

# **APPLICANT'S FINAL PUBLIC BENEFIT OFFER IN CONNECTION WITH A DEVELOPMENT APPLICATION**

**This is an offer by:** Trustees of the Roman Catholic Church for the Archdiocese of Sydney on behalf of Sydney Catholic School ABN 40 938 125 422 (the Applicant)

**For:** Construction of an educational establishment to cater for 2,480 students, associated landscaping, open space and public domain works.

**At:** 125-165 Tenth Avenue and 140-170 Eleventh Avenue, Austral – The land legally described as Lot 810 DP2475; Lot 811 DP2475; Lot 812 DP2475; Lot 839 DP2475; Lot 840 DP2475; Lot 841 DP2475; Lot 842 DP2475; Lot 1 DP1232692; Lot 2 DP1232692 (the site)

The general nature and extent of the provision to be made under the offer are as follows:

1. Construction of half width portion of Eleventh Avenue which fronts Liverpool Council's regional park on Eleventh Avenue - noted as LR37 in the Liverpool Contributions Plan 2014 Austral and Leppington North Precincts October 2014.
2. Construction of the civil works required to deliver the half width portion of Eleventh Avenue including but not limited to footpaths, landscape islands, kerb and gutter, asphalt roads, line markings, and road and street signage as generally shown on the Concept Road Design plans prepared by Warren Smith & Partners.
3. Construction of road widening on Fourth Avenue, Tenth Avenue and Eleventh Avenue along the site frontages to provide a total of four lanes, indented bus bays and turning bays and including but not limited to footpaths, landscape islands, kerb and gutter, asphalt roads, line markings, and road and street signage as generally shown on the Concept Road Design plans prepared by Warren Smith & Partners.
4. Construction of traffic signals and related services at the intersections of Fourth Avenue with Eleventh Avenue to cater for traffic flows and pedestrian connectivity as generally shown on the Concept Road Design plans prepared by Warren Smith & Partners.
5. Construction of traffic signals and related services at the intersections of Fourth Avenue with Tenth Avenue to cater for traffic flows and pedestrian connectivity as generally shown on the Concept Road Design plans prepared by Warren Smith & Partners.

6. Construction of traffic signals and related services at the intersection of Edmondson Avenue with Eleventh Avenue as generally shown on the Concept Road Design plans prepared by Warren Smith & Partners.
7. Construction of traffic signals and related services at the intersection of Edmondson Avenue with Tenth Avenue as generally shown on the Concept Road Design plans prepared by Warren Smith & Partners.
8. Excision of 3,314sqm of land area from the site and dedication to Liverpool City Council for the purposes of a road widening, footpath, public domain works and intersection upgrades following construction of the works nominated in points 3-7 above.

The works described above are outlined in the cost estimate prepared by Wilde and Woollard. The table below provides further details of the material public benefits to be delivered:

Package of Public Benefits	Value (Exc. GST)
Dedication of land for road widening (3,314sqm)	\$350 x 3,314sqm = \$1,160,000
<ul style="list-style-type: none"> <li>a) Construction of half width portion of Eleventh Avenue</li> <li>b) Construction of road widening on Fourth Avenue, Tenth Avenue and Eleventh Avenue</li> <li>c) Construction of traffic signals at Fourth Avenue with Eleventh Avenue</li> <li>d) Construction of traffic signals at Fourth Avenue with Tenth Avenue</li> <li>e) Construction of traffic signals at Edmondson Avenue with Eleventh Avenue.</li> <li>f) Construction of traffic signals at Edmondson Avenue with Tenth Avenue.</li> </ul>	To be agreed with Council

**Terms of Offer:**

- 1) Material public benefits comprised of:
  - a) Construction of half width portion of Eleventh Avenue value to be agreed with Council.
  - b) Construction of road widening on Fourth Avenue, Tenth Avenue and Eleventh Avenue including but not limited to footpaths, landscape islands, kerb and gutter, asphalt roads, line markings, and road and street signage value to be agreed with Council.
  - c) Construction of traffic signals at Fourth Avenue with Eleventh Avenue value to be agreed with Council.
  - d) Construction of traffic signals at Fourth Avenue with Tenth Avenue value to be agreed with Council.
  - e) Construction of traffic signals at Edmondson Avenue with Eleventh Avenue value to be agreed with Council.
  - f) Construction of traffic signals at Edmondson Avenue with Eleventh Avenue value to be agreed with Council.
  - g) Dedication of land for road widening (3,314sqm) valued at **\$1,160,000**
- 2) The excess contribution value of the 'other material public benefits' offered under paragraph 1 above are to be offset against the total Section 7.11 Developer Contributions required for this application, as calculated in accordance with the rates outlined in Liverpool Contributions Plan 2014 Austral and Leppington North Precincts October 2014.

It is intended that should development consent be granted, this offer will be consolidated into a Planning Agreement with the Council. The agreement will comply with the requirements of the Environmental Planning and Assessment Act and Regulations, and contain mechanisms for completion of any works and / or land dedication. The Planning Agreement may be registered on the title of the site by the Registrar-General.

Name of Applicant:

Signature of Applicant:

Date:

## ANNEXURES

1. Preliminary Road Design prepared by Warren Smith & Partners
2. Public Benefit Works – Area Plan prepared by Munns Sly Moore
3. Land Valuation prepared by Urbis



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1. Use figured dimensions. Do not scale from drawings.
2. All dimensions are in millimetres, except levels and drawings to scale of 1:500 and smaller, which are given in metres.
3. Drawings to be read in conjunction with specifications and/or schedules.
4. Contractor to verify all dimensions and levels on site prior to commencing any work or making of shop drawings, and seek instructions if any discrepancies are found.

[illegible]

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INSPIRING SPIRITS AND MINDS

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PROJECT  
ST ANTHONY OF PADUA  
MASTERPLAN

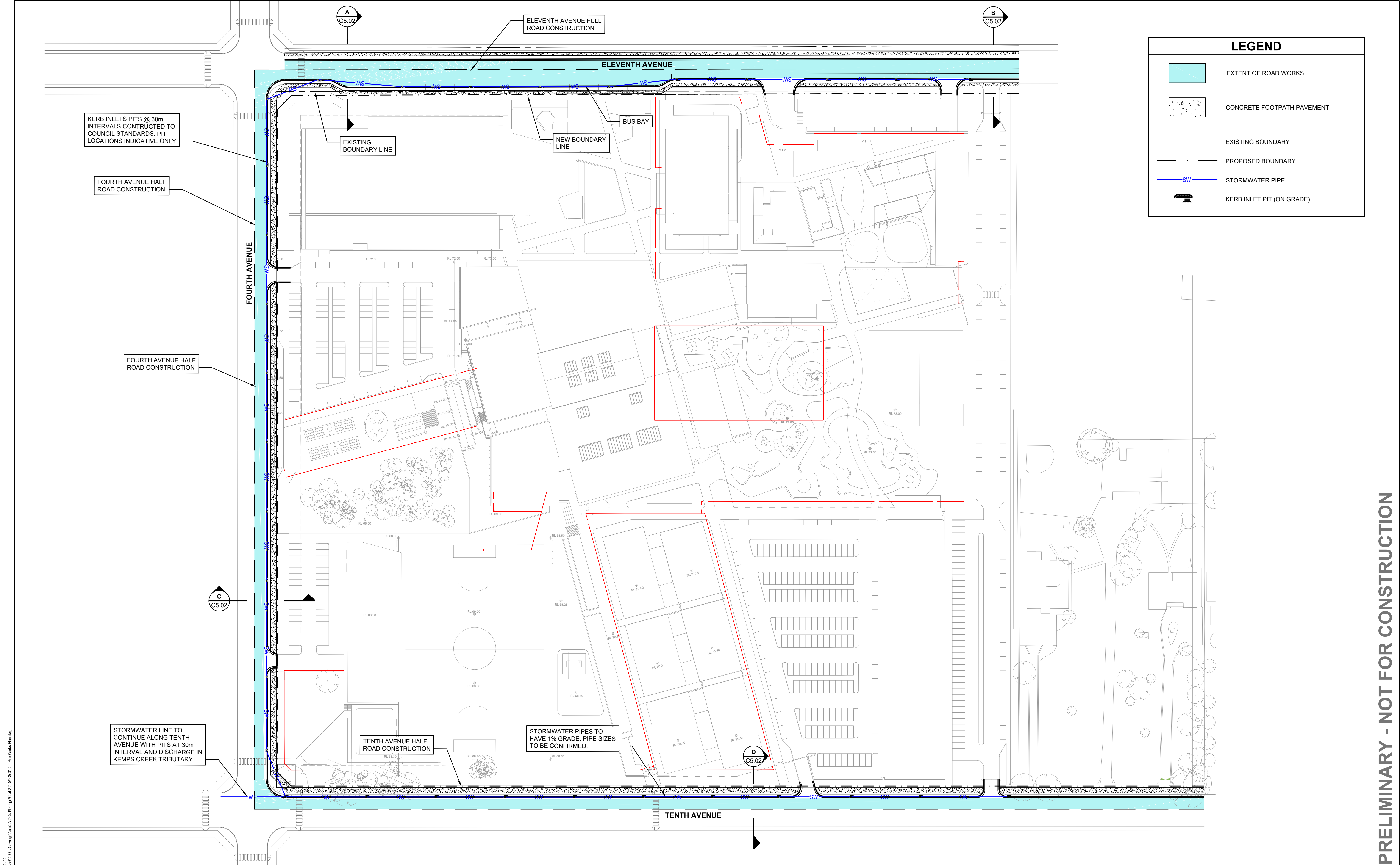
BLOCK	XXXX	SECTION	XXXX	SUBURB	XXXX
DATE	FILE				
DRAWN	CHECKED		VERIFIED		
STATUS	FOR INFORMATION				

SCALE 1:1000 @ A1 / 1:2000 @ A3

NORTH

PROJECT NO. 4032  
DRAWING NO. DA005A  
REVISION 1





PRELIMINARY - NOT FOR CONSTRUCTION

DO NOT SCALE FROM DRAWINGS. CHECK & VERIFY ALL DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF ANY WORK.

THIS DRAWING IS NOT TO BE COPIED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM WARREN SMITH AND PARTNERS.

**NORTH**

12.5 0 5 10 15 20 25m

PLAN SCALE 1:750 A1 SHEET

REVISION	AMENDMENT	DATE	REVISION	AMENDMENT	DATE
1	DEVELOPMENT APPLICATION	25/08/18			
2	DEVELOPMENT APPLICATION	19/07/18			

CLIENT

**SYDNEY CATHOLIC SCHOOLS**

PROJECT

**ST ANTHONY OF PADUA CATHOLIC SCHOOL**

PREPARED BY

**Warren Smith & Partners**

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TITLE				
OFF SITE WORKS PLAN				
SCALE	DRAWN	DESIGNED	CHECKED	APPROVED
AS SHOWN	M.CZ.	N.M.	L.Sh.	M.C.
JOB No.		DRAWING No.		ISSUE
5914000		C5.01		2
DATE		STATUS		
MARCH 2018		DEVELOPMENT APPLICATION		





# **VALUE ASSESSMENT**

**125-165 TENTH AVENUE &  
140-170 ELEVENTH  
AVENUE, AUSTRAL, NSW  
2179**

19 SEPTEMBER 2018  
SREA-P213  
FINAL  
PREPARED FOR ST ANTHONY OF PADUA CATHOLIC SCHOOL

**URBIS**

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Senior Valuer	Cehade Sakr
QA Verifier	Russell McKinnon – Director & Valuer
Project Code	SREA-P213
Report Version	Final
Report Issued	19 September 2018

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# EXECUTIVE SUMMARY

125-165 Tenth Avenue & 140-170 Eleventh Avenue, Austral NSW 2179	
Instructing Party	Elizabeth D'Olier - St Anthony of Padua Catholic School c/o Pepper Group Limited
Reliant Party / Applicant	St Anthony of Padua Catholic School ("Applicant")
Registered Proprietor	The Trustees of the Roman Catholic Church for the Archdiocese of Sydney
Purpose of Report	To inform the Applicant of Property Value as part of a proposed Voluntary Planning Agreement between the Applicant and Liverpool City Council ("Council")
Interest Valued	Freehold subject to vacant possession.
Brief Description	<p>This report has been prepared to assess the current Market Value of land proposed to be dedicated to council ("Land Dedication Portion") likely for future road widening, currently forming part of 125-165 Tenth Avenue &amp; 140-170 Eleventh Avenue, Austral NSW 2179 ("Subject Property").</p> <p>The subject property is located at Austral in south-west Sydney, forming an L-shaped site with three (3) street frontages being Fourth Avenue to the west, Tenth Avenue to the south and Eleventh Avenue to the north. The property is located approximately three (3) kilometres north of Leppington Train Station.</p> <p>The subject property is located within the Austral and Leppington North Precinct, a land release area which has been rezoned by the NSW Government as part of the South West Priority Growth Area. The area is currently undergoing transition from a large lot semi-rural residential area to a low and medium density residential locality.</p> <p>Nine (9) amalgamated lots form the subject property, with a total site area of 109,240 square metres. The nine (2) lots are legally identified as Lots 1 &amp; 2 in Deposited Plan 2475 and Lots 810-812 &amp; 839-842 in Deposited Plan 1232692.</p> <p>St Anthony of Padua Catholic School currently occupies Lots 811 and 812 also known as 140 Eleventh Avenue. The campus currently accommodates students from Kindergarten to Year 1 and contains: a single storey prefabricated classroom and single storey classroom building used as an early learning centre and kindergarten; an outdoor playground and grass area; and an at-grade carpark comprising 37 car parking spaces.</p> <p>The site also contains a number of single and two (2) storey detached dwelling houses. The western portion of the site is vacant with grass paddocks and scattered vegetation.</p> <p>The Council granted development consent (DA465/2016) on 25 October 2016 for demolition of existing structures, site works, lot consolidation and construction of two (2) classroom buildings for the purpose of an educational establishment (primary school), and the construction of one (1) administration building on Lots 811 and 812. Construction works relating to this approval are currently underway.</p> <p>The Applicant has indicated that the Land Dedication Portion is for future road widening and has a total site area of 3,314 square metres. A '<i>Site Boundaries Road Reserve Line Plan (Revision 1)</i>' prepared by Munns Sly Moore Architects, undated which outlines the site areas along the Fourth Avenue, Tenth Avenue and Eleventh Avenue boundaries.</p>



	<p>The subject property is identified as having two (2) zonings. The majority of the site is identified as R2 Low Density Residential, with a small section on the south-eastern corner of the site being zoned R3 Medium Density Residential under State Environmental Planning Policy (Sydney Region Growth Centres) 2006. We note that the residential zoning allows for redevelopment for predominantly low density residential, which reflects the “highest and best use” of the subject property.</p> <p>The Land Dedication Portion is zoned R2 Low Density Residential.</p>
Site Area “before” Dedication	109,240 square metres
Site Area “after” Dedication	105,926 square metres
Land Dedication Portion	3,314 square metres
Valuation Approach	Direct Comparison Methodology (“Before” and “After” Valuation Approach).
Valuation	<p>\$1,160,000 – Exclusive of GST</p> <p>(\$350 per square metre of site area proposed to be dedicated).</p>
The above is an executive summary only and should be read in the context of the whole report.	

# 1. INTRODUCTION

## 1.1. INSTRUCTIONS

Urbis Valuations Pty Limited (Urbis) has prepared this valuation report in accordance with our standard Terms of Agreement and the instructing party's written instructions, as summarised below:

Item	Description
Instructing Party:	St Anthony of Padua Catholic School c/o Pepper Group Limited
Contact:	Elizabeth D'Olier, Senior Project Manager - Pepper Group Limited
Date of Instruction:	4 September 2018

A copy of our instructions is attached at **Appendix A**.

## 1.2. PURPOSE OF VALUATION

The purpose of this valuation report is to provide our opinion of Market Value for the Freehold Interest in the portion of land at the property identified as **125-165 Tenth Avenue & 140-170 Eleventh Avenue, Austral, NSW 2179** proposed to be dedication to council ("Land Dedication Portion"), subject to Vacant Possession at **19 September 2018**.

The valuations detailed above are to be issued to and relied upon by St Anthony of Padua Catholic School ("Applicant") to inform the Applicant of Property Value as part of a proposed Voluntary Planning Agreement between the Applicant and Liverpool City Council ("Council") for a proposed development at 125-165 Tenth Avenue & 140-170 Eleventh Avenue, Austral, NSW 2179.

This valuation cannot be used for any other purpose.

Our valuation has been prepared in accordance with the Australian Property Institute's (API) Valuation Standards and Guidance Notes.

## 1.3. BASIS OF VALUATION

The valuation has been completed in accordance with the following definition of Market Value as defined by the International Valuations Standard Committee (IVSC) and approved by the Australian Property Institute (API):

*"Market Value" is the estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.*

## 1.4. DATE OF INSPECTION

19 September 2018.

## 1.5. DATE OF VALUATION

19 September 2018.

## 1.6. SOURCES OF INFORMATION

In preparing this valuation report we have received the following documentation from the instructing party:

- Site Boundaries Road Reserve Line Plan (Revision 1) prepared by Munns Sly Moore Architects, undated;
- Masterplan Flood Assessment prepared by GRC Hydro dated July 2018; and
- Bushfire Protection Assessment prepared by Eco Logical Australia dated July 2018.

Although we have no reason to doubt the validity of the information provided to us, and we have relied on this information in good faith, we are unable to state with certainty that the information upon which we have relied is consistent with the contractual arrangements between the relevant parties.

In referring to sales and/or rental information as detailed within this report, we have relied on a range of external sources including publicly available information (newspapers, statements by public companies), subscription to information databases and information generally provided verbally by others such as estate agents, property managers, property valuers and consultants. In many instances, we have not had access to the original source material such as contracts of sale or signed leases

## 1.7. DISCLAIMERS

### Third Party

We advise that this report and valuation is only for the use of the party to whom it is addressed, and no responsibility or liability is accepted to any third party for the whole or any part of its contents.

### Pecuniary Interest

We confirm that neither Urbis nor the signatories to this report have any pecuniary interest that could reasonably be regarded as being capable of affecting that person's ability to give an unbiased opinion of value, or that would conflict with a proper valuation of the property. We advise that this position will be maintained until the purpose for which this valuation is being obtained is completed.

### Limited Liability

Urbis Valuations Pty Ltd operates under the Australian Property Institute Limited Liability Scheme which is a scheme approved under Professional Standards Legislation.

### Market Movement

We are required to advise that in accordance with the Australian Property Institute Valuers Limited (APIV), this valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon after the date of the valuation.

Without limiting the generality of the above, we do not assume any responsibility or accept any liability in circumstances where this valuation is relied upon after the expiration of 90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on valuation.

However, in the context of the above the APIV reiterates that it should be recognised that the 90-day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.

## **Goods and Services Tax – General Application**

The valuation assessments contained herein have had consideration to the effects of the Goods and Services Tax (GST). We note, however that the issue of taxation is outside our area of expertise and accordingly we recommend independent advice be sought in relation to this matter from a qualified professional.

In our opinion, the subject property is most likely to be defined as either a 'going concern' or the purchaser is entitled to claim an input tax credit under the relevant provisions of current GST legislation.

Accordingly, a hypothetical sale of the interest valued herein is assumed to be GST free and our valuation is exclusive of any GST. Urbis takes no responsibility for the liability or otherwise for the payment of GST on an assumed sale of the interest valued herein.

In addition, any market rentals, passing rentals from existing leases and outgoings amounts are also assumed to be exclusive of GST unless stated to the contrary.

## **Inclusions and Exclusions**

Our valuation includes those items that form part of the building service installations such as heating and cooling equipment, sprinklers, lighting, etc., that would normally pass with the sale of the property, but excludes all items of plant, machinery, equipment, partitions, furniture and other such items which may have been installed (by the occupant) or are used in connection with the business undertaken within the property.

## **Qualifications**

This valuation is provided subject to the assumptions, qualifications and limitations detailed throughout this report.

## 2. LOCATION

The subject property is located within the Austral and Leppington North Precinct, a land release area which has been rezoned by the NSW Government as part of the South West Priority Growth Area. The area is currently undergoing transition from a large lot semi-rural residential area to a low and medium density residential locality.

The site is surrounded by the following:

- To the north on the opposite side of Twelfth Avenue is Craik Park which comprises tennis courts and grass playing fields used by Western Blues Little Athletic Centre. Further to the north at the intersection of Fifteenth Avenue and Edmondson Avenue is land proposed for the Austral Local Centre which will comprise a mix of retail, commercial and community uses. Austral Local Centre will be an important Town Centre with a planned community centre, Town Square and Town Park
- To the south is land zoned low density residential under the Growth Centres SEPP. Further to the south (approximately 3km) is Leppington Train Station which provides direct services to Liverpool and Glenfield with connections to Greater Sydney.
- To the east is a mix of low density detached dwelling houses and local neighbourhood shops which currently comprise a post office, pharmacy, IGA, liquor store, petrol station and cafe. These cluster of shops are earmarked for retail and commercial growth.
- To the west are several detached dwelling houses on generous sized rural/residential lots, proposed for low density residential.

