

6 June 2013
Our Ref: 130513.01.13

AET Limited ATF Summer Hill Ownership Trust
Level 14
345 George Street
Sydney NSW 2000

Attn: Mr. Mark Syke

**Re: Summer Hill Flour Mill Development
Conceptual Subdivision Strategy**

The Summer Hill Flour Mill Development is proposed to be a predominantly residential development to be developed over four (4) construction stages. It is envisaged that the subdivision of the development will follow the construction stages as outlined in this Conceptual Subdivision Strategy and the attached Conceptual Subdivision Plans.

Stage 1

- Whole site subdivided in four (4) lots
- Lot 1 to comprise the stage 1 development.
- Lot 2 to comprise the Open Space which is required to be dedicated to Council as part of the Stage 1 development. The open space includes pedestrian access from Smith Street to the Light Rail Corridor.
- Lot 3 to comprise the lands required for Stages 2 and 3.
- Lot 4 to comprise the future stage 4 residential development.
- As part of the Stage 1 works the road abutting the eastern and southern boundaries of Lot 1 is to be dedicated to Council as a public road. This process may require Bonding of part of the physical road works.
- Public access easements to be created over publicly accessible private lands within Stage 1.
- Lot 1 will be further subdivided by a Strata Plan to create individual Strata Lots and Common Property within the development.

Stage 2

- Lot 3, created in the Stage 1 plan, to be subdivided into three (3) lots.
- Lot 5 to comprise the Stage 2 development.
- Lot 6 to comprise the lands required for Stage 3.
- Lot 7 to comprise the Open Space which is required to be dedicated to Council as part of the Stage 2 development.
- As part of the Stage 2 works, the road abutting the southern boundary of Lot 5 is to be dedicated to Council as public road. This process may require Bonding of part of the physical road works.
- Public access easements to be created over publicly accessible private lands within Stage 2.

- Stratum Lots and Strata Management Statement - It is envisaged that the Stage 2 and Stage 3 developments will have a common basement structure to facilitate shared parking and servicing arrangements. The sharing of a building or parts of a building will require "Part Strata" arrangements to be incorporated into the subdivision. It is therefore anticipated that Lots 5 and 6 will be stratum lots, partly limited in height and depth with each lot to comprise their components of the shared building.

Stratum lots can then be subdivided by a Strata Plan, as long as the Strata Plan incorporates a Strata Management Statement (SMS). The SMS is the regulatory document which ensures the shared components of the building are correctly and effectively managed by all lot owners.

- Lot 5 will be further subdivided by a Strata plan to create individual Strata Lots and Common Property within the development.
- The Strata Plan will incorporate a Strata Management Statement.

Stage 3

- Lot 6, created in the Stage 2 plan, to be subdivided into two (2) lots.
- Lot 8 to comprise the residential component of Stage 3.
- Lot 9 to comprise the commercial and retail component of Stage 3.
- As part of the Stage 3 works the road abutting the western boundary of Lot 3 is to be dedicated to Council as a public road. This process may require Bonding of part of the physical road works.
- Public access easement to be created over publicly accessible private lands within Stage 3.
- Stratum Lots – As in Stage 2, it is anticipated that Lots 8 and 9 will be stratum lots, with each lot comprising the respective residential and commercial components of the Stage 3 development. The SMS created as part of Stage 2 works will apply to both lots 8 and 9.
- Lot 8 to be further subdivided by a Strata Plan as to create individual Strata Lots and Common Property within the residential development.
- Commercial Lot 9 could remain as a single Stratum Lot or be further subdivided by a Strata Plan to create commercial/retail Strata Lots and Common Property.

Stage 4

- Lot 4, created in the Stage 1 plan, to be subdivided by a Strata Plan to create individual Strata Lots and common property within the residential development.
- Public access easements to be created over publicly accessible private lands for both pedestrian and vehicular access purposes.
- The public access easements may be created on the strata plan or alternatively a specific easement plan depending on the complexity of the easement site.

Concluding Statement

The subdivision strategy outlined above is in our opinion the most appropriate strategy for the development. The combination of traditional land subdivision together with "Stratum" subdivision will allow for a rational and clearly structured subdivision of the development.

Stages 1 and 4 will effectively be stand alone strata schemes which are preferred by most end users.

Stages 2 and 3, due to sharing of a basement, will be linked by a Strata Management Statement, but will remain generally independent from each other.

