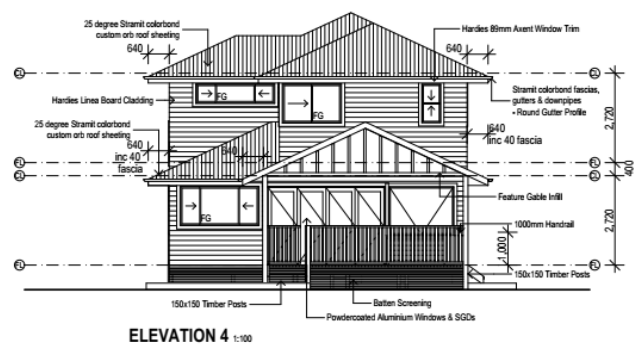
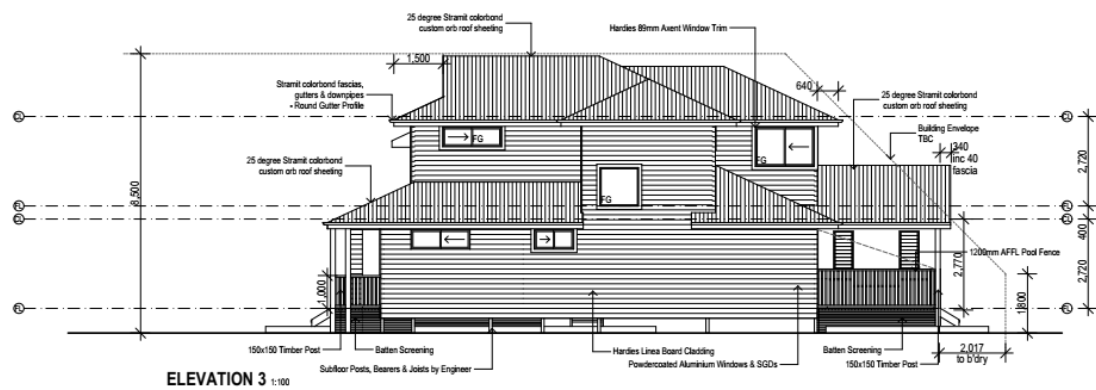
Approved Form 8	Strata Development Contract	Sheet 9 of 15 Sheets
Registered:	Office Use Only	Office Use Only

Concept Plan for Stage 2 subdivision of development lot 7.
 Lots 9 & 10



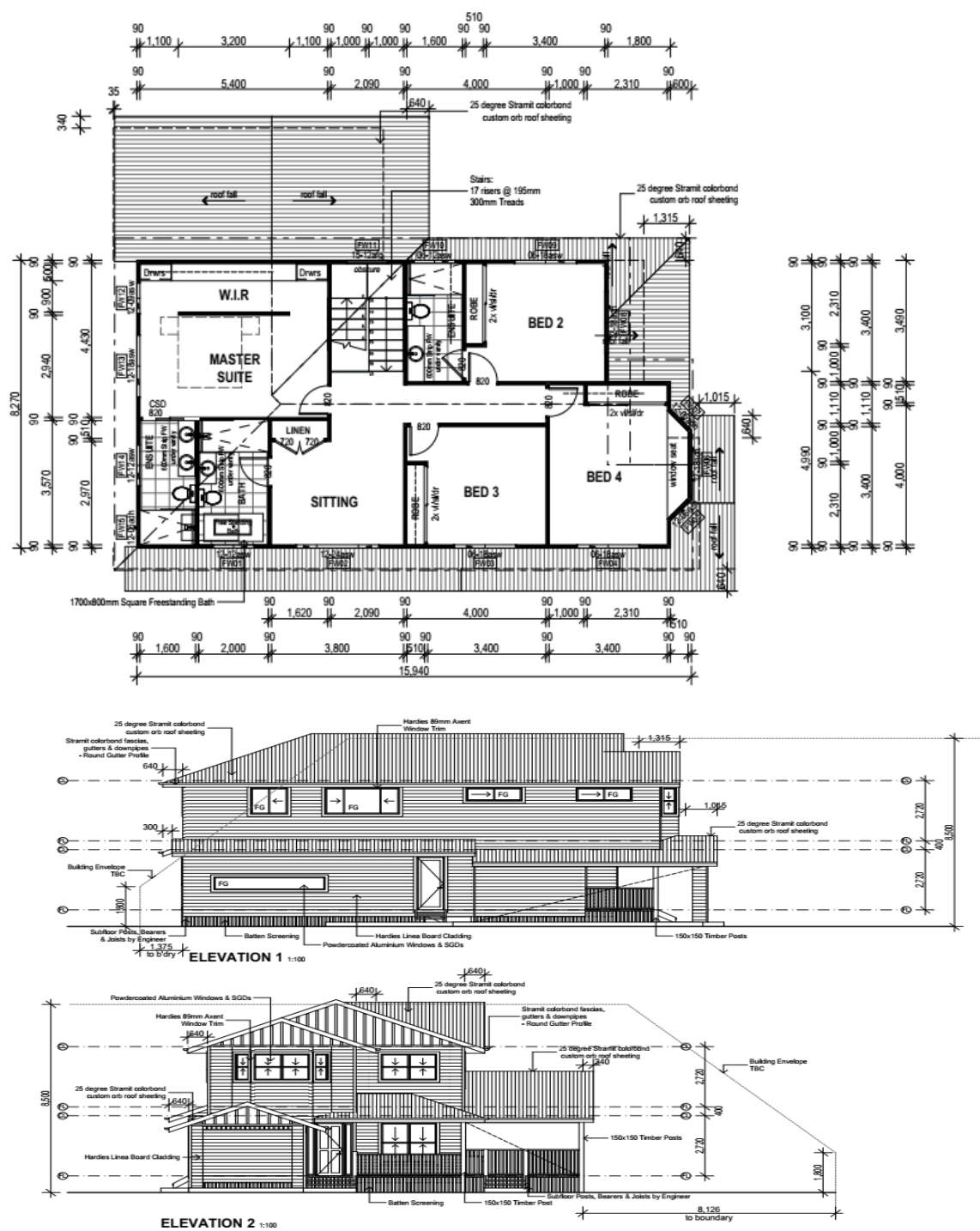
Approved Form 8	Strata Development Contract	Sheet 10 of 15 Sheets
Registered:	Office Use Only	Office Use Only