The location of the property is identified on the location map below.

Figure 1 – Location Map



Source – Urbis

## 3. PROPERTY PARTICULARS

### 3.1. TITLE DETAILS

The Subject Property is identified by the eight (8) Titles (formed by 9 lots). We have undertaken a search of the Certificates of Title on 12 September 2018 which are summarised as follows:

Table 1 – Title Summary

Address	Lot / DP
140 Eleventh Avenue	Lot 811-812 in DP2475
160 Eleventh Avenue	Lot 810 in DP2475
170 Eleventh Avenue	Lot 1 in DP1232692
125 Tenth Avenue	Lot 839 in DP2475
135 Tenth Avenue	Lot 840 in DP2475
145 Tenth Avenue	Lot 841 in DP2475
155 Tenth Avenue	Lot 842 in DP2475
165 Tenth Avenue	Lot 2 in DP1232692

A summary of the common notifications on Title follow:

Table 2 –Title Details

Item	Description
Title Description (Freehold):	Lots 1-2 in Deposited Plan 1232692 and Lots 810-812 & 839-842 in Deposited Plan 2475, at Austral, Local Government Area Liverpool, Parish of Cabramatta. County of Cumberland
Registered Proprietor:	The Trustees of the Roman Catholic Church for the Archdiocese of Sydney
Common Notifications:	The following notifications are recorded on the Title:  1. Reservations and Conditions in the Crown Grant(s).
Unregistered Dealings:	Nil

## Comments on Notifications

We make the following comments on the uncommon notifications on the Titles:

Notification	Comment
AM71048	Lots 811 & 812 in DP2475: Positive Covenant for on site detention system and stormwater pre-treatment system.
AM710482	Lots 811 & 812 in DP2475: Restriction(s) on the Use of Land for on site detention system and stormwater pre-treatment system.
AK259430	Lot 810 in DP2475: This Edition has been issued as a consequence of the loss of the prior Title/Edition, production of which has been dispensed with pursuant to S38(2) Real Property Act 1900.

Our valuation takes into account the effect, if any on the value of the interest valued in relation to the easements, encumbrances or other notations on the Certificates of Title. However, the valuation specifically excludes any impact on the value of the property through any unregistered encumbrances or dealings not disclosed by our Title search's and Urbis accepts no responsibility for the impact on value from any such instrument.

Our valuation assumes existing mortgage liabilities (if any) are extinguished.

Copies of the Certificates of Title are attached at **Appendix B**.

## 3.2. SITE DETAILS

The subject property forms an L-shape allotment with prominent frontages to Fourth Avenue, Tenth Avenue and Eleventh Avenue.

A summary of the dimensions and area of the allotment as outlined in Deposited Plan 1232692 and Deposited Plan 2475 follows.

Table 3 – Site Details

Item	Description
Fourth Avenue (Western) Boundary	290.110 metres
Tenth Avenue (Southern) Boundary	396.345 metres
Eleventh Avenue (Northern) Boundary	315.875 metres
Northern Boundary (at L)	80.470 metres
Eastern Boundary	301.760 metres
<b>Site Area</b>	<b>109,240 square metres</b>

Copies of Deposited Plan 1232692 and Deposited Plan 2475 are attached to the report as **Appendix C**.

An aerial image legally identifying the subject property follows overleaf:



Figure 2 – Aerial Image of the Subject Property



Source – Urbis

### 3.3. SERVICES

We have assumed all usual services, including gas, electricity, reticulated water, sewerage and drainage are connected to the Subject Property is available for connection.

### 3.4. TOPOGRAPHY

The site has an undulating terrain. The highest section of the site is located at the eastern portion of the site with an approximate RL of 73m. The site slopes approximately eight metres from the north-eastern corner of the site to the south-western corner at the intersection of Tenth and Fourth Avenue.

### 3.5. FLOODING/LANDSLIP

We have been provided with a Masterplan Flood Assessment prepared by GRC Hydro dated July 2018. Existing flood behaviour was modelled on direct rainfall in a hydraulic model to convert rainfall into flood depths and levels. The modelling was conducted in accordance with methodology recommended in Australian Rainfall and Runoff 1987.

Figure 3 shows the existing 1% Annual Exceedance Probability (AEP) flood affectation. The majority of the flood affectation is in the north of the site in between the existing buildings. Figure 4 shows the existing Probable Maximum Flood (PMF) flood affectation. The PMF is a very rare event, between 1,000 and 10,000 times rarer than the 1% AEP event.

Overall, the report concludes that flood risk issues at the site are minor, with minimal impact on future development.

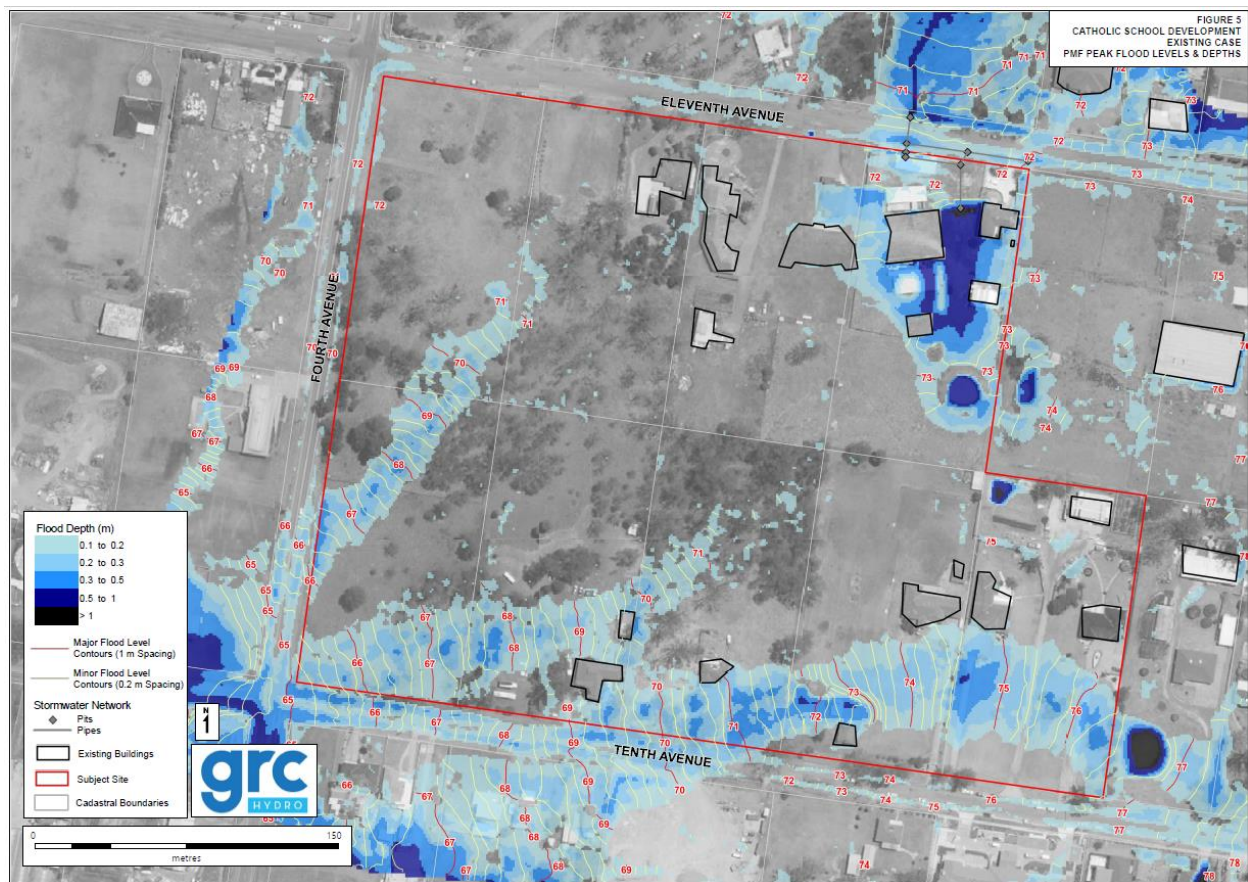
For the purposes of this valuation we have assumed that the Subject Property is not flood affected or within a landslip designated area.



Figure 3 – Existing Flood Behaviour – 1% AEP Peak Flood Levels and Depths



Figure 4 - Existing Flood Behaviour – PMF Peak Flood Levels and Depths



### 3.6. BUSHFIRE

We have been provided with a Bushfire Protection Assessment prepared by Eco Logical Australia dated July 2018.

Immediately adjoining the site to the north is an area of Shale Plains Woodland that will be kept during the development of the Precinct. The subject site includes some vegetation that is considered to be bushfire hazard however the majority of it will be removed as part of the proposal. Surrounding the site are public roads and well-maintained rural properties with existing buildings. There is no other vegetation that constitutes a bushfire hazard within 100 metres of the site.

On this basis, we have assumed that the bushfire hazard risks at the Subject Property do not prevent future redevelopment of the site.

### 3.7. ENVIRONMENTAL ISSUES

Our comments regarding environmental issues are provided below:

Item	Comment
Site Observations:	During our site inspection, we <u>did not</u> observe any obvious signs of land contamination or environmental risks, however, we are unaware of the complete history of the site.
Existing Use Risks:	Unlikely. The existing/most recent use of the subject property for rural, residential purposes <u>does not</u> in our opinion pose an environmental risk.
Environmental Reports:	We have <u>not</u> been provided with an environmental site assessment and/or an environmental audit relating to the subject property, nor an asbestos audit.
Contaminated Lands Register:	<p>Our search on the NSW Environmental Protection Authority (EPA) website <u>does not</u> list the subject property on the Contaminated Lands register.</p> <p><a href="http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx#from-quicknav=Search+contaminated+land+records">http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx#from-quicknav=Search+contaminated+land+records</a></p>
Hazardous Building Materials:	No obvious signs of asbestos materials were observed on inspection, but we cannot verify this without an asbestos audit.
Conclusions and Limitations:	<p>We have assumed for the purpose of this valuation that the subject property is <u>not</u> contaminated, complies with all relevant environmental law and is free from the risk of contamination from asbestos materials.</p> <p>We are <u>not</u> experts in this field and therefore cannot advise as to whether the land and the improvements are contaminated or not. This valuation takes no account of the actual or possible effect on the value of the subject property of any previous or current environmental hazard including pollution, contamination, noxious emission or discharge, or the cost of, or necessity for, ceasing or cleaning up any environmental hazard or any costs associated with the requirement to remove asbestos or asbestos related material.</p> <p>Should the instructing or reliant parties be aware of any site contamination, or hazardous materials contained as part of the building structure and fixtures, the appropriate detail should be provided and this valuation should be returned to us for comment and/or adjustment and we reserve our rights in this context.</p>

### 3.8. ACCESS AND EXPOSURE

Vehicular access into the subject property is provided off Eleventh Avenue. It provides access to an on-site carpark. Pedestrian access into the school is currently provided via a dedicated school entrance, accessible from the car park.

The subject property has good commercial exposure to Fourth Avenue, Tenth Avenue and Eleventh Avenue.

### 3.9. STATUTORY LAND VALUE

We have made enquiries with NSW Land & Property Information (LPI) and note the following current statutory land values for the subject properties:

Table 4 – Statutory Land Value

Legal Description	Land Value (As At 1 July 2017)			3 Year Average
	2015	2016	2017	
Lot 1 DP1232692		\$1,770,000	\$2,670,000	\$2,220,000
Lot 2 DP1232692		\$1,800,000	\$2,670,000	\$2,235,000
Lot 810 DP2475	\$1,360,000	\$1,770,000	\$2,670,000	\$1,933,333
Lots 811 & 812 DP2475	\$1,950,000	\$1,960,000	\$2,540,000	\$2,150,000
Lot 839 DP2475	\$1,270,000	\$2,200,000	\$3,720,000	\$2,396,667
Lot 840 DP2475	\$1,380,000	\$1,760,000	\$2,280,000	\$1,806,667
Lot 841 DP2475	\$1,380,000	\$2,430,000	\$2,679,999	\$2,163,333
Lot 842 DP2475	\$1,380,000	\$1,800,000	\$2,670,000	\$1,950,000
<b>Total</b>	<b>\$8,720,000</b>	<b>\$15,490,000</b>	<b>\$21,899,999</b>	<b>\$15,370,000</b>

We highlight that the above statutory land value assessments are for rating and taxation purposes only and may not necessarily be representative of the current market value of the land.



## 4. PROPOSED LAND TO BE DEDICATED

We have been provided with a Site Boundaries Road Reserve Line Plan (Revision 1) prepared by Munns Sly Moore Architects, undated which outlines the site areas along the Fourth Avenue, Tenth Avenue and Eleventh Avenue boundaries proposed for dedication to council ("Land Dedication Portion") likely for future road widening.

The total site area of the Land Dedication Portion is **3,314 square metres**, with the adjusted site area remaining after the dedication being **105,926 square metres**.

Should these areas be found to be incorrect, we reserve the right to amend this valuation.

A full copy of the Site Boundaries Road Reserve Line Plan (Revision 1) prepared by Munns Sly Moore Architects, undated is attached at **Appendix D**. An extract of the Site Boundaries Road Reserve Line Plan (Revision 1) and an Aerial Image with the Subject Property outlined in red and Land Dedication Portion shaded in blue follows.

Figure 5 – Extract from Site Boundaries Road Reserve Line Plan (Revision 1)

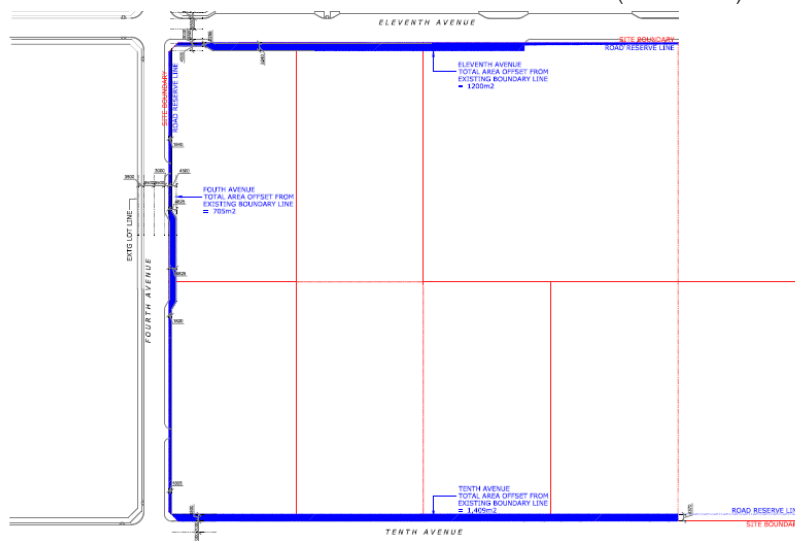


Figure 6 – Aerial Identifying Land Dedication Portion



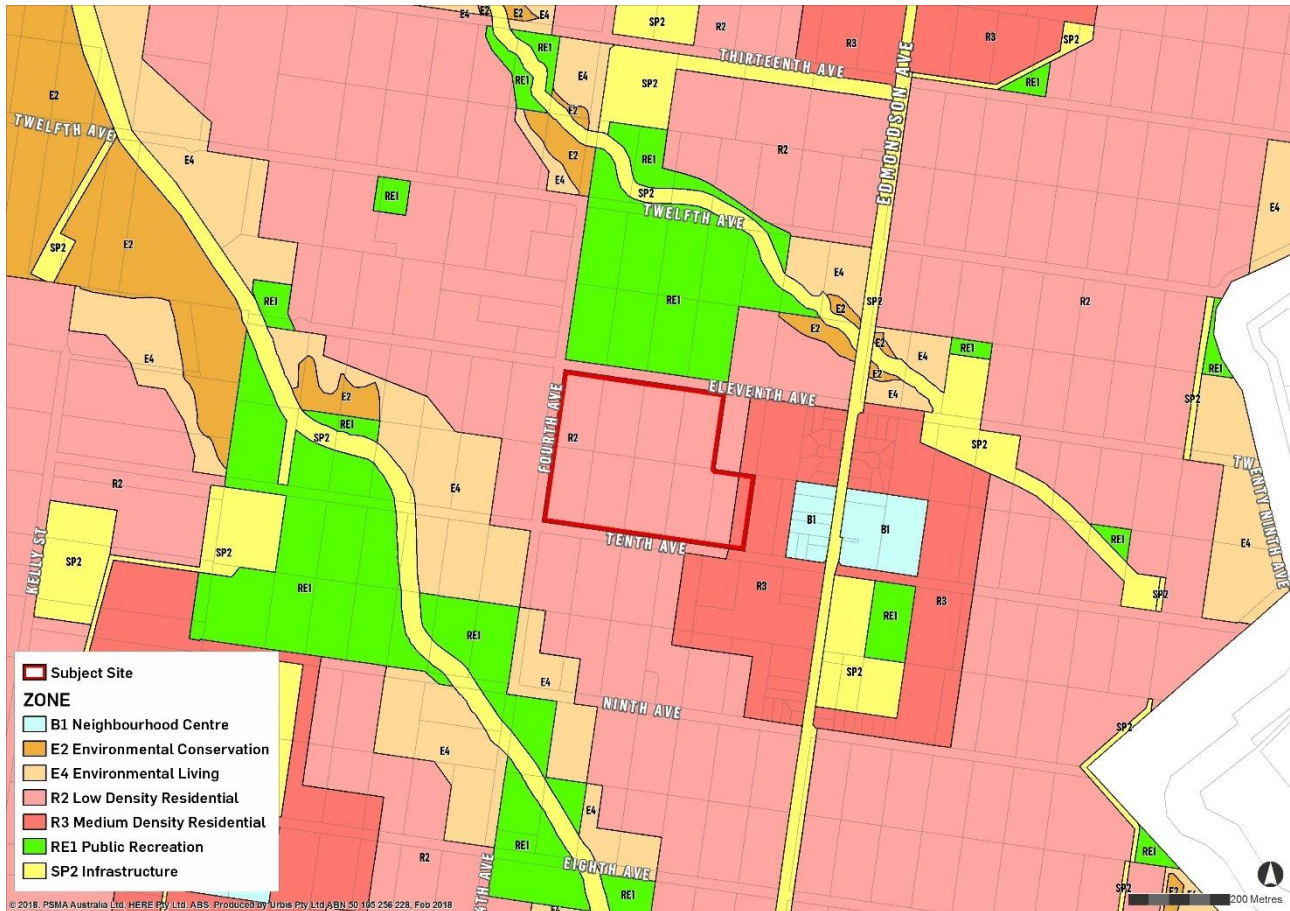
## 5. TOWN PLANNING

### 5.1. PLANNING CONTROLS

The subject property is identified as having two (2) zonings. In summary the majority of the site is identified as **R2 Low Density Residential**, with a small section on the south-eastern corner of the site being zoned **R3 Medium Density Residential** under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

The consolidated zoning map below illustrates the two (2) zonings across the subject property, which is outlined in red.

Figure 7 – Zoning Map



Source: State Environmental Planning Policy (Sydney Region Growth Centres) 2006

For clarity, we note only the R2 Low Density Residential zoning applies to Land Dedication Portion, while the R3 Medium Density Residential zoning does not directly apply or impact the part of the land being dedicated.

A summary of the **R2 Low Density Residential** zoning and planning provisions applicable to the subject property is provided below.

Table 5 – Planning Controls – R2 Low Density Residential

Item	Description
Planning Instrument:	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP_SRGC_2006)
Gazettal Date:	28 July 2006 (as amended)
Zoning:	R2 Low Density Residential
Land Use Objectives:	<p><b>1. Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a low density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To allow people to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours.</li> <li>To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.</li> </ul> <p><b>2. Permitted without consent</b></p> <p>Home-based child care; Home occupations.</p> <p><b>3. Permitted with consent</b></p> <p>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based child care facilities; Community facilities; Drainage; Dual occupancies; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Studio dwellings.</p> <p><b>4. Prohibited</b></p> <p>Any development not specified in item 2 or 3.</p>
Density Requirements	15 dwellings per hectare.
Height Limit:	9 metres.

The zoning information has been obtained from the NSW Planning Portal website <https://www.planningportal.nsw.gov.au>.

We recommend that the reliant party(s) to this report verify the above zoning information by obtaining a Section 149(2) Certificate from the local Council issued as per the Environmental Planning and Assessment Act 1979.



