

APPENDIX C DRAFT NEIGHBOURHOOD DEVELOPMENT CONTRACT

APPROVED FORM 27

COMMUNITY LAND DEVELOPMENT ACT 1989

NEIGHBOURHOOD DEVELOPMENT CONTRACT

WARNING

- 1 This contract contains details of a neighbourhood scheme that is proposed to be developed on the land described in it. 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 persons are advised of the possibility that the scheme may not be completed and may be terminated by Order of the Supreme Court.

- 2 This contract should 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 of the lot owners under the scheme.

- 3 Further particulars about the details of the scheme are available in:

- * Master Plan Approval MPA No. 05-0086 dated 22 August 2006 granted by the Minister of Planning, as amended from time to time;
- * Early Works Approval MPA No 08_0258 dated 14 July 2010 granted by the Planning Assessment Commission of NSW, as amended from time to time; and
- * Construction of Building 3 MPA No 10_0107 dated 17 January 2011, granted by the Planning Assessment Commission of NSW, as amended from time to time.

- 4 The terms of this contract are binding on the original proprietor and any purchaser, lessee or occupier of a lot in the scheme. In addition, the original proprietor covenants with the neighbourhood association and with the subsequent proprietors jointly and with each of them severally to develop the land the subject of the neighbourhood scheme in accordance with the Project Approval as modified or amended from time to time with the consent of the Approval Authority.
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PART 1

DESCRIPTION OF DEVELOPMENT

1. DESCRIPTION OF LAND

Lots 2-13 in the neighbourhood plan registered with this development contract.

2. AMENITIES

There are no amenities proposed within the neighbourhood scheme.

3. THEME AND ARCHITECTURAL DESIGN

The development will provide an innovative new housing style which will provide flexibility to satisfy the needs of various generations.

The dwellings to be constructed on the land will be of a similar style and constructed of similar materials and finishes. Architectural guidelines applying to the dwellings to be constructed are to be those adopted by under the community management statement registered with DP270729.

4. LANDSCAPING

Landscaping will be generally in accordance with the approved landscaping plan forming part of Project Approval MP 10_0107, being plan number DA-1021-02 prepared by Sturt Associates, as modified from time to time.

Front fencing will be constructed and finished generally in accordance with plan number A-3008 (overall street elevations) prepared by PTW Architects forming part of Project Approval MP 10_0107, as modified from time to time.

5. PICTORIAL REPRESENTATION

On the date of this development contract the erection of all dwellings is substantially completed for the 12 lots as depicted in plan number A-3008 (overall street elevations) prepared by PTW Architects forming part of Project Approval MP 10_0107, as modified from time to time.

PART 2

ORIGINAL PROPRIETOR'S RIGHTS AND UNDERTAKINGS

During the development, the original proprietor has the following rights relating to the ingress, egress, movement and parking of vehicles to, from and on the parcel during development and the permitted uses of neighbourhood property.

- development activities of a nature as disclosed in the community management statement and pursuant to restricted property by-laws in the community management statement and the neighbourhood management statement. The construction and access zones are the whole of the neighbourhood parcel as shown on the neighbourhood plan. Access to and from the neighbourhood parcel (including the lot 1 neighbourhood property to complete the landscaping if required and lots 2-13 being the townhouses) will be via community property accessways restricted in favour of the developer under a developer's restricted property law.
- working and access hours as permitted under the terms of condition D11 of Project Approval MP 10_0107, which are between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays (as modified from time to time).
- carry out during permitted working and access hours all necessary landscaping works, services works and construction works.

The original proprietor undertakes not to cause any unreasonable inconvenience to the proprietors of lots in the scheme and to repair without delay any damage caused to association property by development activities.

PART 3

SIGNATURE, CONSENTS, APPROVALS

DATED day of 2012

Execution by the Original Proprietor:

EXECUTED by **KARIMBLA PROPERTIES**)
(**NO. 9**) **PTY LTD (ACN 102 955 635)** in)
accordance with section 127 of the)
Corporations Act:

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Signature of Director

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Signature of Director/Secretary

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Name of Director

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Name of Director/Secretary

Certificate of Approval

It is certified:

- (a) that the Approval Authority has approved the development described in Major Project Approval No MP10_0107 dated 17 January 2011 as amended from time to time;
- (b) that the terms and conditions of this development contract are not inconsistent with that Project Approval.

Date: 21/3/12

Signature on behalf of Approval Authority 