Alternate subdivision models, such as either a single Staged Strata Development, or a development with an overarching Community Scheme, were considered but deemed not appropriate for the development.

- A Staged Strata Plan would result in a very restrictive strata development model and not something we would recommend for this development.
- An overarching Community Scheme would not justify the complexity added to the final titling structure as the majority of common areas are to be dedicated to Council as either Public Road or Public Open Space.

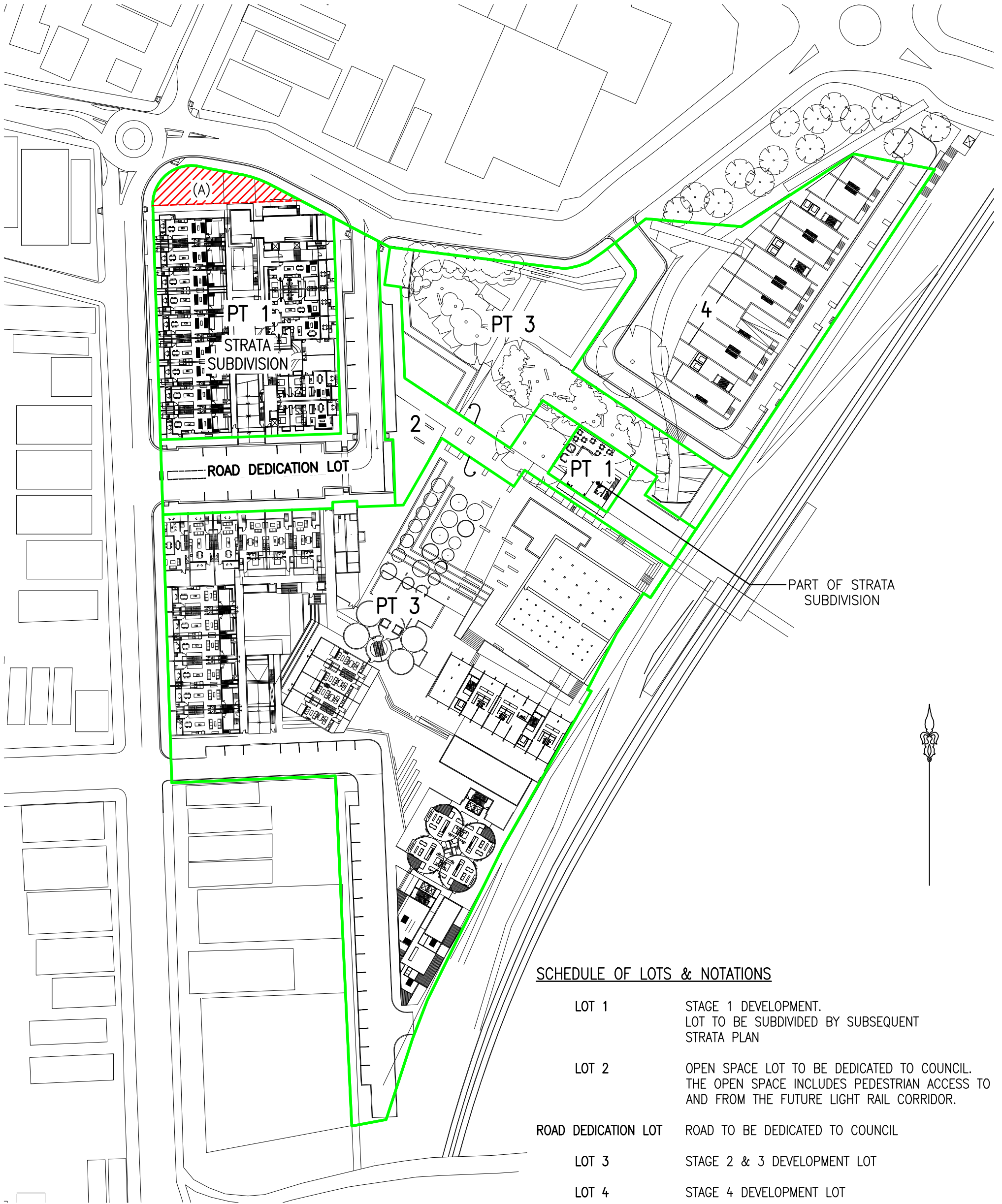
We trust the above strategy and attached conceptual plans assist you in framing the subdivision of the development.