An extract of the **Height of Building Map** is provided below:

Figure 8 – Height of Buildings Map



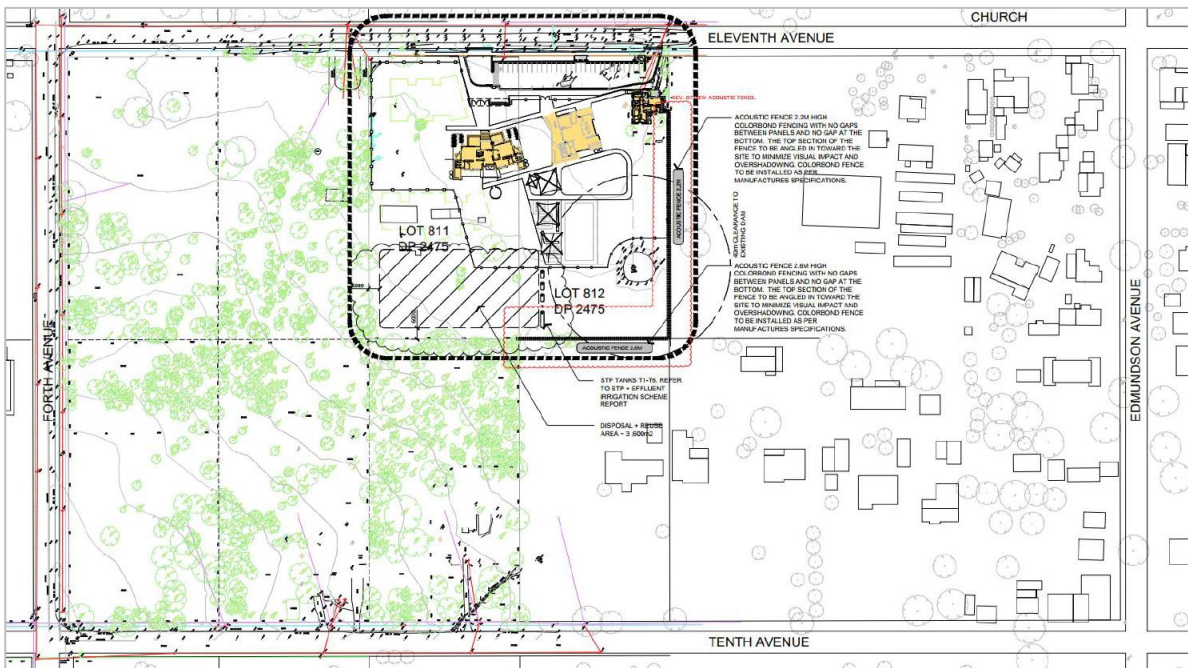
## 5.2. DEVELOPMENT APPLICATION / APPROVALS

DA2016/465 was granted approval on 25 October 2016 by the Council for the construction and operation of a primary school with maximum student population of 300 students. An existing residence on site was converted to an administration and staff building, and two buildings have/are being constructed that provide space for seven class groups. DA2016/465 only related to part of the site Lot 811 and 812 and approved a maximum of 300 students (kindergarten - year 6) and 20 staff. The school currently has 105 students enrolled with a breakdown of enrolments in 2017 and 2018 as follows:

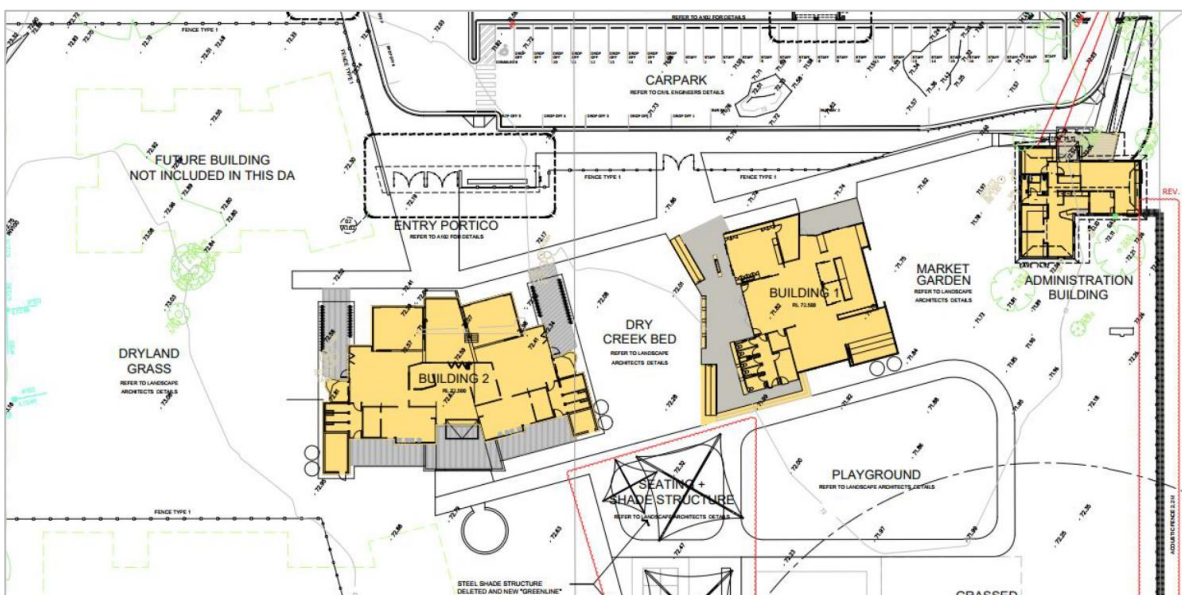
- 2017: 45 kindergarteners; and
- 2018: 45 year one students, and 60 kindergarteners.

The following figures provide an extract of the approved site plans.

Figure 9 – DA-465/2016 - Plans



Picture 1 – Site Plan (approved)



Picture 2 – Building Arrangement Plan (approved)

Source: Munns Sly Moore Architects

We have **not** assessed the subject property on the basis of this development approval in assessing the value of the land to be dedicated as a part of a VPA given the “highest and best use” is the underlying residential land value.



## 6. DESCRIPTION OF PROPERTY

St Anthony of Padua Catholic School currently occupies Lots 811 and 812 also known as 140 Eleventh Avenue. The campus currently accommodates students from Kindergarten to Year 1 and contains:

- A single storey prefabricated classroom and single storey classroom building used as an early learning centre and kindergarten;
- An outdoor playground and grass area; and
- An at-grade carpark comprising 37 car parking spaces.

The site also contains a number of single and two (2) storey detached dwelling houses. The western portion of the site is vacant with grass paddocks and scattered vegetation.

The Council granted development consent (DA465/2016) on 25 October 2016 for demolition of existing structures, site works, lot consolidation and construction of two classroom buildings for the purpose of an educational establishment (primary school), and the construction of one (1) administration building on Lots 811 and 812. Construction works relating to this approval are currently underway.

Photos from our site inspection are provided below:



Picture 3 – School Currently Under Construction



Picture 4 – Large Residential Lot – 160 Eleventh Avenue



Picture 5 – Rural Land – 165 Tenth Avenue



Picture 6 – Large Lot Residential – 125 Tenth Avenue

## 7. VALUATION RATIONALE AND METHODOLOGY

### “Before” and “After” Value

In providing our assessment of value for the Land Dedication Portion we have applied direct comparison methodology on a “Before” and “After” basis.

Accordingly, the difference between the two (2) approaches is the attributable to the Land Dedication Portion.

The “Before” Valuation provides an assessment based upon the site area prior to land being dedicated, being **109,240 square metres**.

The “After” Valuation assesses the property on the basis that the land dedication has been completed. That is, the site area is reduced by **3,314 square metres** (to **105,926 square metres**) referencing the Site Boundaries Road Reserve Line Plan (Revision 1) prepared by Munns Sly Moore Architects, undated.

As previously mentioned, the Land Dedication Portion is located along Fourth Avenue, Tenth Avenue and Eleventh Avenue.

On this basis, we have examined comparable sales located within Austral in order to determine an appropriate value to apply to the Subject Property on both a “Before” and “After” basis – refer to Section 8.

## 8. SALES EVIDENCE

Under this approach, we have regard to comparable transactions in Austral.

In particular we have examined recent comparable sales that share similar planning controls such as zoning, minimum dwelling density, building height limits, minimum lot sizes etc.

We consider the majority of the sales analysed will have been made by informed purchasers, mainly developers.

A summary of the sales transactions is included below:

Table 6 – Comparable Sales Evidence

Address	Sale Date	Sale Price	Zoning	Site Area (sq.m)	Site Value (\$/sq.m)	Comments
90 Ninth Avenue, Austral	Jul-18	\$4,300,000	R2	12,100	\$355	Represents the sale of a rural residential property to a developer. Located approximately 700 metres south of the subject property. The whole site is zoned R2 Low Density Residential.
145 Eighth Avenue, Austral	May-18	\$4,300,000	R2	12,100	\$355	Represents the sale of a rural residential property to a developer. Located approximately 650 metres south of the subject property. The whole site is zoned R2 Low Density Residential.
5 & 15 Seventeenth Avenue, Austral	Apr-18	\$7,999,200	R2	22,800	\$351	Represents the sale of a two (2) rural residential properties in-one-line to a developer. Located approximately 2.4 kilometres north-east of the subject property. The whole site is zoned R2 Low Density Residential.
40 Gurner Avenue, Austral	Oct-17	\$7,200,000	R2 & RE1	24,200	\$298	Represents the sale of a rural residential property to a developer. Located approximately 1.75 kilometres north of the subject property. The site is predominantly zoned R2 Low Density Residential with a small portion of RE1 Public Recreation at the rear.
125 Tenth Avenue, Austral	Mar-17	\$4,600,000	R2 & R3	12,140	\$379	Represents the most recent sale forming part of the subject property. The site is zoned approximately 30% R3 Medium Density Residential and 70% R2 Low Density Residential.
135 Tenth Avenue, Austral	Jul-16	\$3,600,000	R2	12,140	\$297	Represents the sale of part of the subject property. The whole site is zoned R2 Low Density Residential. Dated sale.
32 Kelly Street, Austral	Feb-18	\$7,000,000	R2 & R3	20,200	\$347	Represents the sale of a rural residential property to a developer. Located approximately 1.5 kilometres south west of the subject property. The site is zoned approximately 30% R3 Medium Density Residential and 70% R2 Low Density Residential. Sold to the same purchaser of 34, 36 & 38 Kelly Street, Austral.
34 Kelly Street, Austral	Feb-18	\$7,000,000	R2, R3 & SP2	20,200	\$347	Represents the sale of a rural residential property to a developer. Located approximately 1.5 kilometres south west of the subject property. The site is zoned approximately 20% R3 Medium Density Residential, 75% R2 Low Density Residential and 5% SP2 Infrastructure: Local Road. Sold to the same purchaser of 32, 36 & 38 Kelly Street, Austral.
36 Kelly Street, Austral	Feb-18	\$6,800,000	R2, R3 & SP2	20,200	\$337	Represents the sale of a rural residential property to a developer. Located approximately 1.5 kilometres south west of the subject property. The site is zoned approximately 20% R3 Medium Density Residential, 75% R2 Low Density Residential and 5% SP2 Infrastructure: Local Road. Sold to the same purchaser of 32, 34 & 38 Kelly Street, Austral.
38 Kelly Street, Austral	Oct-17	\$5,650,000	R2 & SP2	20,200	\$280	Represents the sale of a rural residential property to a developer. Located approximately 1.5 kilometres south west of the subject property. The site is zoned approximately 95% R2 Low Density Residential and 5% SP2 Infrastructure: Local Road. Sold to the same purchaser of 32, 34 & 36 Kelly Street, Austral.

The evidence shows a land value range of **\$280 to \$379 per square metre of site area**.

Taking into consideration factors such as, but not limited to: location, zoning, planning constraints (ie density and height provisions), site area, site shape, topography, development status and current market conditions, we have applied a land value rate of **\$350 per square metre of site area** on a direct comparison basis to the Subject Property on both a “Before” and “After” proposed land dedication basis.

## 9. BEFORE AND AFTER METHODOLOGY

We have assessed the property on a “Before” and “After” the Land Dedication Portion is provided to council in the determination of the compensation applicable to the vendor. Our calculations are detailed below:

### 9.1. BEFORE VALUATION

Based on a site area of **109,240 square metre** we have concluded that:

A land value rate of **\$350 per square metre** be applied to the land which is consistent with our interpretation of sales evidence (Section 8).

On this basis, a “Before Value” of **\$38,234,000** is calculated.

### 9.2. AFTER VALUATION

Based on a site area of **105,926 square metre** we have concluded that:

An unchanged land value rate of **\$350 per square metre** should also be applied to the land.

On this basis, an “After Value” of **\$37,074,100** is calculated.

Table 7 – Summary (Before and After Methodology)

Summary (Before and After Methodology)			
	Before	After	Adjustment
Site Area (sq.m)	109,240	105,926	3,314
Site Value (\$/ sq.m)	\$350	\$350	
Valuation	<b>\$38,234,000</b>	<b>\$37,074,100</b>	<b>\$1,159,900</b>

We have assessed the value of the land proposed for dedication at **\$1,160,000 (rounded)**.

We highlight that if there is any delay or significant period of time between the date of this valuation and the acquiring authority finalising the contract of sale, there will be a need to review and update this valuation.

## 10. ASSESSMENT OF VALUE

Subject to the terms, conditions and assumptions made within the body of this report, we have assessed the value of the **proposed land to be dedicated to council** as per instructions as at **19 September 2018** to be:

**\$1,160,000 (One Million, One Hundred and Sixty Thousand Dollars).**

**The above amount is Exclusive of GST.**

We are obliged to advise that this report and valuation is only for the use of the party to whom it is addressed, and no responsibility or liability is accepted to any third party for the whole or any part of its contents.

**Urbis Valuations Pty Ltd**



**Chehade Sakr, BPropEc, AAPI**

Senior Valuer

Certified Practising Valuer

Australian Property Institute Member No 83819

**Report Issued:** 19 September 2018

# 11. GENERAL QUALIFICATIONS AND LIMITATIONS

The above assessments are subject to the following general qualifications and limitations:

- This valuation is to be relied upon by St Anthony of Padua Catholic School for the proposed land dedication of part of the subject property to Liverpool City Council. The valuation is for no other third party or purpose. The report is intended for the use of the above nominated parties for the above purpose. The report is not intended for any other purpose or for any party other than those nominated above. No responsibility or liability is accepted to any other third party for the whole or any part of the contents of this report. We do not contemplate, nor do we accept any responsibility for the whole, or any part of the contents of this report, to any other party using the same, or to whom the same is communicated, without our written consent.
- These valuations are current at the date of valuation only. The values assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not assume responsibility for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume responsibility or accept any liability where the valuation is relied upon after the expiration of ninety (90) days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
- This valuation takes no account for the actual or possible effect on value of the subject properties, of any environmental hazard including pollution, contamination, noxious emission or discharge, or the cost of, or necessity for, seeking or cleaning up any environmental hazard. We are not experts in this area and make no representations in relation to environmental issues.
- Whilst we have inspected the improvements in order to prepare these reports and valuations, we have not carried out a structural survey or Building Code of Australia compliance audit. We are not qualified to do so. Accordingly, no warranty is given that the improvements and services are free of asbestos, pests or any other defect, whether structural or non-structural, latent or patent. We make no undertaking that the buildings are fully compliant with the Building Codes of Australia or other regulatory requirements.
- In referring to sales and/or rental information as detailed within all sections of this report, we have relied on a range of external sources including publicly available information (newspapers, statements by public companies), subscription to information databases and information generally provided verbally by others such as estate agents, property managers, property valuers and consultants. In many instances, we have not had access to the original source material such as contracts of sale or signed leases. Although we have no reason to doubt the validity of the information provided to us, and we have relied on this information in good faith, we are unable to state with certainty that the information upon which we have relied is consistent with the contractual arrangements between the relevant parties.
- We confirm that neither Urbis nor the signatories to this Report have any pecuniary interest that could reasonably be regarded as being capable of affecting that person's ability to give an unbiased opinion of value, or that would conflict with a proper valuation of the property. We advise that this position will be maintained until the purpose for which this valuation is obtained is completed.
- The primary reliance upon land dimensions and area is derived from the deposited plans or Site Boundaries Road Reserve Line Plan (Revision 1) prepared by Munns Sly Moore Architects, undated. In certain cases, physical checking of land dimensions and area is difficult or not practical due to proximity of adjoining buildings, steep terrain or inaccessible title boundaries. Urbis accepts no responsibility if any of the land dimensions or the area shown on title is found to be incorrect



# DISCLAIMER

This report is dated 19 September 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Valuations Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of St Anthony of Padua Catholic School (**Instructing Party**) for the purpose of VPA Negotiation Purposes (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Liability limited by a scheme approved under Professional Standards Legislation.

# APPENDIX A      INSTRUCTIONS





**TOWER 2, LEVEL 23  
DARLING PARK, 201 SUSSEX ST  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Valuations Pty Ltd  
ABN 28 105 273 523

24 July 2018

Elizabeth D'Olier  
Senior Manager – Workplace Solutions  
Pepper Group Limited  
Level 28 Chifley Tower,  
2 Chifley Square  
Sydney NSW 2000

E: [eodolier@pepper.com.au](mailto:eodolier@pepper.com.au)

Dear Elizabeth,

**RE: QUOTE FOR THE PROVISION OF PROFESSIONAL VALUATION SERVICES  
Part St Anthony of Padua Catholic School, Austral, NSW, 2179**

Further to recent correspondence, please find detailed below our terms of agreement for the provision of valuation services.

**Property:**

Part St Anthony of Padua Catholic School, Austral, NSW, 2179

**Client:**

Pepper Group Limited

**Purpose of Valuation:**

To prepare a valuation report providing an assessment of Market Value for the land identified for dedication at St Anthony of Padua Catholic School, Austral, NSW, 2179.

The valuation report is prepared on behalf of Sydney Catholic Schools for the purposes of Voluntary Planning Agreement (VPA) negotiations with Liverpool Local Council.

No third party is entitled to use or rely upon this report in any way and neither the valuer nor Urbis Valuations Pty Ltd shall have any liability to any third party who does.

**Fee Payment:**

We require the fee to be settled upon completion of the report as per conditions contained with the terms of agreement.



**TOWER 2, LEVEL 23  
DARLING PARK, 201 SUSSEX ST  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Valuations Pty Ltd  
ABN 28 105 273 523

**Payment Information:**

An invoice will be prepared with a Remittance Advice Number upon return of the terms of agreement.

Direct payment can be made to:

Bank: Westpac  
A/C: Urbis Valuations Pty Ltd  
BSB: 033 157  
Account: 250287

**Required Information:**

All correspondence and information available relating to the land identified for dedication.

**Confirmation Agreement:**

I can confirm that Urbis has no current conflicts of interest that would prevent us from completing this assignment on your behalf.

In order to confirm your acceptance of the fee proposal in this letter, please sign the acknowledgement below and return to the undersigned. By signing the aforementioned acknowledgement, you agree to be bound both by this letter and by the Terms of Agreement which are attached to this letter.

Our formal work on the project described in this letter will commence on receipt by Urbis of the signed Acceptance of fee proposal form.

Should you have any queries, please do not hesitate to contact me on 8233 7616 or by email on [csakr@urbis.com.au](mailto:csakr@urbis.com.au)

We thank you again for the opportunity to quote on this matter and we look forward to confirmation of your instructions.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Chehade Sakr", with a stylized flourish underneath.

Chehade Sakr  
Senior Valuer

# Acceptance of fee proposal and Terms of Agreement

*Please sign in the space provided and fax to: to signify your acceptance of our fee proposal and trading terms and conditions.*

Client Name: \_\_\_\_\_  
ACN / ABN: \_\_\_\_\_  
Name: \_\_\_\_\_  
Position: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

---

Job Number: \_\_\_\_\_  
Assignment Name: \_\_\_\_\_  
Assignment Manager: \_\_\_\_\_

---

## Invoicing details

Company name: \_\_\_\_\_  
Trading name: \_\_\_\_\_  
ABN / ACN: \_\_\_\_\_  
Postal address: \_\_\_\_\_  
\_\_\_\_\_  
Street address: \_\_\_\_\_  
Telephone number: \_\_\_\_\_  
Facsimile number: \_\_\_\_\_  
Email address: \_\_\_\_\_  
Account contact name: \_\_\_\_\_  
Account contact number: \_\_\_\_\_  
Purchase order number: \_\_\_\_\_

For your convenience our banking details are: **Westpac Banking Corporation**  
360 Collins Street  
Melbourne Vic 3000  
BSB: 033 157  
A/C No: 250287

**Trading Terms are strictly 30 days from Invoice date unless by prior arrangement.**

# Urbis Valuations Pty Ltd

ACN: 105 273 523

## 1 Terms of Agreement for professional services

### 1.1 Payment to Urbis Valuations Pty Ltd for services

The person (Client) identified in the attached **Letter of Proposal** as the recipient of the services (Services) identified in the Letter of Proposal agrees to pay Urbis Valuations Pty Ltd fees (Fees) in accordance with the fee quoted in the Letter of Proposal, together with all reimbursable expenses and disbursements identified in the Schedule.

### 1.2 Timing of payment

Invoices are due and payable upon 30 days from the date of issue: failure to remit payment within this time may result in your account being referred to a collection agency for collection purposes. All costs and expenses incurred in recovering any amount owed will be added to the debt including collections, solicitors and legal costs.

Urbis Valuations Pty Ltd shall give to the Client an invoice for the Services performed and for reimbursable expenses incurred during that period. The Client shall pay the full amount owing in respect of each invoice.