Concept Plan for Stage 2 subdivision of development lot 7.
Lots 9 & 10



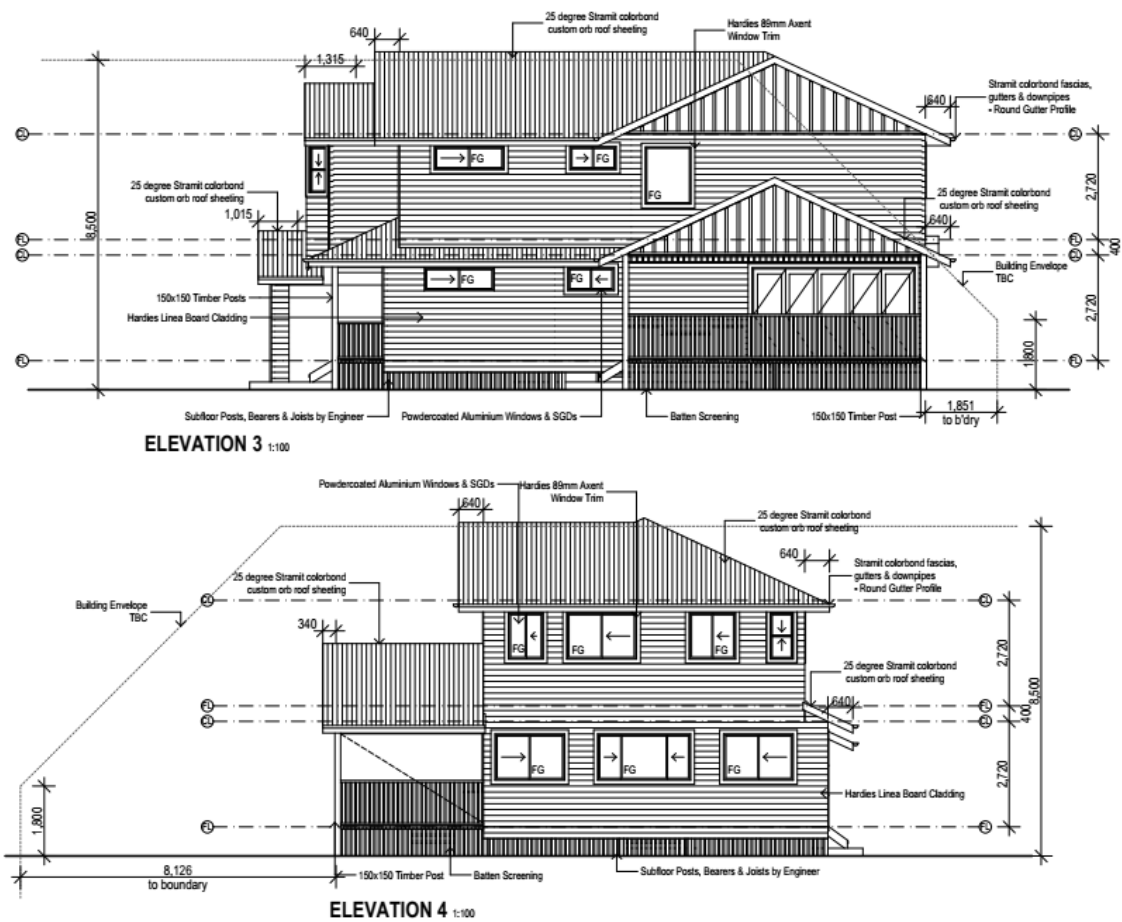
Approved Form 8	Strata Development Contract	Sheet 12 of 15 Sheets
Registered:	Office Use Only	Office Use Only

Concept Plan for Stage 2 subdivision of development lot 7.
Lot 11



Approved Form 8	Strata Development Contract	Sheet 13 of 15 Sheets
Registered:	Office Use Only	Office Use Only

Concept Plan for Stage 2 subdivision of development lot 7.
 Lot 11



Approved Form 8	Strata Development Contract	Sheet 14 of 15 Sheets
Registered:	Office Use Only	Office Use Only

Certificate of Planning Authority

The Planning Authority **BYRON SHIRE COUNCIL** 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 issues 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.

Date:

Certificate Reference:

Signed by:
Authorised Person

Signature:

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

Approved Form 8	Strata Development Contract	Sheet 15 of 15 Sheets
Registered:	Office Use Only	Office Use Only

Signatures, Consents, Approvals