Should you wish to discuss the above do not hesitate to contact myself at this office.


Yours sincerely,



TASY MORAITIS
Director
Denny Linker & Co



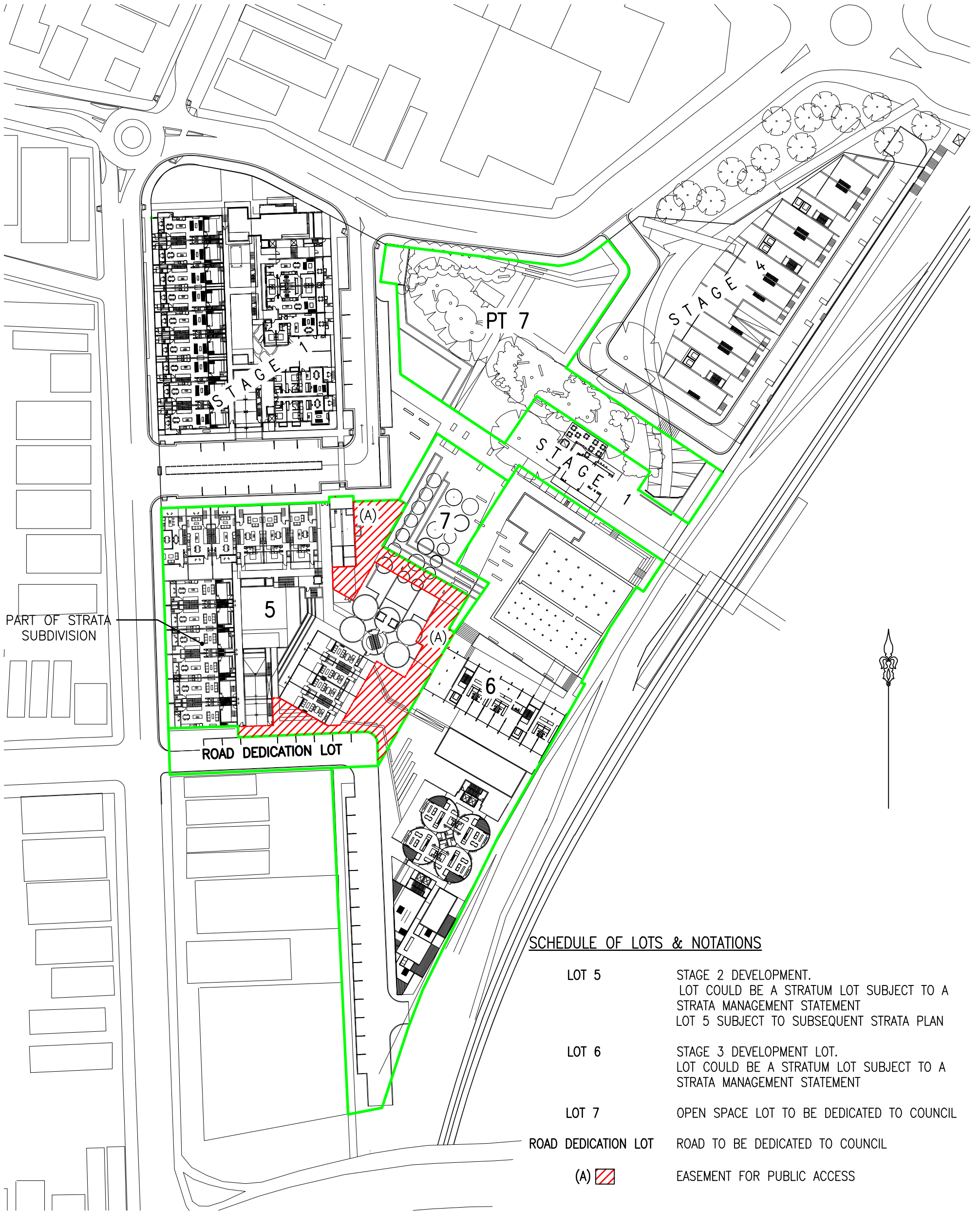
SCHEDULE OF LOTS & NOTATIONS

LOT 1	STAGE 1 DEVELOPMENT. LOT TO BE SUBDIVIDED BY SUBSEQUENT STRATA PLAN
LOT 2	OPEN SPACE LOT TO BE DEDICATED TO COUNCIL. THE OPEN SPACE INCLUDES PEDESTRIAN ACCESS TO AND FROM THE FUTURE LIGHT RAIL CORRIDOR.
ROAD DEDICATION LOT	ROAD TO BE DEDICATED TO COUNCIL
LOT 3	STAGE 2 & 3 DEVELOPMENT LOT
LOT 4	STAGE 4 DEVELOPMENT LOT
(A) 	EASEMENT FOR PUBLIC ACCESS