### 1.3 Disputed claims

The Client shall notify Urbis Valuations Pty Ltd in writing of any and all objections (if any) to an invoice within ten (10) days of the date of the invoice, otherwise the invoice shall be deemed proper and acceptable to the Client. If the Client disputes any portion of the amount claimed in an invoice the Client shall pay the portion of the invoice that is not in dispute. If the parties are unable to reach agreement within seven (7) days of the Client's notice, the provisions of clause 4.1 will apply.

### 1.4 Delinquent accounts

An account may be considered delinquent if Urbis Valuations Pty Ltd does not receive full payment from the Client within thirty (30) days after the invoice date. Urbis Valuations Pty Ltd may choose to suspend the provision of the Services if an account becomes delinquent, in which case Urbis Valuations Pty Ltd will notify the Client in writing. Urbis Valuations Pty Ltd may choose to recommence the provision of the Services once the delinquency is completely resolved. If a delinquency occurs by the Client and Urbis Valuations Pty Ltd chooses not to suspend the provision of the Services, no waiver of Urbis Valuations Pty Ltd's rights shall be implied. The Client agrees and understands that if Urbis Valuations Pty Ltd decides to suspend the provision of the Services then Urbis Valuations Pty Ltd shall not be liable for any costs or damages, including but not limited to delay and consequential damage to the Client or any third party, that may arise from or be related to the suspension of the provision of the Services.

### 1.5 Effect of termination on right to payment

If the engagement of Urbis Valuations Pty Ltd is terminated for any reason then Urbis Valuations Pty Ltd shall be entitled to pro rata payment for the Services carried out and consequential costs and expenses incurred as a result of the termination, for the period up to and including the date of termination.

### 1.6 Effect of change of circumstances

The fee for the Services performed under this Agreement has been calculated on the assumption of both parties that the Services are to be provided under circumstances normally applying to the type of project contemplated by the Services. The parties agree that if Urbis Valuations Pty Ltd is required to perform the Services in circumstances other than those normally applying to such projects or if there is change in the scope, timing or order of the Services then Urbis Valuations Pty Ltd shall be entitled to additional payment of a reasonable amount.

### 1.7 Changes in laws

If after the date of this Agreement there is any change to the laws, by-laws, regulations or ordinances, the fee payable to Urbis Valuations Pty Ltd under this Agreement shall be adjusted to accommodate the changes.

### 1.8 GST

All prices quoted are exclusive of GST. GST will be levied on all taxable invoice items for services delivered in Australia.

## 2 Scope of liability

### 2.1 Direct and Indirect loss

The liability of Urbis Valuations Pty Ltd and any sub consultants it engages, arising out of or in connection with the performance or non performance of the Services, whether under the law of contract, tort or otherwise, shall be limited to a multiplier of 5 times the Fee (Extent of Liability). The Client hereby releases Urbis Valuations Pty Ltd from all claims arising in connection with the Services to the extent that Urbis Valuations Pty Ltd's liability would exceed the Extent of Liability.

Urbis Valuations Pty Ltd will not be liable for any losses, claims, expenses, actions, demands, damages, liabilities or any other proceedings arising out of reliance on any information provided by the Client that is false, misleading or incomplete. The Client agrees to indemnify Urbis Valuations Pty Ltd from any such liabilities Urbis Valuations Pty Ltd may have to any third parties as a result of reliance on any information provided by the Client that is false, misleading or incomplete.

Urbis Valuations Pty Ltd and any sub consultants engaged by Urbis Valuations Pty Ltd shall not be liable to the Client for any consequential loss or damages of any kind, including, but not limited to loss of profits.

### 2.2 Insurance

Urbis Valuations Pty Ltd operates under liability limited by a scheme approved under Professional Standards Legislation. Urbis Valuations Pty Ltd will maintain professional indemnity insurance in respect of the

Services to be provided to the Client. If the Client requires Urbis Valuations Pty Ltd to increase the current level of insurance cover for a specific project, Urbis Valuations Pty Ltd will be reimbursed by the Client for the additional premium involved.

### **2.3 Third party claims**

The Client will indemnify and hold Urbis Valuations Pty Ltd and its sub-consultants harmless against all costs, loss or liability suffered or incurred by Urbis Valuations Pty Ltd in respect of any claims or demands by third parties in respect of any breach by the Client of its obligations under this Agreement.

### **2.4 Duration of liability**

Urbis Valuations Pty Ltd and its sub-consultants shall be deemed to have been discharged from all liability in respect of the Services, whether under the law of contract, tort or otherwise, on the expiration of one year from the completion of the Services, and the Client (and persons claiming through or under the Client) shall not be entitled to commence any action or claim whatsoever against Urbis Valuations Pty Ltd or its sub-consultants (or any employee of Urbis Valuations Pty Ltd or its sub-consultants) in respect of the Services after that date.

### **2.5 Estimates of project cost**

If the Services include giving to the Client an estimate of the likely costs for the project as opposed to a set price then Urbis Valuations Pty Ltd warrants only that it exercises reasonable skill, care and diligence in the preparation of its professional opinion of those costs.

### **2.6 Extent of warranty**

Urbis Valuations Pty Ltd does not give any warranty or accept any liability in relation to the performance or non-performance of the Services except to the extent, if any, required by law or specifically provided for in this Agreement. If apart from this Clause any warranty is implied whether by law, custom or otherwise then that warranty is hereby excluded to the full extent permitted by law. If Urbis Valuations Pty Ltd is liable for a breach of any warranty implied by the provisions of the Competition and Consumer Act 2010 (Cth) (as amended) or any relevant State Act or Territorial Ordinance, Urbis Valuations Pty Ltd's liability will be limited to supplying the Services again or the payment of the cost of having the Services supplied again, whichever Urbis Valuations Pty Ltd, in its absolute discretion, elects to apply.

### **2.7 Client's acknowledgment**

The Client acknowledges that the limitations and exclusions set out in this clause 2, including, but not limited to the Extent of Liability, are fair and reasonable given the nature of the Services, to sums to which Urbis Valuations Pty Ltd is entitled and the availability and cost of insurance.

## **3 Use of documents**

### **3.1 Publication of articles**

Urbis Valuations Pty Ltd may with the consent of the Client publish, either alone or in conjunction with others, articles, photographs and other illustrations relating to the Services.

## **4 Dispute determination**

### **4.1 Expert determination**

If the Client and Urbis Valuations Pty Ltd are in dispute regarding any matter arising out of the Agreement then either party may, by notice in writing served on the other, require such dispute to be resolved by the determination of an independent party acceptable to both parties.

## **5 General matters**

### **5.1 Sub-consultants**

If circumstances arise which require Urbis Valuations Pty Ltd to engage the services of a specialist outside its field of expertise then Urbis Valuations Pty Ltd may engage an appropriate sub-consultant with the prior approval of the Client.

### **5.2 Notices**

A notice purported to be served under this Agreement shall be deemed to have been properly served if it is in writing and is sent to the usual business address of the recipient by certified mail, personal delivery for which a receipt has been obtained or facsimile for which acknowledgement of receipt has been obtained.

### **5.3 Governing law**

All aspects of the Agreement shall be governed by the laws of the State or Territory of Urbis Valuations Pty Ltd's offices as set out in the Proposal and the parties submit to the jurisdiction of courts of that State or Territory.

### **5.4 This Agreement**

For the purposes of this document:

**"Terms of Agreement"** means this document together with any schedules and annexures to it; and

**"Agreement"** means the attached **Letter of Proposal**, together with these Terms of Agreement, which may be varied only by the mutual written agreement of the parties.

### **5.5 Terms of Agreement prevail**

Unless the Letter of Proposal expressly provides to the contrary, if any inconsistency arises between these Terms of Agreement and the Letter of Proposal, these Terms of Agreement prevail to the extent of that inconsistency.



# Schedule

## Schedule of hourly rates

### Summary

Fees for professional services on a time basis are based on the time spent on the work by personnel of appropriate experience at the hourly rates applicable to their level of experience in the following categories:

### Review of rates

The charge rates will be reviewed from time to time, normally half yearly on 30 June and 31 December, and will be varied as may be appropriate to take account of:

- a) changes in salary levels commensurate with equivalent levels of skill and proficiency within the profession
- b) variations in salary costs resulting from determinations of the Australian Conciliation and Arbitration Commission or other statutory wage fixing authorities
- c) variations in overhead costs.

Urbis Valuations Pty Ltd reserves the right to change the experience category classification of project personnel during the currency of a commission to take account of promotions, performance and responsibility.

### Expert witness

Where an Urbis Valuations Pty Ltd professional staff member is engaged as an expert witness in court or at arbitration, official enquiries or the like, all witness time shall be reimbursed at higher rates above the scheduled rates to be agreed.

### Set fee work

Set fee work is quoted as per the Fees and Expenses section covered by this Agreement.

### Reimbursable costs and expenses

In addition to any charges for professional services, the Client shall reimburse Urbis Valuations Pty Ltd in respect of all the disbursements reasonably and properly made by Urbis Valuations Pty Ltd in connection with the work including but not limited to the costs of the following:

### Travelling expenses and allowances

Where Urbis Valuations Pty Ltd's staff travel from their normal office location to carry out work for the Client, Urbis Valuations Pty Ltd shall be reimbursed by the Client, in addition to Fees payable under any other provisions of the Terms of Agreement for Professional Services, costs and allowances as follows:

- a) Taxis  
To carry out business on behalf of the Client, when the use of public transport is not feasible.
- b) Trains  
Fares to cover transport required to carry out business on behalf of the Client.
- c) Rental cars and any associated car parking fees, insurances and running costs  
For the hire of rental cars when the use of taxis/public transport is not feasible/cost effective.
- d) Motor vehicles and other fares including motorway tolls

Where Urbis Valuations Pty Ltd staff use their own vehicle to carry out business on behalf of the Client, payment to cover the cost of such transport at the rate per kilometre of 74 cents, plus other charges incurred such as car parking and motorway bills. This figure is reviewed annually and is subject to change.

- e) Flights (and accommodation/sustenance if required)

Where travel is required to carry out the business of the Client and where that travel requires Urbis Valuations Pty Ltd staff to reside away from the staff member's normal place of abode.

### Disbursements

The following services shall be reimbursed at cost to Urbis Valuations Pty Ltd:

- a) Requisite Council fees and charges
- b) Professional (external) printing/production services
- c) Reproduction and purchasing of documents, drawings, maps and records
- d) Couriers/freight/express post
- e) Film and processing costs
- f) Compact disks.

Copies of Urbis Valuations Pty Ltd reports (in addition to the single colour and single black and white copy provided) will incur additional charges.

### Other professional services

Where Urbis Valuations Pty Ltd obtains the services of other Professional Consultants as set out in the Proposal or otherwise agreed by the Client, the Client shall reimburse the other Consultants directly on the certification of Urbis Valuations Pty Ltd. If Urbis Valuations Pty Ltd makes payment to the other Consultant on behalf of the Client, an additional co-ordinating, administration and financing charge will be applied in accordance with Clause 1.6.

### Administration and financing

The expenses and disbursements described above include a charge by Urbis Valuations Pty Ltd of ten per cent (10%) of the costs to cover co-ordination, administration and financing of the expenses and disbursements by Urbis Valuations Pty Ltd.

**From:** [Christopher Croucamp](#)  
**To:** [Elizabeth D'Olier](#); [Chehade Sakr](#)  
**Cc:** [Ryan Macindoe](#); [Clare Brown](#)  
**Subject:** RE: Austral Land Dedication Value  
**Date:** Tuesday, 4 September 2018 11:58:55 AM  
**Attachments:** [Valuation Quote St Anthony of Padua Catholic School Austral NSW.PDF](#)  
[image012.jpg](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[4032\\_DA005A\\_r2.pdf](#)  
[image001.gif](#)  
[image002.png](#)  
[image004.png](#)  
[image006.png](#)  
[image008.png](#)  
[image010.png](#)

---

Hi Chehade,

Please see below and attached, we have approval to proceed with the Valuation Report. Please note Ryan M is away on leave however Clare Brown will be back later in the week and will be looking after the project from a planning perspective whilst Ryan M is on leave.

Kind regards,

**CHRISTOPHER CROUCAMP**  
CONSULTANT

T +61 2 8233 9900

D +61 2 8424 5102

E [ccroucamp@urbis.com.au](mailto:ccroucamp@urbis.com.au)

[Urbis Website](#)



LEVEL 23, DARLING PARK TOWER 2, 201 SUSSEX STREET  
SYDNEY, NSW 2000, AUSTRALIA

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Learn more about our [Reconciliation Action Plan](#).

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---

**From:** Elizabeth D'Olier [<mailto:edolier@pepper.com.au>]  
**Sent:** Tuesday, 4 September 2018 11:41 AM  
**To:** Christopher Croucamp <[ccroucamp@urbis.com.au](mailto:ccroucamp@urbis.com.au)>  
**Cc:** Ryan Macindoe <[rmacindoe@urbis.com.au](mailto:rmacindoe@urbis.com.au)>; Clare Brown <[cbrown@urbis.com.au](mailto:cbrown@urbis.com.au)>  
**Subject:** FW: Austral Land Dedication Value

Hi Chris,

As discussed, the attached quote has been approved by Sydney Catholic Schools. If you could proceed with the valuation report, that would be great.

Thanks  
Liz

## Elizabeth D'Olier

Senior Project Manager

t +61 2 7801 4252  
m +61 438 985 198  
e [edolier@pepper.com.au](mailto:edolier@pepper.com.au)

Level 28 Chifley Tower, 2 Chifley Square  
Sydney NSW, Australia

[pepper.com.au/property](http://pepper.com.au/property)  
Integrated Property Solutions



## Can't reach me?

Executive Assistant | Elaine Moore  
t +61 2 8624 9054 | e [emoore@pepper.com.au](mailto:emoore@pepper.com.au)

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---

**From:** Ryan Macindoe <[rmacindoe@urbis.com.au](mailto:rmacindoe@urbis.com.au)>  
**Sent:** Tuesday, 24 July 2018 4:11 PM  
**To:** Elizabeth D'Olier <[edolier@pepper.com.au](mailto:edolier@pepper.com.au)>  
**Cc:** Chehade Sakr <[csakr@urbis.com.au](mailto:csakr@urbis.com.au)>  
**Subject:** FW: Austral Land Dedication Value

Hi Liz,

Please find attached the quote letter to provide a valuation report for the land to be dedicated to council for road widening forming part of a VPA.

Our valuation team will require two weeks or so from formal engagement and all required documents being provided.

Please call should you have any questions.

Kind regards  
Ryan

**RYAN MACINDOE**

SENIOR CONSULTANT

T +61 2 8233 9900

D +61 2 8233 7631

E [rmacindoe@urbis.com.au](mailto:rmacindoe@urbis.com.au)

[Urbis Website](#)



LEVEL 23, DARLING PARK TOWER 2, 201 SUSSEX STREET  
SYDNEY, NSW 2000, AUSTRALIA

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Learn more about our [Reconciliation Action Plan](#).

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# APPENDIX B      CERTIFICATES OF TITLE



## NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----FOLIO: 1/1232692  
-----

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
12/9/2018	3:53 PM	1	3/7/2017

LAND  
-----LOT 1 IN DEPOSITED PLAN 1232692  
AT AUSTRAL  
LOCAL GOVERNMENT AREA LIVERPOOL  
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1232692FIRST SCHEDULE  
-----THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE  
ARCHDIOCESE OF SYDNEYSECOND SCHEDULE (1 NOTIFICATION)  
-----

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 12/9/2018

## NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----FOLIO: 2/1232692  
-----

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
12/9/2018	3:53 PM	1	3/7/2017

LAND  
-----

LOT 2 IN DEPOSITED PLAN 1232692  
AT AUSTRAL  
LOCAL GOVERNMENT AREA LIVERPOOL  
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1232692

FIRST SCHEDULE  
-----

THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE  
ARCHDIOCESE OF SYDNEY

SECOND SCHEDULE (1 NOTIFICATION)  
-----

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 12/9/2018

## NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----FOLIO: 810/2475  
-----

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
12/9/2018	3:53 PM	1	3/3/2016

LAND  
-----LOT 810 IN DEPOSITED PLAN 2475  
AT HOXTON PARK  
LOCAL GOVERNMENT AREA LIVERPOOL  
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP2475FIRST SCHEDULE  
-----THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE  
ARCHDIOCESE OF SYDNEY (T AK259432)SECOND SCHEDULE (2 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AK259430 THIS EDITION HAS ISSUED AS A CONSEQUENCE OF THE LOSS  
OF THE PRIOR TITLE/EDITION, PRODUCTION OF WHICH HAS  
BEEN DISPENSED WITH PURSUANT TO S38(2) REAL PROPERTY  
ACT 1900

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 12/9/2018



Order number: 53165677  
Your Reference: P213  
12/09/18 15:53



NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 13885-41

SEARCH DATE	TIME	EDITION NO	DATE
12/9/2018	3:53 PM	6	7/9/2017

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS  
LOCAL GOVERNMENT AREA LIVERPOOL  
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP2475

FIRST SCHEDULE

THE TRUSTEES OF THE ROMAN CATHOLIC CHURH FOR THE  
ARCHDIOCESE OF SYDNEY (T AK237033)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM710481 POSITIVE COVENANT
- 3 AM710482 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 811-812 IN DP2475.

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 12/9/2018

## NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----FOLIO: AUTO CONSOL 13885-41  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
12/9/2018	3:53 PM	6	7/9/2017

LAND  
-----LAND DESCRIBED IN SCHEDULE OF PARCELS  
LOCAL GOVERNMENT AREA LIVERPOOL  
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP2475FIRST SCHEDULE  
-----THE TRUSTEES OF THE ROMAN CATHOLIC CHURH FOR THE  
ARCHDIOCESE OF SYDNEY (T AK237033)SECOND SCHEDULE (3 NOTIFICATIONS)  
-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM710481 POSITIVE COVENANT
- 3 AM710482 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS  
-----

LOTS 811-812 IN DP2475.