06/06/13	TM	PLAN AMENDED	A
DATE	BY	REVISION	ISSUE

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SUMMER HILL FLOUR MILL DEVELOPMENT <u>STAGE 1</u> CONCEPTUAL SUBDIVISION PLAN	CONSULTING SURVEYORS		RATIO: 1:1000		DATE 03/06/2013	
	DENNY LINKER & CO.		DATUM:		ISSUE A	SHEET SIZE A3
	SYDNEY		DRAWN: TM/LG			
	5th Floor 17 RANDLE STREET SURRY HILLS N.S.W. 2010 PH. (02) 9212 4655 FAX (02) 9212 5254		REF. 130513 No.:		DWG. 130513 I.D.:	



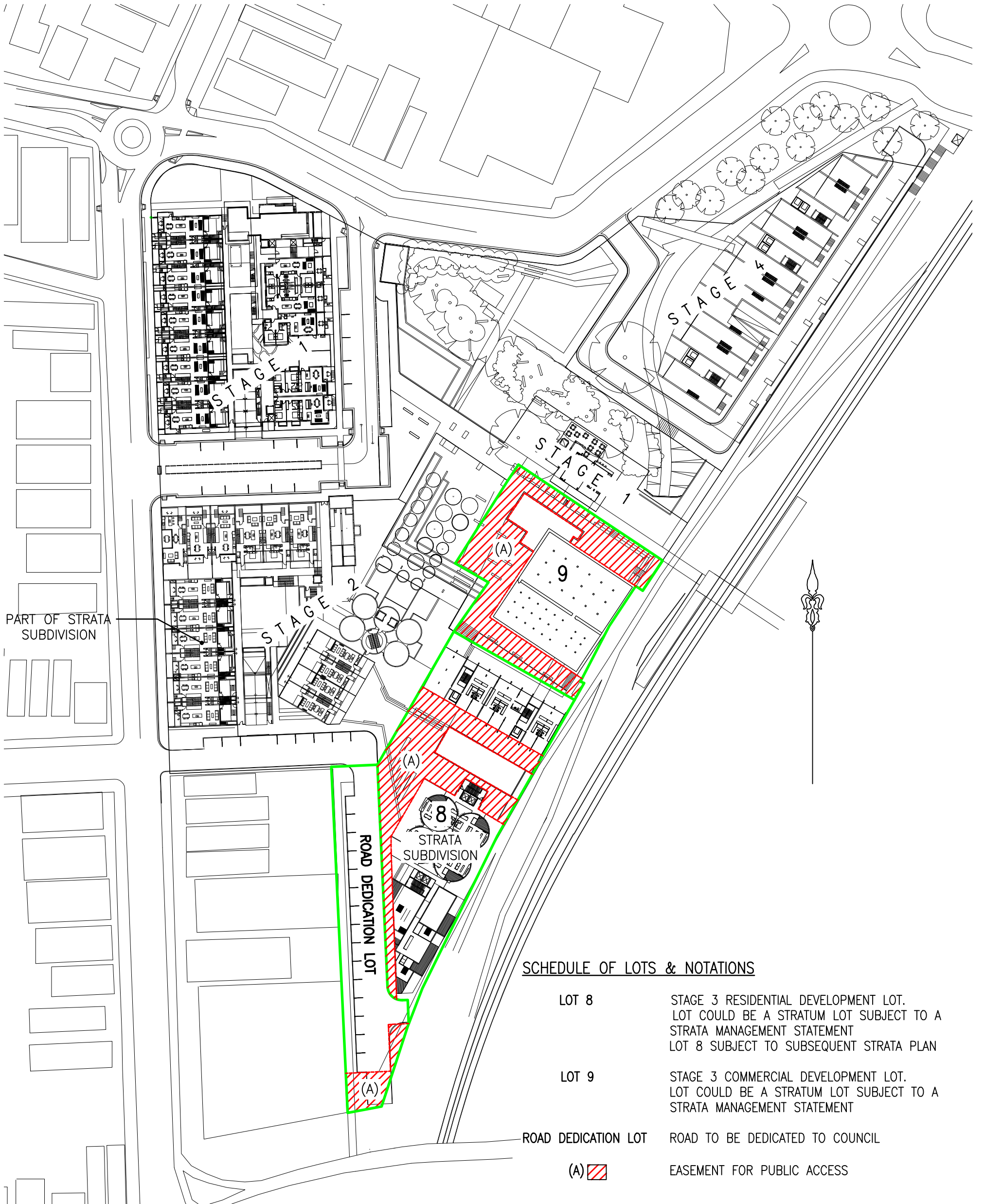
SCHEDULE OF LOTS & NOTATIONS

LOT 5	STAGE 2 DEVELOPMENT. LOT COULD BE A STRATUM LOT SUBJECT TO A STRATA MANAGEMENT STATEMENT LOT 5 SUBJECT TO SUBSEQUENT STRATA PLAN
LOT 6	STAGE 3 DEVELOPMENT LOT. LOT COULD BE A STRATUM LOT SUBJECT TO A STRATA MANAGEMENT STATEMENT
LOT 7	OPEN SPACE LOT TO BE DEDICATED TO COUNCIL
ROAD DEDICATION LOT	ROAD TO BE DEDICATED TO COUNCIL
(A) 	EASEMENT FOR PUBLIC ACCESS


06/06/13	TM	PLAN AMENDED	A
DATE	BY	REVISION	ISSUE

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SUMMER HILL FLOUR MILL DEVELOPMENT STAGE 2 CONCEPTUAL SUBDIVISION PLAN	CONSULTING SURVEYORS		RATIO: 1:1000		DATE 03/06/2013	
	DENNY LINKER & CO.		DATUM:		ISSUE A	SHEET SIZE A3
	SYDNEY					
	5th Floor 17 RANDLE STREET SURRY HILLS N.S.W. 2010 PH. (02) 9212 4655 FAX (02) 9212 5254		DRAWN: TM/LG			
			REF. 130513 No.:		DWG. 130513 I.D.:	