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 12/9/2018



## NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----FOLIO: 839/2475  
-----

SEARCH DATE -----	TIME ----	EDITION NO -----	DATE ----
12/9/2018	3:53 PM	6	19/7/2017

LAND  
-----LOT 839 IN DEPOSITED PLAN 2475  
AT AUSTRAL  
LOCAL GOVERNMENT AREA LIVERPOOL  
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP2475FIRST SCHEDULE  
-----THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE  
ARCHDIOCESE OF SYDNEY

(T AM574907)

SECOND SCHEDULE (1 NOTIFICATION)  
-----

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 12/9/2018

## NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----FOLIO: 840/2475  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
12/9/2018	3:53 PM	6	8/11/2016

LAND  
-----LOT 840 IN DEPOSITED PLAN 2475  
AT HOXTON PARK  
LOCAL GOVERNMENT AREA LIVERPOOL  
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP2475FIRST SCHEDULE  
-----THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE  
ARCHDIOCESE OF SYDNEY

(T AK836396)

SECOND SCHEDULE (1 NOTIFICATION)  
-----

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 12/9/2018

## NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----FOLIO: 841/2475  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
12/9/2018	3:53 PM	3	14/11/2014

LAND  
-----LOT 841 IN DEPOSITED PLAN 2475  
LOCAL GOVERNMENT AREA LIVERPOOL  
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP2475FIRST SCHEDULE  
-----THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE  
ARCHDIOCESE OF SYDNEY (T AJ37275)SECOND SCHEDULE (1 NOTIFICATION)  
-----

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

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## NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH  
-----FOLIO: 842/2475  
-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
12/9/2018	3:53 PM	5	26/10/2007

LAND  
-----LOT 842 IN DEPOSITED PLAN 2475  
AT HOXTON PARK  
LOCAL GOVERNMENT AREA LIVERPOOL  
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP2475FIRST SCHEDULE  
-----THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE  
ARCHDIOCESE OF SYDNEY

(T AD517919)

SECOND SCHEDULE (1 NOTIFICATION)  
-----

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 12/9/2018

# APPENDIX C      DEPOSITED PLANS

## **CERTIFICATE ORDER SUMMARY**

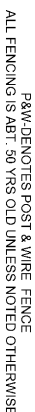
### **Transaction Details**

Date: 12/09/2018 15:54  
Order No. 53165677  
Certificate No: 83249198  
Your Reference: P213  
Certificate Ordered: NSW LRS - Copy of Plan - Deposited Plan 1232692  
Available: Y  
Size (KB): 141  
Number of Pages: 3  
Scan Date and Time: 04/07/2017 12:00

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PLAN FORM 6 (2013)

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ePlan

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 2 sheet(s)
<div>Registered:  3.7.2017</div> <div>Title System: TORRENS</div> <div>Purpose: SUBDIVISION</div>	<div>Office Use Only</div> <div>DP1232692</div> <div>Office Use Only</div>	
<div><del>PLAN OF ROAD WIDENINGS AFFECTING LOTS 809 AND 843 IN DP2475</del></div> <div>PLAN OF SUBDIVISION OF LOTS 809 AND 843 IN DP 2475</div>	<div>LGA: LIVERPOOL</div> <div>Locality: AUSTRAL</div> <div>Parish: CABRAMATTA</div> <div>County: CUMBERLAND</div>	
<div>Crown Lands NSW/Western Lands Office Approval</div> <div>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.</div> <div>Signature: .....</div> <div>Date: .....</div> <div>File Number: .....</div> <div>Office: .....</div>	<div>Survey Certificate</div> <div>I, ELIZABETH SARAH WHYTE</div> <div>of LTS LOCKLEY, LOCKED BAG 5, GORDON NSW 2072</div> <div>a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</div> <div>* (a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 5/4/2017</div> <div>* (b) The part of the land shown in the plan (*being/*excluding ^ .....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on, ..... the part not surveyed was compiled in accordance with that Regulation.</div> <div>* (c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</div> <div>Signature: ..... Dated: 10.4.17</div> <div>Surveyor ID: 9053</div> <div>Datum Line: A - B</div> <div>Type: *Urban/*Rural</div> <div>The terrain is *Level-Undulating / *Steep-Mountainous.</div> <div>*Strike through if Inapplicable.</div> <div>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</div>	
<div>Subdivision Certificate</div> <div>I, <b>STEPHEN MONTE</b></div> <div>*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</div> <div>Signature: <i>S. Monte</i></div> <div>Accreditation number: .....</div> <div>Consent Authority: <b>LIVERPOOL CITY COUNCIL</b></div> <div>Date of endorsement: <b>05-06-2017</b></div> <div>Subdivision Certificate number: <b>SC-42/2017</b></div> <div>File number: <b>PA-465/2016</b></div> <div>*Strike through if Inapplicable.</div>	<div>Plans used in the preparation of survey/compilation:</div> <div>DP2475</div> <div>DP1139459</div> <div>DP1146302</div> <div>DP878676</div> <div>If space is insufficient continue on PLAN FORM 6A</div>	
<div>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</div> <div>It is intended to dedicate Road Widening RW1 variable width and RW2 variable width to the public as a Public Road</div>	<div>Surveyor's Reference: 41240-44419DP</div>	
<div>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</div>		


PLAN FORM 6A (2012)

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:  3.7.2017 Office Use Only

~~PLAN OF ROAD WIDENINGS AFFECTING  
LOTS 809 AND 843 IN DP2475~~

PLAN OF SUBDIVISION OF LOTS  
809 AND 843 IN DP 2475

Subdivision Certificate number: SC-42/2017  
Date of Endorsement: 05-06-2017

DP1232692

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

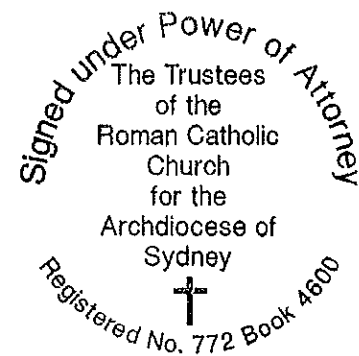
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Signed for and on behalf of the Trustees of the  
Roman Catholic Church for the Archdiocese of Sydney )  
and its duly authorised attorneys under Power of )  
Attorney dated: )  
In the presence of: )

Signature of Attorney

Signature of Attorney

Signature of Witness



Michael David Moore  
Name of Attorney

Christopher Laurence Menev  
Name of Attorney  
Jennifer Rose Cook  
Name of Witness

If space is insufficient use additional annexure sheet

Surveyor's Reference: 41240-44419DP

## **CERTIFICATE ORDER SUMMARY**

### **Transaction Details**

Date: 12/09/2018 15:54

Order No. 53165677

Certificate No: 83249199

Your Reference: P213

Certificate Ordered: NSW LRS - Copy of Plan - Deposited Plan 2475

Available: Y

Size (KB): 3443

Number of Pages: 20

Scan Date and Time: 07/04/2003 22:51

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L.G.A. LIVERPOOL

DP 2475

# PLAN OF HOXTON PARK

PARISH OF CABRAMATTA COUNTY OF CUMBERLAND

2475

Scale 10 Chains to 1 Inch

1. 800 ac. Grant to Thomas Sterry On 13<sup>th</sup> January 1818
2. 300 ac. " " James Foster " " "
3. 400 ac. " " Edward Gray " " "
4. 800 ac. " " James Williamson " " "
5. 550 ac. " " Matthew Fear " " "
6. 700 ac. " " Thomas Carne 31<sup>st</sup> August 1819
7. 200 ac. " " George Williams " " "
8. 100 ac. " " James Stuart " " "
9. 60 ac. " " James Wilbow Jail " " "

Not 97061114

**DAMAGED ORIGINAL  
ENHANCED COPY IS  
BEST AVAILABLE.**

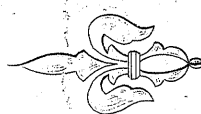
Horningsea Park.

Captain Lyons.

(Owner & Occupier)

COPY MADE *h.b.s.l.*

EXAMINED *g.x.r.*



Magnetic

Meridian

— MERIDIAN OBSERVATION —

STAR.	LATITUDE.	MAG. BEAR.	ALTITUDE.	DECLINATION.	VARIATION.	DATE OF OBSER.
A: CENTAURI.	34° SOUTH.	134° 02'.	46° 53'.	60° 22' S.	9° 26' E.	20 <sup>th</sup> MAY 1887

DP 2475

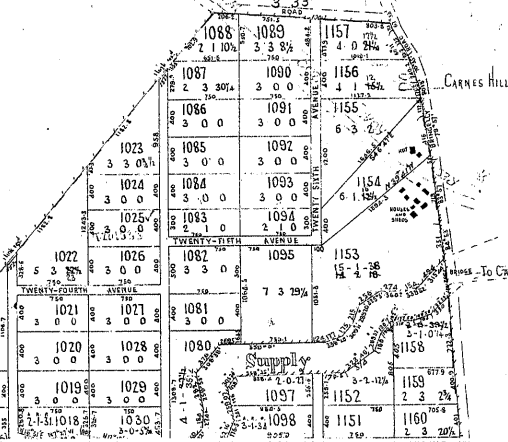
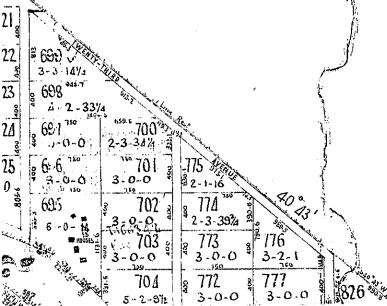
"Cow-di-knaves."

T.L. Peate.

App<sup>n</sup> 8666

(Owner & Occupier)

I certify that Lots 560 & 561 shall  
be sold in one block  
also Lots 558 & 559  
and Lots 570, 571  
572 & 573.



Ref: /Src:U

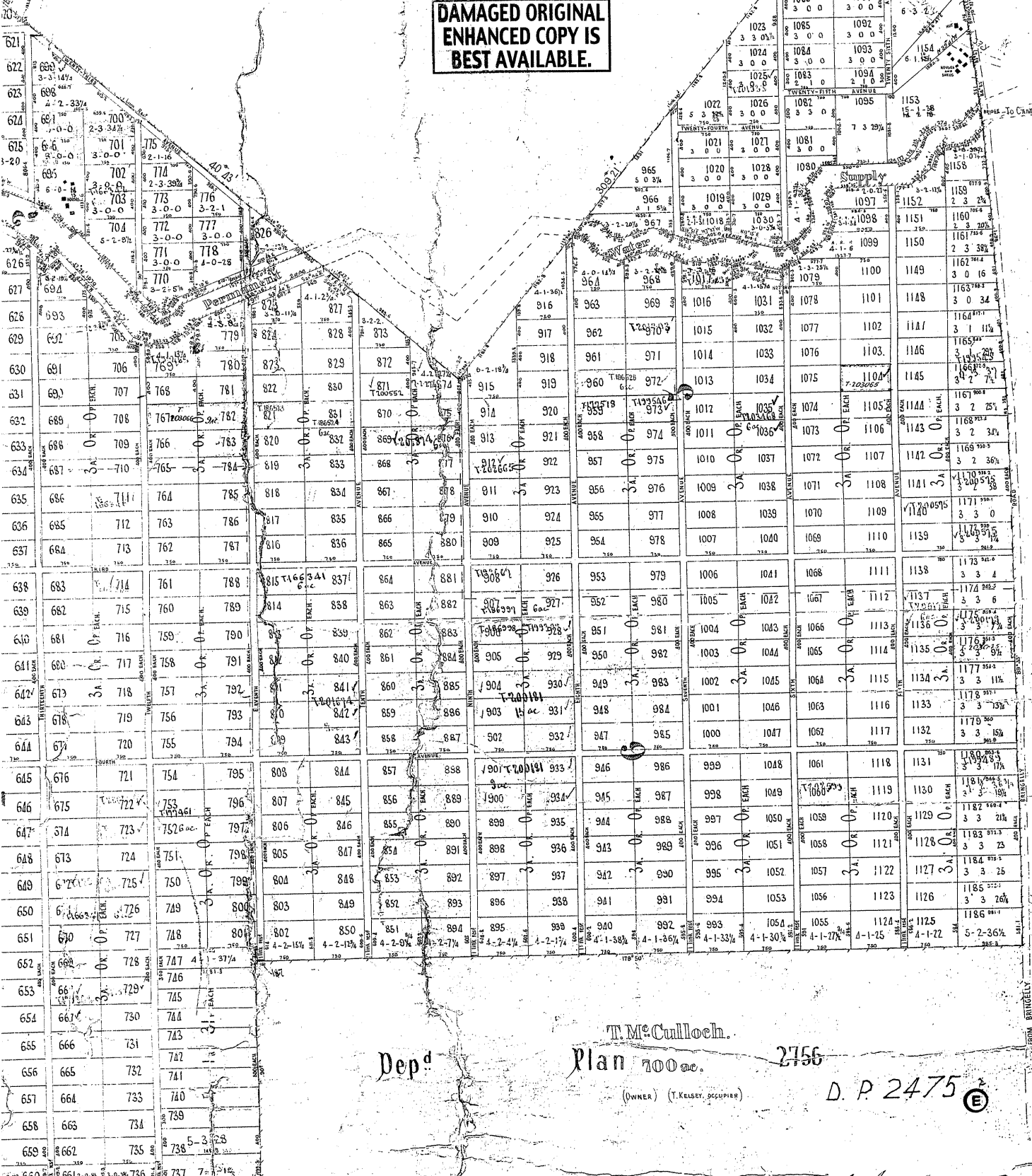
37: 582  
588: 501  
589: 500  
590: 500

1ccy that lots 560 & 561 shall  
be sa in one block  
also Le 558 & 559  
and Le 572 & 573  
472 & 473

"Cow-di-kraves"

T.L. Peate  
Appn 8666  
(OWNER & OCCUPIER)

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BEST AVAILABLE.



Depd

T. McCulloch.

Plan 700

2756

(OWNER) (T. KELSEY, OCCUPIER)

D. P. 2475

This is the Plan marked "A" and  
referred to in the annexed  
declaration by J. M. Macdonald  
this 17 day of July 1887

John M. Macdonald  
Clerk of the Court  
under the Real Property Act

D.P. 2475

PLAN OF HOX

PARISH OF CABRAMATTA

Scale 10 Ch

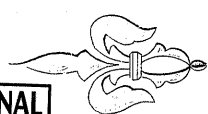
- 1. 800 ac. Grant to Thomas Storro
- 2. 300 ac. " " James Foster
- 3. 400 ac. " " Edward Gra
- 4. 800 ac. " " James Williams
- 5. 550 ac. " " Matthew Pear
- 6. 700 ac. " " Thomas Larne
- 7. 200 ac. " " George William
- 8. 100 ac. " " James Stuart
- 9. 60 ac. " " James Wilbow

Hormingsea Park.

Captain Lyons.

(owner & occupier)

DAMAGED ORIGINAL  
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Magnetic

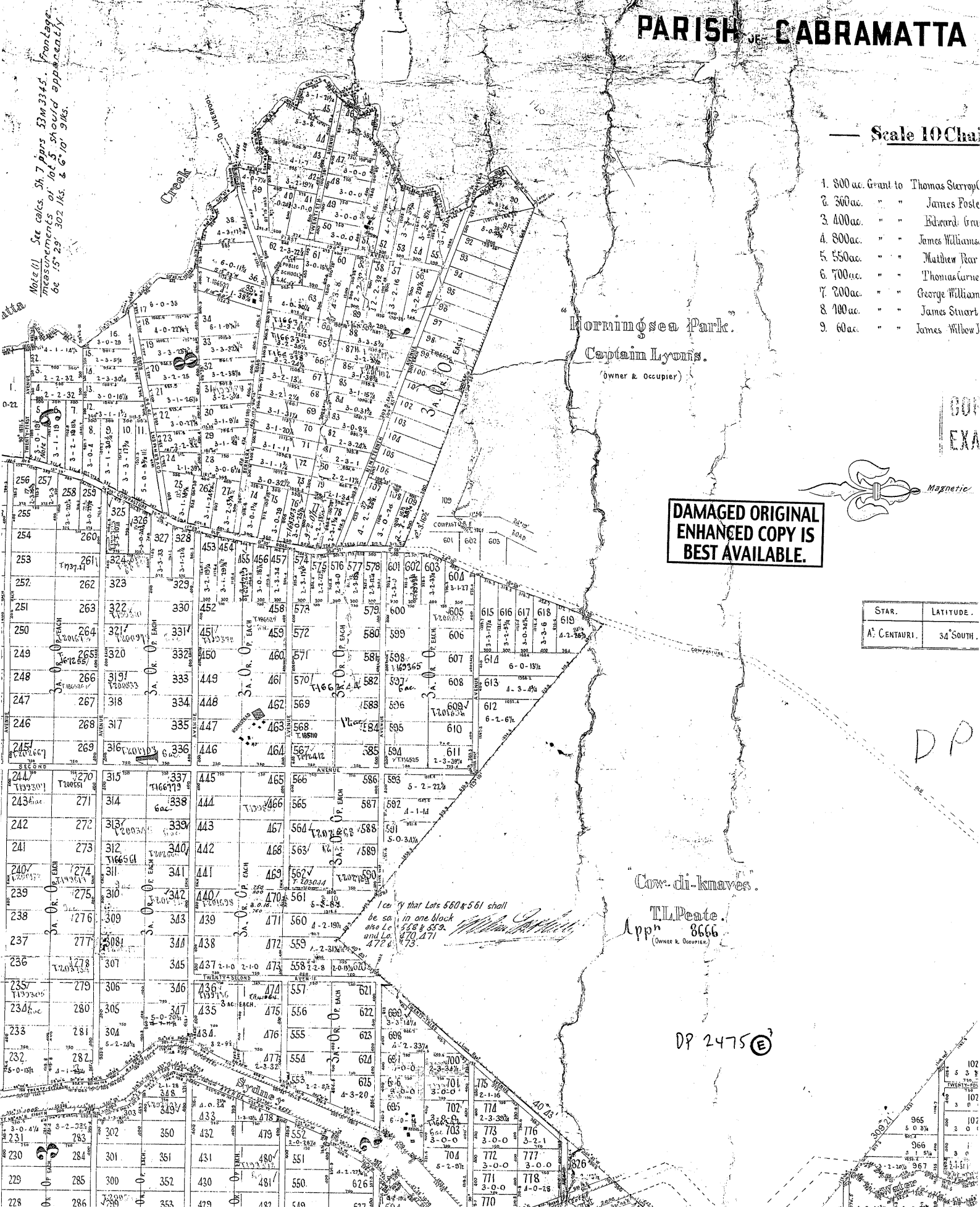
STAR.	LATITUDE.
A. CENTAURI.	34° South.

D.P.

Cow-di-knaves.

T.L. Pente.  
Appn 8666  
(OWNER & OCCUPIER)

DP 2475 (E)





celled. sec papers M12/1824

Wells &amp; Son

MDDAC.

EYMAN OCCUPIER

Dep:

T. McCall  
Plan 700 ac

(OWNER) (T.KELSE

This is the Plan marked "A" referred to in the annexed declaration by J. M. W. this 11<sup>th</sup> day of July, 1888

W. Lethbridge

7000

OWNER & OCCUPIE

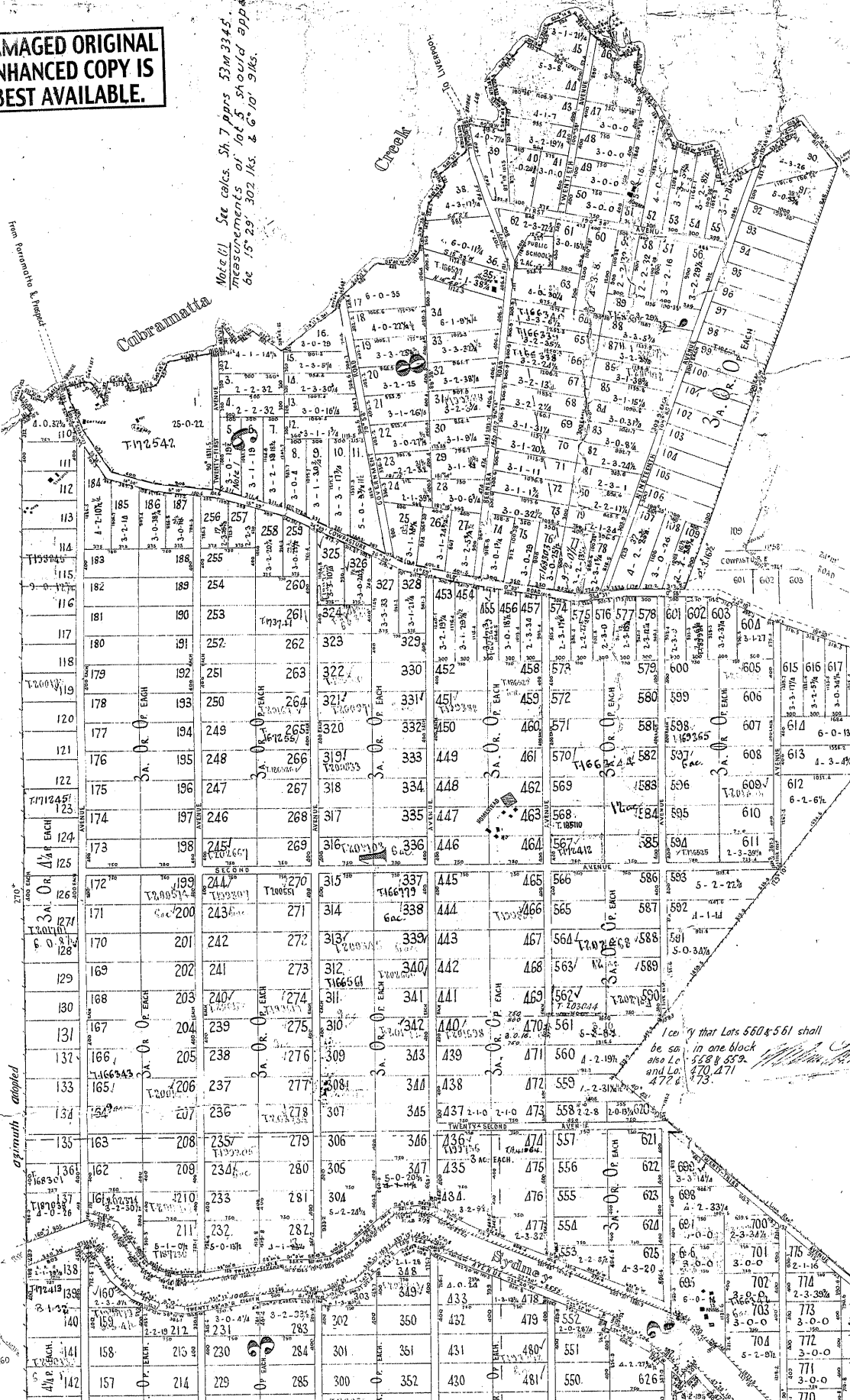
**DAMAGED ORIGINAL  
ENHANCED COPY IS  
BEST AVAILABLE.**

DP2475 (E)<sup>4</sup>

57-3-4-90 D.P. 24750

DAMAGED ORIGINAL  
ENHANCED COPY IS  
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Note: See also Sh. 7 pgs 53 & 345. Frontage  
measurements of lots should apparently  
be 15' 29' 302 lks. & 6' 10' 516.



PARISH

Herringsea Park  
Captain Lyons.  
(owner & occupier)

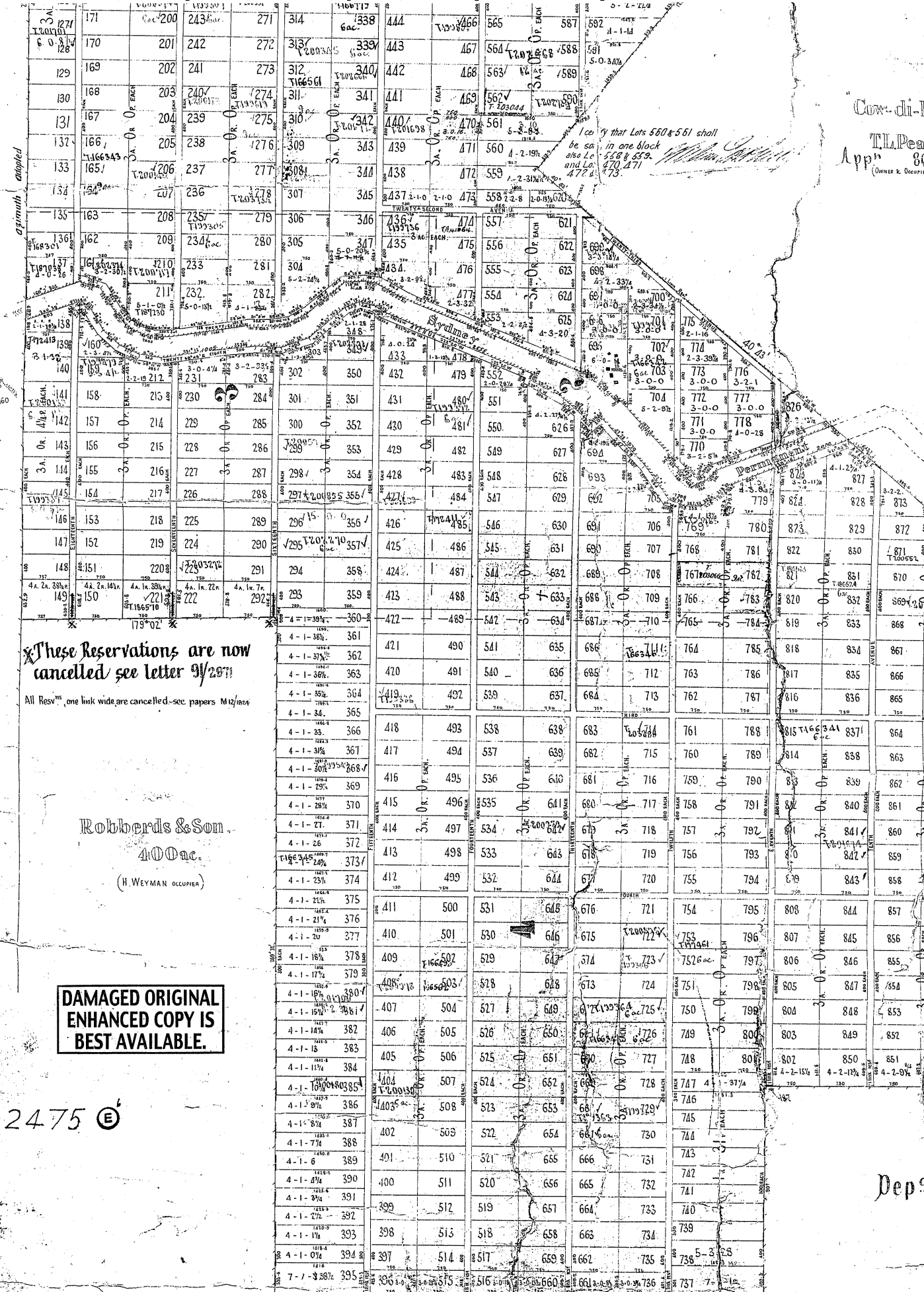
asimuth adopted

HUTCHINSON  
H FIRTH 2000 ACRES

Cor-di-ko  
T.L. Pent  
Appn 800  
(OWNER & OCCUPIER)

1/4 of lots 560 & 561 shall  
be so in one block  
also Lc 538 & 539  
and Lc 470 & 471  
472 & 473

D.P. 2475  
J H FIATH 2000 ACRES



These Reservations are now  
cancelled see letter 9/28/11

All Res<sup>ns</sup>, one link wide are cancelled - sec. papers 11/2/02

Robberds & Son  
400ac.  
(H. WEYMAN OCCUPIER)

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BEST AVAILABLE.

D.P. 2475 E

Note - All Roads One Chain Wide

Lethbridge  
100ac.  
(Owner & Occupier)

Cow-di-k  
T.L.Peat  
App<sup>n</sup> 866  
(Owner & Occupier)

Dep<sup>d</sup>

3490

# Standard Tracing

DP2475



L.G.A.: LIVERPOOL

ckleton

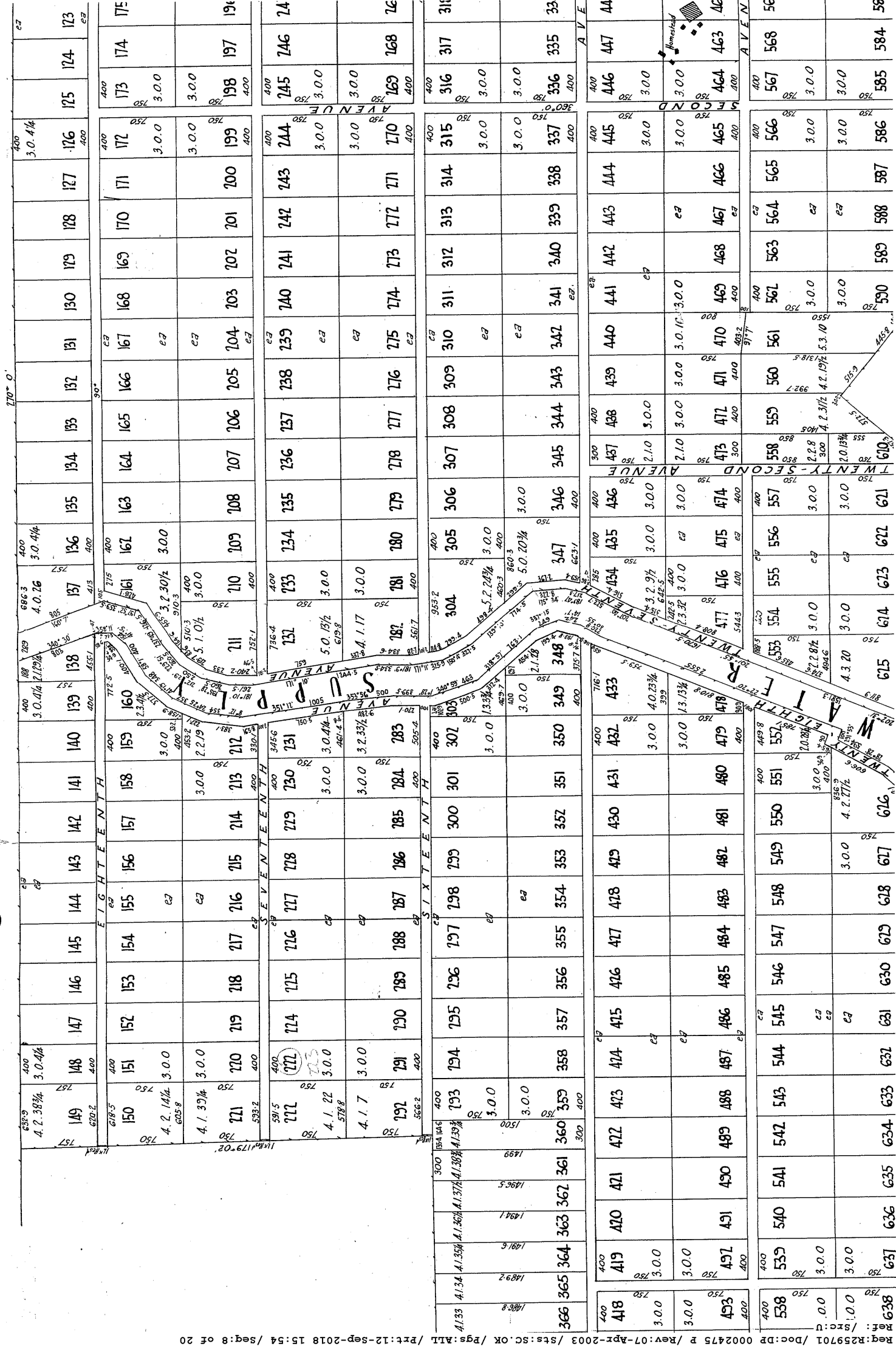
Estate

Robberds &amp; Son 400 ac

H. Weyman Occupier

Dep. Plan 3403

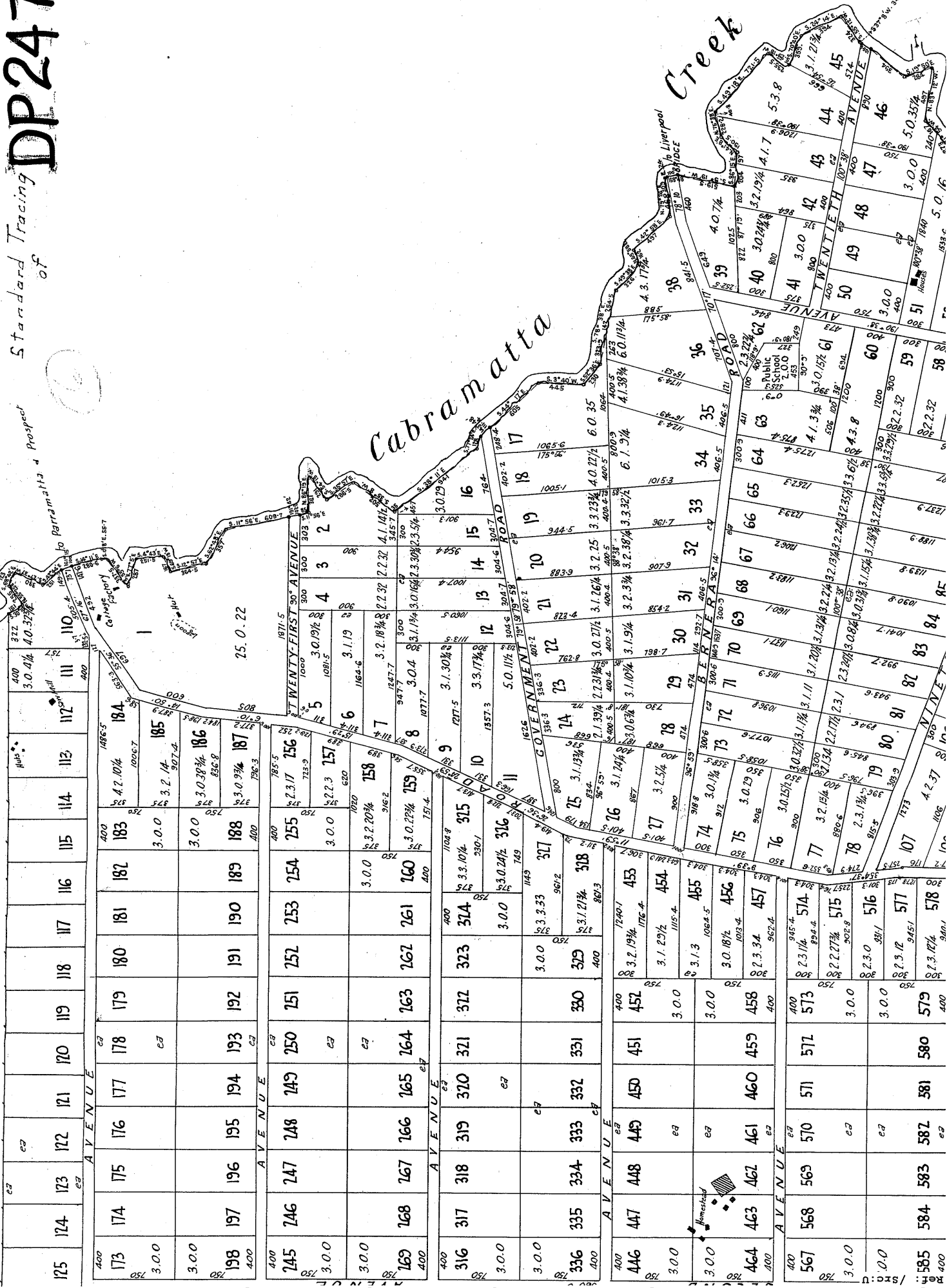
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Standard Tracing of DP2475

(E)

to Parramatta & Prospect



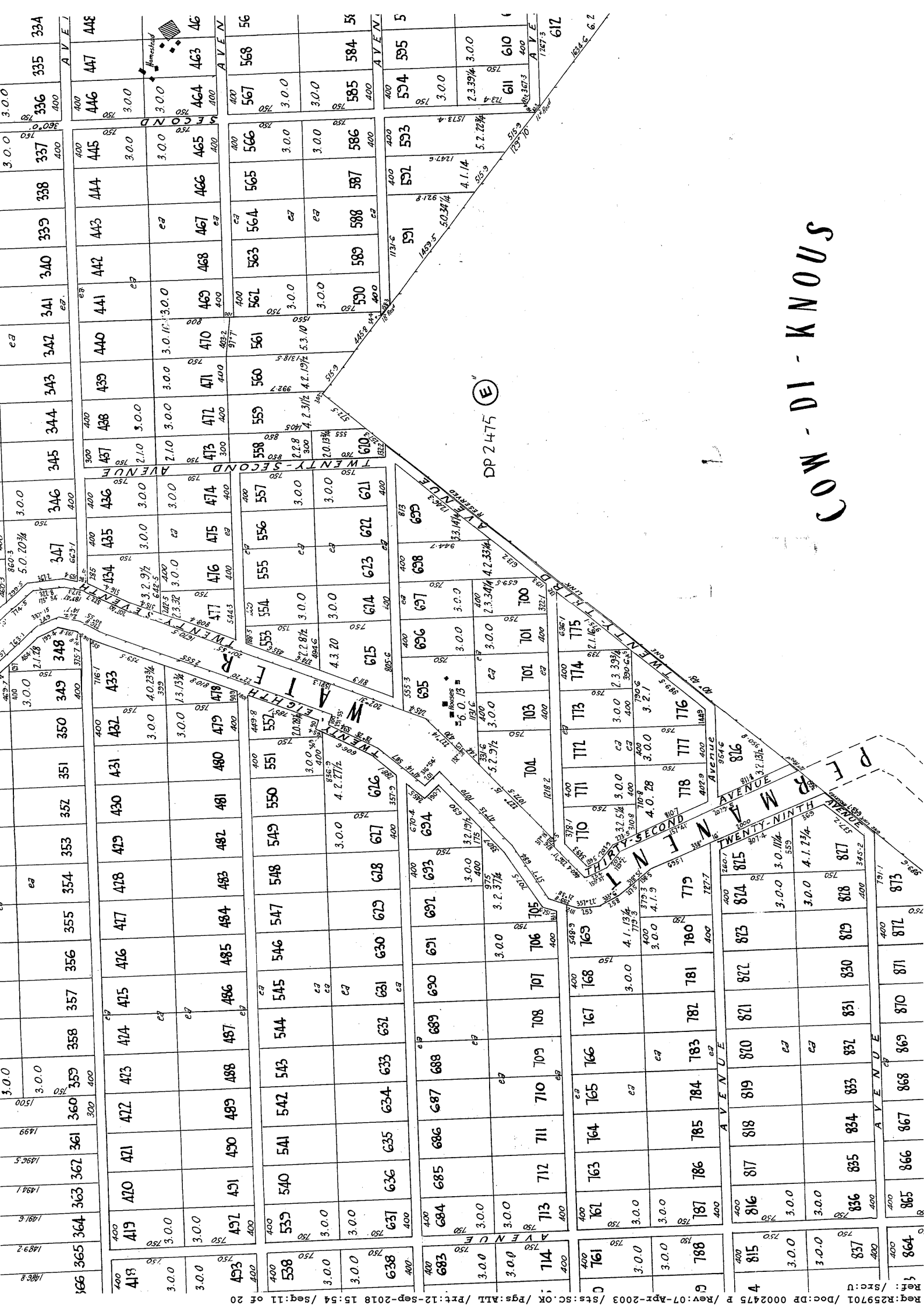


W Leithbridge  
Owner & Occupier  
700 ac.

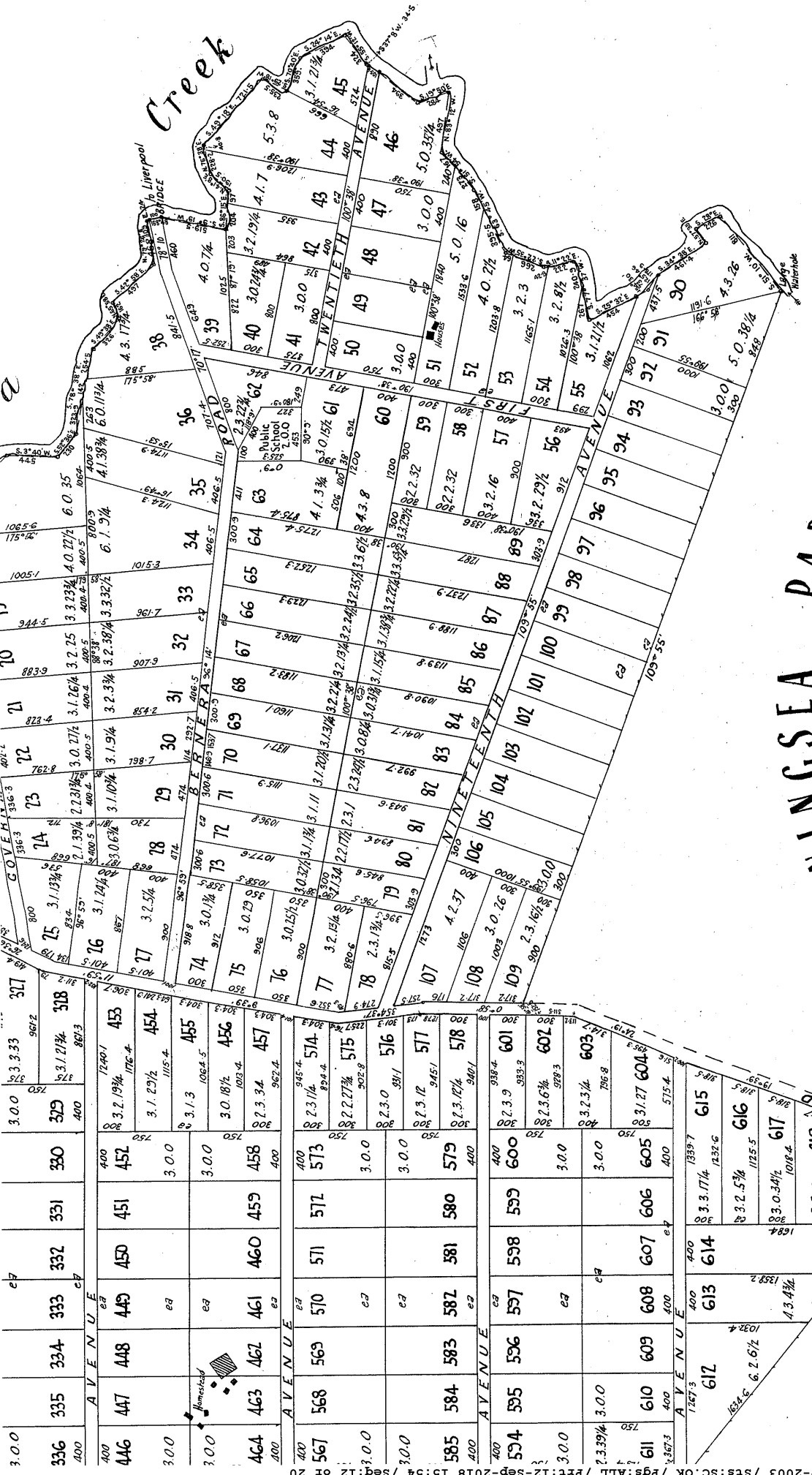
DP 2475 (E)

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COW - DI - KNOWS



# HORNINGSEA PARK

Captain Lyons  
Owner & Occ<sup>r</sup>

DP2475 (E)