SCHEDULE OF LOTS & NOTATIONS

LOT 8	STAGE 3 RESIDENTIAL DEVELOPMENT LOT. LOT COULD BE A STRATUM LOT SUBJECT TO A STRATA MANAGEMENT STATEMENT LOT 8 SUBJECT TO SUBSEQUENT STRATA PLAN
LOT 9	STAGE 3 COMMERCIAL DEVELOPMENT LOT. LOT COULD BE A STRATUM LOT SUBJECT TO A STRATA MANAGEMENT STATEMENT
ROAD DEDICATION LOT	ROAD TO BE DEDICATED TO COUNCIL
(A) 	EASEMENT FOR PUBLIC ACCESS

06/06/13	TM	PLAN AMENDED	A
DATE	BY	REVISION	ISSUE

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SUMMER HILL FLOUR MILL DEVELOPMENT STAGE 3 CONCEPTUAL SUBDIVISION PLAN	CONSULTING SURVEYORS		RATIO: 1:1000		DATE 03/06/2013		
	DENNY LINKER & CO.		DATUM:		ISSUE A	SHEET SIZE A3	
	SYDNEY		DRAWN: TM/LG				
	5th Floor 17 RANDLE STREET SURRY HILLS N.S.W. 2010 PH. (02) 9212 4655 FAX (02) 9212 5254		REF. 130513 No.:		DWG. 130513 I.D.:		



- (A) EASEMENT FOR PUBLIC ACCESS
(B) EASEMENT FOR PUBLIC ACCESS (OVER PRIVATE ROAD)

*EXISTING LOT 4 THE SUBJECT OF A STRATA SUBDIVISION

06/06/13	TM	PLAN AMENDED	A
DATE	BY	REVISION	ISSUE

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SUMMER HILL FLOUR MILL DEVELOPMENT STAGE 4 CONCEPTUAL SUBDIVISION PLAN	CONSULTING SURVEYORS		RATIO: 1:1000		DATE 03/06/2013		
	DENNY LINKER & CO.		DATUM:		ISSUE A	SHEET SIZE A3	
	SYDNEY		DRAWN: TM/LG				
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