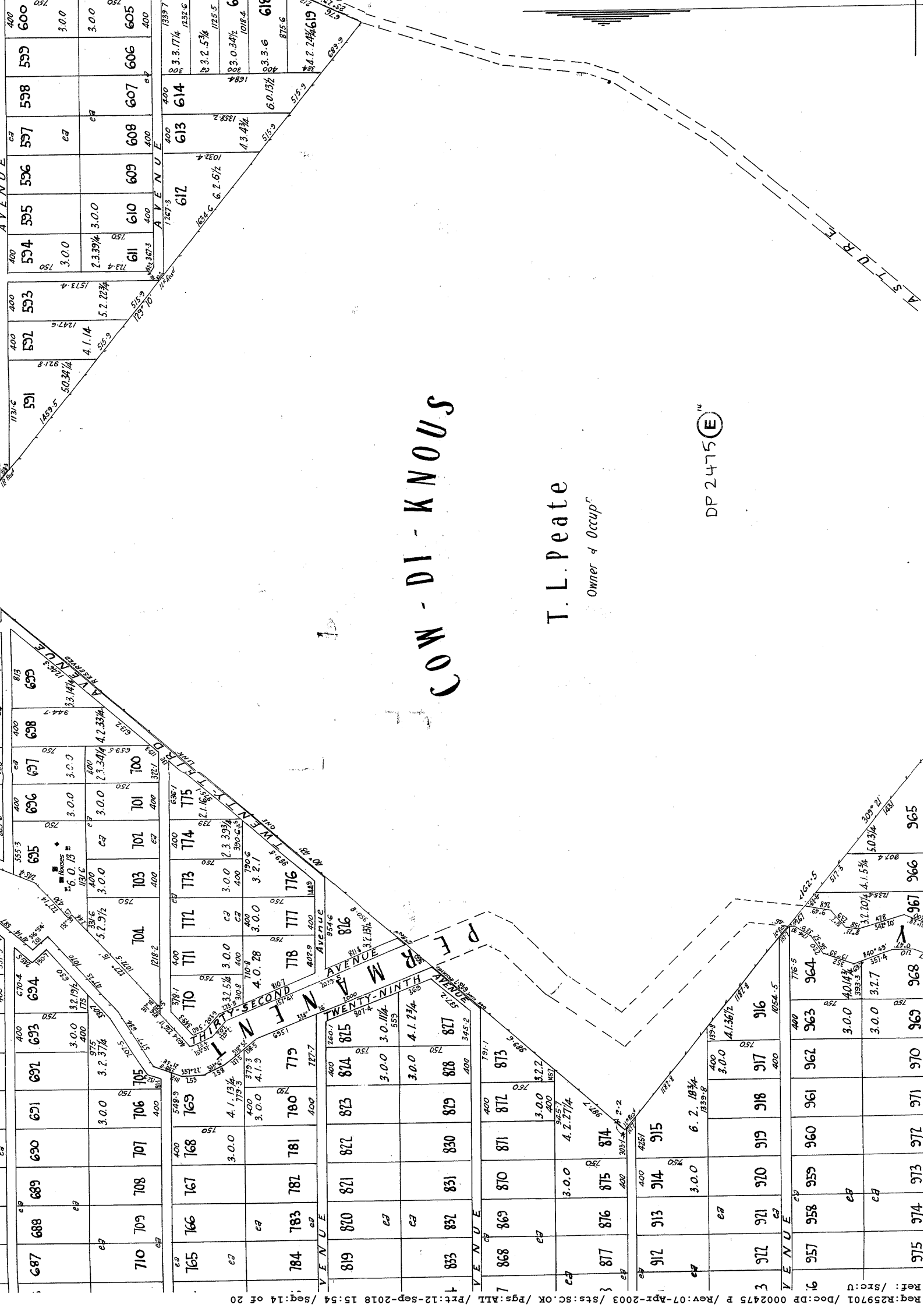
10-10-68

③

Owner

700 ac

[illegible]



COW-DI-KNOUS

T.L. Peate

Owner & Occupant

DP 2475 E



# HORNINGSEA PARK

Captain Lyons  
Owner & Occf

DP2475 (E)

# HOXTON PARK

## Parish of Cabramatta

T. Mc Culloch

Owner

700 ac

T Kelsey occupier

DP2475<sup>(E)</sup>

from Bringerly

Dep

Plan

Amendments in red made to agree with original on 23.9.13

Map Tracing Ex'd 23.9.13

894 605 750	893 400	891 400	890 400	888 400	887 750	886 400	885 400	884 400	883 400	882 400	881 400	880 400	879 400	878 400	877 400
604.8 750	896 400	898 400	899 400	900 400	901 750	902 750	903 400	904 400	905 400	906 400	907 400	908 750	909 400	910 400	911 400
4.2.4 1/4 602.6 750	3.0.0	400	400	400	3.0.0	3.0.0	3.0.0	400	400	400	400	3.0.0	3.0.0	400	400
4.2.1 3/4 602.6 750	3.0.0	400	400	400	3.0.0	3.0.0	400	400	400	400	400	3.0.0	3.0.0	400	400
939 600.4 750	938 400	937 400	936 400	935 400	934 400	933 400	932 400	930 400	929 400	928 400	927 400	926 750	925 400	924 400	923 400
600.2 750	940 400	941 400	942 400	943 400	944 400	945 400	946 400	947 400	948 400	949 400	950 400	951 400	952 400	953 400	954 400
4.1.38 3/4 598 750	3.0.0	400	400	400	400	400	400	400	400	400	400	400	400	400	400
4.1.36 1/4 598 750	3.0.0	400	400	400	400	400	400	400	400	400	400	400	400	400	400
991 595.8 750	990 400	989 400	988 400	987 400	986 400	985 400	984 400	983 400	982 400	981 400	980 400	979 400	978 400	977 400	976 400
595.6 750	993 400	994 400	995 400	996 400	997 400	998 400	999 400	1000 400	1001 400	1002 400	1003 400	1004 400	1005 400	1006 400	1007 400
4.1.33 1/4 593.4 750	3.0.0	400	400	400	400	400	400	400	400	400	400	400	400	400	400
4.1.30 3/4 591.2 750	3.0.0	400	400	400	400	400	400	400	400	400	400	400	400	400	400
1054 591.2 750	1053 400	1052 400	1051 400	1050 400	1049 400	1048 400	1047 400	1046 400	1045 400	1044 400	1043 400	1042 400	1041 400	1040 400	1039 400
591 750	1055 400	1056 400	1057 400	1058 400	1059 400	1060 400	1061 400	1062 400	1063 400	1064 400	1065 400	1066 400	1067 400	1068 400	1069 400
4.1.27 3/4 588.6 750	3.0.0	400	400	400	400	400	400	400	400	400	400	400	400	400	400
4.1.25 588.6 750	3.0.0	400	400	400	400	400	400	400	400	400	400	400	400	400	400
1174 586.4 750	1173 400	1172 400	1171 400	1170 400	1169 400	1168 400	1167 400	1166 400	1165 400	1164 400	1163 400	1162 400	1161 400	1160 400	1159 400
586.2 750	1175 400	1176 400	1177 400	1178 400	1179 400	1180 400	1181 400	1182 400	1183 400	1184 400	1185 400	1186 400	1187 400	1188 400	1189 400
4.1.22 584 750	3.0.0	400	400	400	400	400	400	400	400	400	400	400	400	400	400
5.7.36 1/2 584 750	3.3.26 3/4	3.3.25	3.3.24	3.3.23	3.3.22	3.3.21	3.3.20	3.3.19	3.3.18	3.3.17	3.3.16	3.3.15	3.3.14	3.3.13	3.3.12
986.3 750	1186 400	1185 400	1184 400	1183 400	1182 400	1181 400	1180 400	1179 400	1178 400	1177 400	1176 400	1175 400	1174 400	1173 400	1172 400
981.1 750	1187 400	1188 400	1189 400	1190 400	1191 400	1192 400	1193 400	1194 400	1195 400	1196 400	1197 400	1198 400	1199 400	1200 400	1201 400
978.1 750	1195 400	1196 400	1197 400	1198 400	1199 400	1200 400	1201 400	1202 400	1203 400	1204 400	1205 400	1206 400	1207 400	1208 400	1209 400
975.2 750	1196 400	1197 400	1198 400	1199 400	1200 400	1201 400	1202 400	1203 400	1204 400	1205 400	1206 400	1207 400	1208 400	1209 400	1210 400
972.3 750	1197 400	1198 400	1199 400	1200 400	1201 400	1202 400	1203 400	1204 400	1205 400	1206 400	1207 400	1208 400	1209 400	1210 400	1211 400
969.4 750	1198 400	1199 400	1200 400	1201 400	1202 400	1203 400	1204 400	1205 400	1206 400	1207 400	1208 400	1209 400	1210 400	1211 400	1212 400
966.5 750	1199 400	1200 400	1201 400	1202 400	1203 400	1204 400	1205 400	1206 400	1207 400	1208 400	1209 400	1210 400	1211 400	1212 400	1213 400
963.6 750	1200 400	1201 400	1202 400	1203 400	1204 400	1205 400	1206 400	1207 400	1208 400	1209 400	1210 400	1211 400	1212 400	1213 400	1214 400
960.5 750	1201 400	1202 400	1203 400	1204 400	1205 400	1206 400	1207 400	1208 400	1209 400	1210 400	1211 400	1212 400	1213 400	1214 400	1215 400
957.1 750	1202 400	1203 400	1204 400	1205 400	1206 400	1207 400	1208 400	1209 400	1210 400	1211 400	1212 400	1213 400	1214 400	1215 400	1216 400
954.2 750	1203 400	1204 400	1205 400	1206 400	1207 400	1208 400	1209 400	1210 400	1211 400	1212 400	1213 400	1214 400	1215 400	1216 400	1217 400
951.3 750	1204 400	1205 400	1206 400	1207 400	1208 400	1209 400	1210 400	1211 400	1212 400	1213 400	1214 400	1215 400	1216 400	1217 400	1218 400
948.4 750	1205 400	1206 400	1207 400	1208 400	1209 400	1210 400	1211 400	1212 400	1213 400	1214 400	1215 400	1216 400	1217 400	1218 400	1219 400
945.5 750	1206 400	1207 400	1208 400	1209 400	1210 400	1211 400	1212 400	1213 400	1214 400	1215 400	1216 400	1217 400	1218 400	1219 400	1220 400
942.5 750	1207 400	1208 400	1209 400	1210 400	1211 400	1212 400	1213 400	1214 400	1215 400	1216 400	1217 400	1218 400	1219 400	1220 400	1221 400
939.9 750	1208 400	1209 400	1210 400	1211 400	1212 400	1213 400	1214 400	1215 400	1216 400	1217 400	1218 400	1219 400	1220 400	1221 400	1222 400
936.1 750	1209 400	1210 400	1211 400	1212 400	1213 400	1214 400	1215 400	1216 400	1217 400	1218 400	1219 400	1220 400	1221 400	1222 400	1223 400
933.2 750	1210 400	1211 400	1212 400	1213 400	1214 400	1215 400	1216 400	1217 400	1218 400	1219 400	1220 400	1221 400	1222 400	1223 400	1224 400
930.3 750	1211 400	1212 400	1213 400	1214 400	1215 400	1216 400	1217 400	1218 400	1219 400	1220 400	1221 400	1222 400	1223 400	1224 400	1225 400
927.4 750	1212 400	1213 400	1214 400	1215 400	1216 400	1217 400	1218 400	1219 400	1220 400	1221 400	1222 400	1223 400	1224 400	1225 400	1226 400
924.6 750	1213 400	1214 400	1215 400	1216 400	1217 400	1218 400	1219 400	1220 400	1221 400	1222 400	1223 400	1224 400	1225 400	1226 400	1227 400
921.7 750	1214 400	1215 400	1216 400	1217 400	1218 400	1219 400	1220 400	1221 400	1222 400	1223 400	1224 400	1225 400	1226 400	1227 400	1228 400
918.8 750	1215 400	1216 400	1217 400	1218 400	1219 400	1220 400	1221 400	1222 400	1223 400	1224 400	1225 400	1226 400	1227 400	1228 400	1229 400
915.9 750	1216 400	1217 400	1218 400	1219 400	1220 400	1221 400	1222 400	1223 400	1224 400	1225 400	1226 400	1227 400	1228 400	1229 400	1230 400
913.0 750	1217 400	1218 400	1219 400	1220 400	1221 400	1222 400	1223 400	1224 400	1225 400	1226 400	1227 400	1228 400	1229 400	1230 400	1231 400
910.1 750	1218 400	1219 400	1220 400	1221 400	1222 400	1223 400	1224 400	1225 400	1226 400	1227 400	1228 400	1229 400	1230 400	1231 400	1232 400
907.2 750	1219 400	1220 400	1221 400	1222 400	1223 400	1224 400	1225 400	1226 400	1227 400	1228 400	1229 400	1230 400	1231 400	1232 400	1233 400
904.3 750	1220 400	1221 400	1222 400	1223 400	1224 400	1225 400	1226 400	1227 400	1228 400	1229 400	1230 400	1231 400	1232 400	1233 400	1234 400
901.4 750	1221 400	1222 400	1223 400	1224 400	1225 400	1226 400	1227 400	1228 400	1229 400	1230 400	1231 400	1232 400	1233 400	1234 400	1235 400
898.5 750	1222 400	1223 400	1224 400	1225 400	1226 400	1227 400	1228 40								

[illegible]

OP: 2475 (E)<sup>17</sup>

NOTE: All Roads One Ch

# CARNES HILL

5011

## Plan

Reg:R259701 / Doc:DP 0002475 P / Rev:07-Apr-2003 / Sts:SC.OK / Pgs:ATL / Prt:12-Sep-2018 15:54 / Seq:17 of 20



**HOXTON PARK**  
**Parish of Cabramatta**  
**COUNTY OF CUMBERLAND**

Scale 8 Chains to an Inch

ds One Chain Wide

DP2475

E

CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

DP 2475	LINKS	METRES
0.02	86	0.005
0.04	85.7	0.01
0.06	85.4	0.01
0.08	85.1	0.02
0.10	84.8	0.02
0.12	84.5	0.04
0.14	84.2	0.04
0.16	83.9	0.06
0.18	83.6	0.06
0.20	83.3	0.08
0.22	83.0	0.08
0.24	82.7	0.10
0.26	82.4	0.10
0.28	82.1	0.12
0.30	81.8	0.12
0.32	81.5	0.14
0.34	81.2	0.14
0.36	80.9	0.16
0.38	80.6	0.16
0.40	80.3	0.18
0.42	80.0	0.18
0.44	79.7	0.20
0.46	79.4	0.20
0.48	79.1	0.22
0.50	78.8	0.22
0.52	78.5	0.24
0.54	78.2	0.24
0.56	77.9	0.26
0.58	77.6	0.26
0.60	77.3	0.28
0.62	77.0	0.28
0.64	76.7	0.30
0.66	76.4	0.30
0.68	76.1	0.32
0.70	75.8	0.32
0.72	75.5	0.34
0.74	75.2	0.34
0.76	74.9	0.36
0.78	74.6	0.36
0.80	74.3	0.38
0.82	74.0	0.38
0.84	73.7	0.40
0.86	73.4	0.40
0.88	73.1	0.42
0.90	72.8	0.42
0.92	72.5	0.44
0.94	72.2	0.44
0.96	71.9	0.46
0.98	71.6	0.46
1.00	71.3	0.48
1.02	71.0	0.48
1.04	70.7	0.50
1.06	70.4	0.50
1.08	70.1	0.52
1.10	69.8	0.52
1.12	69.5	0.54
1.14	69.2	0.54
1.16	68.9	0.56
1.18	68.6	0.56
1.20	68.3	0.58
1.22	68.0	0.58
1.24	67.7	0.60
1.26	67.4	0.60
1.28	67.1	0.62
1.30	66.8	0.62
1.32	66.5	0.64
1.34	66.2	0.64
1.36	65.9	0.66
1.38	65.6	0.66
1.40	65.3	0.68
1.42	65.0	0.68
1.44	64.7	0.70
1.46	64.4	0.70
1.48	64.1	0.72
1.50	63.8	0.72
1.52	63.5	0.74
1.54	63.2	0.74
1.56	62.9	0.76
1.58	62.6	0.76
1.60	62.3	0.78
1.62	62.0	0.78
1.64	61.7	0.80
1.66	61.4	0.80
1.68	61.1	0.82
1.70	60.8	0.82
1.72	60.5	0.84
1.74	60.2	0.84
1.76	59.9	0.86
1.78	59.6	0.86
1.80	59.3	0.88
1.82	59.0	0.88
1.84	58.7	0.90
1.86	58.4	0.90
1.88	58.1	0.92
1.90	57.8	0.92
1.92	57.5	0.94
1.94	57.2	0.94
1.96	56.9	0.96
1.98	56.6	0.96
2.00	56.3	0.98
2.02	56.0	0.98
2.04	55.7	1.00
2.06	55.4	1.00
2.08	55.1	1.02
2.10	54.8	1.02
2.12	54.5	1.04
2.14	54.2	1.04
2.16	53.9	1.06
2.18	53.6	1.06
2.20	53.3	1.08
2.22	53.0	1.08
2.24	52.7	1.10
2.26	52.4	1.10
2.28	52.1	1.12
2.30	51.8	1.12
2.32	51.5	1.14
2.34	51.2	1.14
2.36	50.9	1.16
2.38	50.6	1.16
2.40	50.3	1.18
2.42	50.0	1.18
2.44	49.7	1.20
2.46	49.4	1.20
2.48	49.1	1.22
2.50	48.8	1.22
2.52	48.5	1.24
2.54	48.2	1.24
2.56	47.9	1.26
2.58	47.6	1.26
2.60	47.3	1.28
2.62	47.0	1.28
2.64	46.7	1.30
2.66	46.4	1.30
2.68	46.1	1.32
2.70	45.8	1.32
2.72	45.5	1.34
2.74	45.2	1.34
2.76	44.9	1.36
2.78	44.6	1.36
2.80	44.3	1.38
2.82	44.0	1.38
2.84	43.7	1.40
2.86	43.4	1.40
2.88	43.1	1.42
2.90	42.8	1.42
2.92	42.5	1.44
2.94	42.2	1.44
2.96	41.9	1.46
2.98	41.6	1.46
3.00	41.3	1.48
3.02	41.0	1.48
3.04	40.7	1.50
3.06	40.4	1.50
3.08	40.1	1.52
3.10	39.8	1.52
3.12	39.5	1.54
3.14	39.2	1.54
3.16	38.9	1.56
3.18	38.6	1.56
3.20	38.3	1.58
3.22	38.0	1.58
3.24	37.7	1.60
3.26	37.4	1.60
3.28	37.1	1.62
3.30	36.8	1.62
3.32	36.5	1.64
3.34	36.2	1.64
3.36	35.9	1.66
3.38	35.6	1.66
3.40	35.3	1.68
3.42	35.0	1.68
3.44	34.7	1.70
3.46	34.4	1.70
3.48	34.1	1.72
3.50	33.8	1.72
3.52	33.5	1.74
3.54	33.2	1.74
3.56	32.9	1.76
3.58	32.6	1.76
3.60	32.3	1.78
3.62	32.0	1.78
3.64	31.7	1.80
3.66	31.4	1.80
3.68	31.1	1.82
3.70	30.8	1.82
3.72	30.5	1.84
3.74	30.2	1.84
3.76	29.9	1.86
3.78	29.6	1.86
3.80	29.3	1.88
3.82	29.0	1.88
3.84	28.7	1.90
3.86	28.4	1.90
3.88	28.1	1.92
3.90	27.8	1.92
3.92	27.5	1.94
3.94	27.2	1.94
3.96	26.9	1.96
3.98	26.6	1.96
4.00	26.3	1.98
4.02	26.0	1.98
4.04	25.7	2.00
4.06	25.4	2.00
4.08	25.1	2.02
4.10	24.8	2.02
4.12	24.5	2.04
4.14	24.2	2.04
4.16	23.9	2.06
4.18	23.6	2.06
4.20	23.3	2.08
4.22	23.0	2.08
4.24	22.7	2.10
4.26	22.4	2.10
4.28	22.1	2.12
4.30	21.8	2.12
4.32	21.5	2.14
4.34	21.2	2.14
4.36	20.9	2.16
4.38	20.6	2.16
4.40	20.3	2.18
4.42	20.0	2.18
4.44	19.7	2.20
4.46	19.4	2.20
4.48	19.1	2.22
4.50	18.8	2.22
4.52	18.5	2.24
4.54	18.2	2.24
4.56	17.9	2.26
4.58	17.6	2.26
4.60	17.3	2.28
4.62	17.0	2.28
4.64	16.7	2.30
4.66	16.4	2.30
4.68	16.1	2.32
4.70	15.8	2.32
4.72	15.5	2.34
4.74	15.2	2.34
4.76	14.9	2.36
4.78	14.6	2.36
4.80	14.3	2.38
4.82	14.0	2.38
4.84	13.7	2.40
4.86	13.4	2.40
4.88	13.1	2.42
4.90	12.8	2.42
4.92	12.5	2.44
4.94	12.2	2.44
4.96	11.9	2.46
4.98	11.6	2.46
5.00	11.3	2.48
5.02	11.0	2.48
5.04	10.7	2.50
5.06	10.4	2.50
5.08	10.1	2.52
5.10	9.8	2.52
5.12	9.5	2.54
5.14	9.2	2.54
5.16	8.9	2.56
5.18	8.6	2.56
5.20	8.3	2.58
5.22	8.0	2.58
5.24	7.7	2.60
5.26	7.4	2.60
5.28	7.1	2.62
5.30	6.8	2.62
5.32	6.5	2.64
5.34	6.2	2.64
5.36	5.9	2.66
5.38	5.6	2.66
5.40	5.3	2.68
5.42	5.0	2.68
5.44	4.7	2.70
5.46	4.4	2.70
5.48	4.1	2.72
5.50	3.8	2.72
5.52	3.5	2.74
5.54	3.2	2.74
5.56	2.9	2.76
5.58	2.6	2.76
5.60	2.3	2.78
5.62	2.0	2.78
5.64	1.7	2.80
5.66	1.4	2.80
5.68	1.1	2.82
5.70	0.8	2.82
5.72	0.5	2.84
5.74	0.2	2.84

CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

DP 2475	LINKS	METRES
	86	17.3
	85.7	17.4
	85.4	17.5
	85.1	17.6
	84.8	17.7
	84.5	17.8
	84.2	17.9
	83.9	18.0
	83.6	18.1
	83.3	18.2
	83.0	18.3
	82.7	18.4
	82.4	18.5
	82.1	18.6
	81.8	18.7
	81.5	18.8
	81.2	18.9
	80.9	19.0
	80.6	19.1
	80.3	19.2
	80.0	19.3
	79.7	19.4
	79.4	19.5
	79.1	19.6
	78.8	19.7
	78.5	19.8
	78.2	19.9
	77.9	20.0
	77.6	20.1
	77.3	20.2
	77.0	20.3
	76.7	20.4
	76.4	20.5
	76.1	20.6
	75.8	20.7
	75.5	20.8
	75.2	20.9
	74.9	21.0
	74.6	21.1
	74.3	21.2
	74.0	21.3
	73.7	21.4
	73.4	21.5
	73.1	21.6
	72.8	21.7
	72.5	21.8
	72.2	21.9
	71.9	22.0
	71.6	22.1
	71.3	22.2
	71.0	22.3
	70.7	22.4
	70.4	22.5
	70.1	22.6
	69.8	22.7
	69.5	22.8
	69.2	22.9
	68.9	23.0
	68.6	23.1
	68.3	23.2
	68.0	23.3
	67.7	23.4
	67.4	23.5
	67.1	23.6
	66.8	23.7
	66.5	23.8
	66.2	23.9
	65.9	24.0
	65.6	24.1
	65.3	24.2
	65.0	24.3
	64.7	24.4
	64.4	24.5
	64.1	24.6
	63.8	24.7
	63.5	24.8
	63.2	24.9
	62.9	25.0
	62.6	25.1
	62.3	25.2
	62.0	25.3
	61.7	25.4
	61.4	25.5
	61.1	25.6
	60.8	25.7
	60.5	25.8
	60.2	25.9
	59.9	26.0
	59.6	26.1
	59.3	26.2
	59.0	26.3
	58.7	26.4
	58.4	26.5
	58.1	26.6
	57.8	26.7
	57.5	26.8
	57.2	26.9
	56.9	27.0
	56.6	27.1
	56.3	27.2
	56.0	27.3
	55.7	27.4
	55.4	27.5
	55.1	27.6
	54.8	27.7
	54.5	27.8
	54.2	27.9
	53.9	28.0
	53.6	28.1
	53.3	28.2
	53.0	28.3
	52.7	28.4
	52.4	28.5
	52.1	28.6
	51.8	28.7
	51.5	28.8
	51.2	28.9
	50.9	29.0
	50.6	29.1
	50.3	29.2
	50.0	29.3
	49.7	29.4
	49.4	29.5
	49.1	29.6
	48.8	29.7
	48.5	29.8
	48.2	29.9
	47.9	30.0
	47.6	30.1
	47.3	30.2
	47.0	30.3
	46.7	30.4
	46.4	30.5
	46.1	30.6
	45.8	30.7
	45.5	30.8
	45.2	30.9
	44.9	31.0
	44.6	31.1
	44.3	31.2
	44.0	31.3
	43.7	31.4
	43.4	31.5
	43.1	31.6
	42.8	31.7
	42.5	31.8
	42.2	31.9
	41.9	32.0
	41.6	32.1
	41.3	32.2
	41.0	32.3
	40.7	32.4
	40.4	32.5
	40.1	32.6
	39.8	32.7
	39.5	32.8
	39.2	32.9
	38.9	33.0
	38.6	33.1
	38.3	33.2
	38.0	33.3
	37.7	33.4
	37.4	33.5
	37.1	33.6
	36.8	33.7
	36.5	33.8
	36.2	33.9
	35.9	34.0
	35.6	34.1
	35.3	34.2
	35.0	34.3
	34.7	34.4
	34.4	34.5
	34.1	34.6
	33.8	34.7
	33.5	34.8
	33.2	34.9
	32.9	35.0
	32.6	35.1
	32.3	35.2
	32.0	35.3
	31.7	35.4
	31.4	35.5
	31.1	35.6
	30.8	35.7
	30.5	35.8
	30.2	35.9
	29.9	36.0
	29.6	36.1
	29.3	36.2
	29.0	36.3
	28.7	36.4
	28.4	36.5
	28.1	36.6
	27.8	36.7
	27.5	36.8
	27.2	36.9
	26.9	37.0
	26.6	37.1
	26.3	37.2
	26.0	37.3
	25.7	37.4
	25.4	37.5
	25.1	37.6
	24.8	37.7
	24.5	37.8
	24.2	37.9
	23.9	38.0
	23.6	38.1
	23.3	38.2
	23.0	38.3
	22.7	38.4
	22.4	38.5
	22.1	38.6
	21.8	38.7
	21.5	38.8
	21.2	38.9
	20.9	39.0
	20.6	39.1
	20.3	39.2
	20.0	39.3
	19.7	39.4
	19.4	39.5
	19.1	39.6
	18.8	39.7
	18.5	39.8
	18.2	39.9
	17.9	40.0
	17.6	40.1
	17.3	40.2
	17.0	40.3
	16.7	40.4
	16.4	40.5
	16.1	40.6
	15.8	40.7
	15.5	40.8
	15.2	40.9
	14.9	41.0
	14.6	41.1
	14.3	41.2
	14.0	41.3
	13.7	41.4
	13.4	41.5
	13.1	41.6
	12.8	41.7
	12.5	41.8
	12.2	41.9
	11.9	42.0
	11.6	42.1
	11.3	42.2
	11.0	42.3
	10.7	42.4
	10.4	42.5
	10.1	42.6
	9.8	42.7
	9.5	42.8
	9.2	42.9
	8.9	43.0
	8.6	43.1
	8.3	43.2
	8.0	43.3
	7.7	43.4
	7.4	43.5
	7.1	43.6
	6.8	43.7
	6.5	43.8
	6.2	43.9
	5.9	44.0
	5.6	44.1
	5.3	44.2
	5.0	44.3
	4.7	44.4
	4.4	44.5
	4.1	44.6
	3.8	44.7
	3.5	44.8
	3.2	44.9
	2.9	45.0
	2.6	45.1
	2.3	45.2
	2.0	45.3
	1.7	45.4
	1.4	45.5
	1.1	45.6
	0.8	45.7
	0.5	45.8
	0.2	45.9
	0.0	46.0

SP	2475	CONTINUED	LINKS	METRES
	975		975	196.44
	975.1		975.1	196.45
	975.2		975.2	196.46
	975.3		975.3	196.47
	975.4		975.4	196.48
	975.5		975.5	196.49
	975.6		975.6	196.50
	975.7		975.7	196.51
	975.8		975.8	196.52
	975.9		975.9	196.53
	976		976	196.54
	976.1		976.1	196.55
	976.2		976.2	196.56
	976.3		976.3	196.57
	976.4		976.4	196.58
	976.5		976.5	196.59
	976.6		976.6	196.60
	976.7		976.7	196.61
	976.8		976.8	196.62
	976.9		976.9	196.63
	977		977	196.64
	977.1		977.1	196.65
	977.2		977.2	196.66
	977.3		977.3	196.67
	977.4		977.4	196.68
	977.5		977.5	196.69
	977.6		977.6	196.70
	977.7		977.7	196.71
	977.8		977.8	196.72
	977.9		977.9	196.73
	978		978	196.74
	978.1		978.1	196.75
	978.2		978.2	196.76
	978.3		978.3	196.77
	978.4		978.4	196.78
	978.5		978.5	196.79
	978.6		978.6	196.80
	978.7		978.7	196.81
	978.8		978.8	196.82
	978.9		978.9	196.83
	979		979	196.84
	979.1		979.1	196.85
	979.2		979.2	196.86
	979.3		979.3	196.87
	979.4		979.4	196.88
	979.5		979.5	196.89
	979.6		979.6	196.90
	979.7		979.7	196.91
	979.8		979.8	196.92
	979.9		979.9	196.93
	980		980	196.94
	980.1		980.1	196.95
	980.2		980.2	196.96
	980.3		980.3	196.97
	980.4		980.4	196.98
	980.5		980.5	196.99
	980.6		980.6	197.00
	980.7		980.7	197.01
	980.8		980.8	197.02
	980.9		980.9	197.03
	981		981	197.04
	981.1		981.1	197.05
	981.2		981.2	197.06
	981.3		981.3	197.07
	981.4		981.4	197.08
	981.5		981.5	197.09
	981.6		981.6	197.10
	981.7		981.7	197.11
	981.8		981.8	197.12
	981.9		981.9	197.13
	982		982	197.14
	982.1		982.1	197.15
	982.2		982.2	197.16
	982.3		982.3	197.17
	982.4		982.4	197.18
	982.5		982.5	197.19
	982.6		982.6	197.20
	982.7		982.7	197.21
	982.8		982.8	197.22
	982.9		982.9	197.23
	983		983	197.24
	983.1		983.1	197.25
	983.2		983.2	197.26
	983.3		983.3	197.27
	983.4		983.4	197.28
	983.5		983.5	197.29
	983.6		983.6	197.30
	983.7		983.7	197.31
	983.8		983.8	197.32
	983.9		983.9	197.33
	984		984	197.34
	984.1		984.1	197.35
	984.2		984.2	197.36
	984.3		984.3	197.37
	984.4		984.4	197.38
	984.5		984.5	197.39
	984.6		984.6	197.40
	984.7		984.7	197.41
	984.8		984.8	197.42
	984.9		984.9	197.43
	985		985	197.44
	985.1		985.1	197.45
	985.2		985.2	197.46
	985.3		985.3	197.47
	985.4		985.4	197.48
	985.5		985.5	197.49
	985.6		985.6	197.50
	985.7		985.7	197.51
	985.8		985.8	197.52
	985.9		985.9	197.53
	986		986	197.54
	986.1		986.1	197.55
	986.2		986.2	197.56
	986.3		986.3	197.57
	986.4		986.4	197.58
	986.5		986.5	197.59
	986.6		986.6	197.60
	986.7		986.7	197.61
	986.8		986.8	197.62
	986.9		986.9	197.63
	987		987	197.64
	987.1		987.1	197.65
	987.2		987.2	197.66
	987.3		987.3	197.67
	987.4		987.4	197.68
	987.5		987.5	197.69
	987.6		987.6	197.70
	987.7		987.7	197.71
	987.8		987.8	197.72
	987.9		987.9	197.73
	988		988	197.74
	988.1		988.1	197.75
	988.2		988.2	197.76
	988.3		988.3	197.77
	988.4		988.4	197.78
	988.5		988.5	197.79
	988.6		988.6	197.80
	988.7		988.7	197.81
	988.8		988.8	197.82
	988.9		988.9	197.83
	989		989	197.84
	989.1		989.1	197.85
	989.2		989.2	197.86
	989.3		989.3	197.87
	989.4		989.4	197.88
	989.5		989.5	197.89
	989.6		989.6	197.90
	989.7		989.7	197.91
	989.8		989.8	197.92
	989.9		989.9	197.93
	990		990	197.94
	990.1		990.1	197.95
	990.2		990.2	197.96
	990.3		990.3	197.97
	990.4		990.4	197.98
	990.5		990.5	197.99
	990.6		990.6	198.00
	990.7		990.7	198.01
	990.8		990.8	198.02
	990.9		990.9	198.03
	991		991	198.04
	991.1		991.1	198.05
	991.2		991.2	198.06
	991.3		991.3	198.07
	991.4		991.4	198.08
	991.5		991.5	198.09
	991.6		991.6	198.10
	991.7		991.7	198.11
	991.8		991.8	198.12
	991.9		991.9	198.13
	992		992	198.14
	992.1		992.1	198.15
	992.2		992.2	198.16
	992.3		992.3	198.17
	992.4		992.4	198.18
	992.5		992.5	198.19
	992.6		992.6	198.20
	992.7		992.7	198.21
	992.8		992.8	198.22
	992.9		992.9	198.23
	993		993	198.24
	993.1		993.1	198.25
	993.2		993.2	198.26
	993.3		993.3	198.27
	993.4		993.4	198.28
	993.5		993.5	198.29
	993.6		993.6	198.30
	993.7		993.7	198.31
	993.8		993.8	198.32
	993.9		993.9	198.33
	994		994	198.34
	994.1		994.1	198.35
	994.2		994.2	198.36
	994.3		994.3	198.37
	994.4		994.4	198.38
	994.5		994.5	198.39
	994.6		994.6	198.40
	994.7		994.7	198.41
	994.8		994.8	198.42
	994.9		994.9	198.43
	995		995	198.44
	995.1		995.1	198.45
	995.2		995.2	198.46
	995.3		995.3	198.47
	995.4		995.4	198.48
	995.5		995.5	198.49
	995.6		995.6	198.50
	995.7		995.7	198.51
	995.8		995.8	198.52
	995.9		995.9	198.53
	996		996	198.54
	996.1		996.1	198.55
	996.2		996.2	198.56
	996.3		996.3	198.57
	996.4		996.4	198.58
	996.5		996.5	198.59
	996.6		996.6	198.60
	996.7		996.7	198.61
	996.8		996.8	198.62
	996.9		996.9	198.63
	997		997	198.64
	997.1		997.1	198.65
	997.2		997.2	198.66
	997.3		997.3	198.67
	997.4		997.4	198.68
	997.5		997.5	198.69
	997.6		997.6	198.70
	997.7		997.7	198.71
	997.8		997.8	198.72
	997.9		997.9	198.73
	998		998	198.74
	998.1		998.1	198.75
	998.2		998.2	198.76
	998.3		998.3	198.77
	998.4		998.4	198.78
	998.5		998.5	198.79
	998.6		998.6	198.80
	998.7		998.7	198.81
	998.8		998.8	198.82
	998.9		998.9	198.83
	999		999	198.84
	999.1		999.1	198.85
	999.2		999.2	198.86
	999.3		999.3	198.87
	999.4		999.4	198.88
	999.5		999.5	198.89
	999.6		999.6	198.90
	999.7		999.7	198.91
	999.8		999.8	198.92
	999.9		999.9	198.93
	1000		1000	198.94
	1000.1		1000.1	198.95
	1000.2		1000.2	198.96
	1000.3		1000.3	198.97
	1000.4		1000.4	198.98
	1000.5		1000.5	198.99
	1000.6		1000.6	199.00
	1000.7		1000.7	199.01
	1000.8		1000.8	199.02
	1000.9		1000.9	199.03
	1001		1001	199.04
	1001.1		1001.1	199.05
	1001.2		1001.2	199.06
	1001.3		1001.3	199.07
	1001.4		1001.4	199.08
	1001.5		1001.5	199.09
	1001.6		1001.6	199.10
	1001.7		1001.7	199.11
	1001.8		1001.8	199.12
	1001.9		1001.9	199.13
	1002		1002	199.14
	1002.1		1002.1	199.15
	1002.2		1002.2	199.16
	1002.3		1002.3	199.17
	1002.4		1002.4	199.18
	1002.5		1002.5	199.19
	1002.6		1002.6	199.20
	1002.7		1002.7	199.21
	1002.8		1002.8	199.22
	1002.9		1002.9	199.23
	1003		1003	199.24
	1003.1		1003.1	199.25
	1003.2		1003.2	199.26
	1003.3		1003.3	199.27
	1003.4		1003.4	199.28
	1003.5		1003.5	199.29
	1003.6		1003.6	199.30
	1003.7		1003.7	199.31

[illegible]

DP	2475	CONTINUED	HA
AC	RD	P	HA
2	37	1/4	1.511
2	38	1/4	1.512
2	38	1/4	1.513
3	5	-	1.514
3	5	1/2	1.515
3	5	1/2	1.516
3	5	1/2	1.517
3	5	1/2	1.518
3	5	1/2	1.519
3	5	1/2	1.520
3	5	1/2	1.521
3	5	1/2	1.522
3	5	1/2	1.523
3	5	1/2	1.524
3	5	1/2	1.525
3	5	1/2	1.526
3	5	1/2	1.527
3	5	1/2	1.528
3	5	1/2	1.529
3	5	1/2	1.530
3	5	1/2	1.531
3	5	1/2	1.532
3	5	1/2	1.533
3	5	1/2	1.534
3	5	1/2	1.535
3	5	1/2	1.536
3	5	1/2	1.537
3	5	1/2	1.538
3	5	1/2	1.539
3	5	1/2	1.540
3	5	1/2	1.541
3	5	1/2	1.542
3	5	1/2	1.543
3	5	1/2	1.544
3	5	1/2	1.545
3	5	1/2	1.546
3	5	1/2	1.547
3	5	1/2	1.548
3	5	1/2	1.549
3	5	1/2	1.550
3	5	1/2	1.551
3	5	1/2	1.552
3	5	1/2	1.553
3	5	1/2	1.554
3	5	1/2	1.555
3	5	1/2	1.556
3	5	1/2	1.557
3	5	1/2	1.558
3	5	1/2	1.559
3	5	1/2	1.560
3	5	1/2	1.561
3	5	1/2	1.562
3	5	1/2	1.563
3	5	1/2	1.564
3	5	1/2	1.565
3	5	1/2	1.566
3	5	1/2	1.567
3	5	1/2	1.568
3	5	1/2	1.569
3	5	1/2	1.570
3	5	1/2	1.571
3	5	1/2	1.572
3	5	1/2	1.573
3	5	1/2	1.574
3	5	1/2	1.575
3	5	1/2	1.576
3	5	1/2	1.577
3	5	1/2	1.578
3	5	1/2	1.579
3	5	1/2	1.580
3	5	1/2	1.581
3	5	1/2	1.582
3	5	1/2	1.583
3	5	1/2	1.584
3	5	1/2	1.585
3	5	1/2	1.586
3	5	1/2	1.587
3	5	1/2	1.588
3	5	1/2	1.589
3	5	1/2	1.590
3	5	1/2	1.591
3	5	1/2	1.592
3	5	1/2	1.593
3	5	1/2	1.594
3	5	1/2	1.595
3	5	1/2	1.596
3	5	1/2	1.597
3	5	1/2	1.598
3	5	1/2	1.599
3	5	1/2	1.600
3	5	1/2	1.601
3	5	1/2	1.602
3	5	1/2	1.603
3	5	1/2	1.604
3	5	1/2	1.605
3	5	1/2	1.606
3	5	1/2	1.607
3	5	1/2	1

DP 2475	AC	RD	P	HA
4	1	24	3/4	1.782
4	1	25		1.783
4	1	26		1.786
4	1	27		1.788
4	1	27	3/4	1.79
4	1	28	1/4	1.791
4	1	29	1/2	1.794
4	1	30	1/2	1.797
4	1	30	3/4	1.798
4	1	31	3/4	1.798
4	1	32	1/8	1.8
4	1	33	1/4	1.8
4	1	34	1/8	1.8
4	1	35	1/4	1.8
4	1	36	1/4	1.812
4	1	36	1/2	1.814
4	1	37	1/4	1.814
4	1	37	1/2	1.815
4	1	38	1/4	1.818
4	1	39	3/4	1.819
4	1	40	3/4	1.82
4	1	41	3/4	1.82
4	2	4	1/4	1.832
4	2	7	1/4	1.839
4	2	9	3/4	1.846
4	2	10	3/4	1.847
4	2	12	3/4	1.853
4	2	14	1/4	1.857
4	2	15	1/2	1.86
4	2	21	1/2	1.87
4	2	24	3/4	1.884
4	2	27	1/4	1.89
4	2	27	1/2	1.891
4	2	31	1/2	1.9
4	2	33	1/4	1.915
4	2	36	3/4	1.919
4	3	8	3/4	1.934
4	3	8	1/4	1.942
4	3	17	3/4	1.967
4	3	20		1.973
4	3	26		1.988
5	-	3	1/4	2.032
5	-	11	1/2	2.052
5	-	13	1/2	2.058
5	-	16		2.064
5	-	20	3/4	2.076
5	-	34	1/4	2.11
5	-	34	1/2	2.11
5	-	38	1/4	2.12
5	1	1		2.126
5	2	9	1/2	2.25
5	2	22	3/4	2.283
5	2	24	3/4	2.288
5	2	36	1/2	2.318
5	3	8		2.329
5	3	8		2.347
5	3	10		2.352
5	3	28		2.385
5	3	28		2.398
6	-	11	3/4	2.458
6	-	13		2.461
6	-	12	1/2	2.461
6	-	22		2.494
6	-	35		2.517
6	1	9	1/4	2.553
6	1	16		2.57
6	2	6	1/2	2.647
6	2	18	3/4	2.678
6	3	2		2.737
7	1	18		2.979
7	1	38	1/2	3.031
7	3	29	1/4	3.21
13	1	38		6.266
25	-	22		10.17

DP2475 <sup>20</sup>E

## **APPENDIX D**

# **SITE BOUNDARIES ROAD RESERVE LINE PLAN**





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