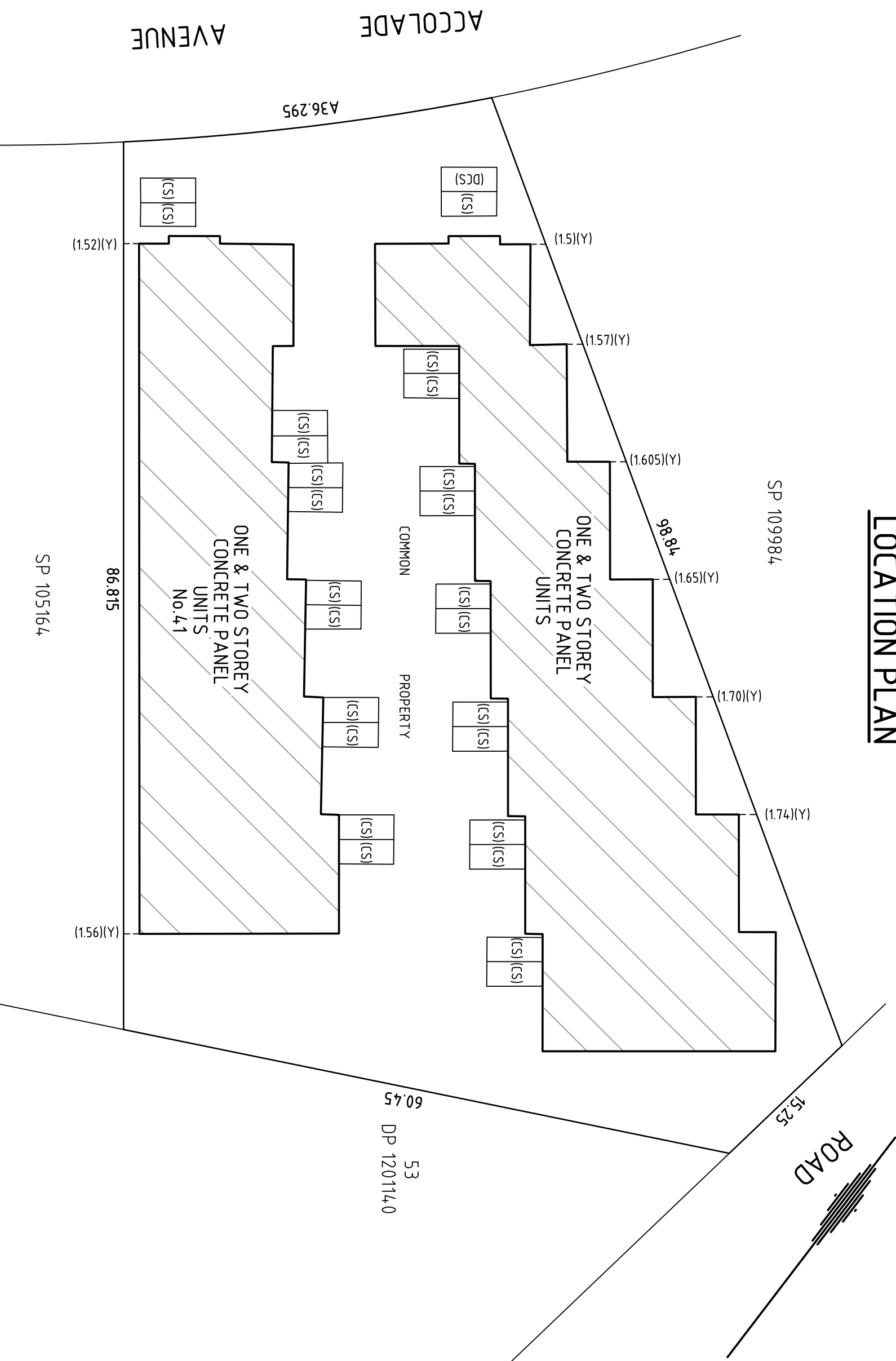


LOCATION PLAN




- NOTE:**
1. (CS) DENOTES CAR PARKING
 2. (DCS) DENOTES DISABLED CAR PARK (COMMON PROPERTY)
 3. (Y) DENOTES EXTERNAL FACE OF STRUCTURE PRODUCED

SURVEYOR
 Name: JOSEPH KENNETH HOLT
 Date: 06/05/2025
 Reference: B2396SP

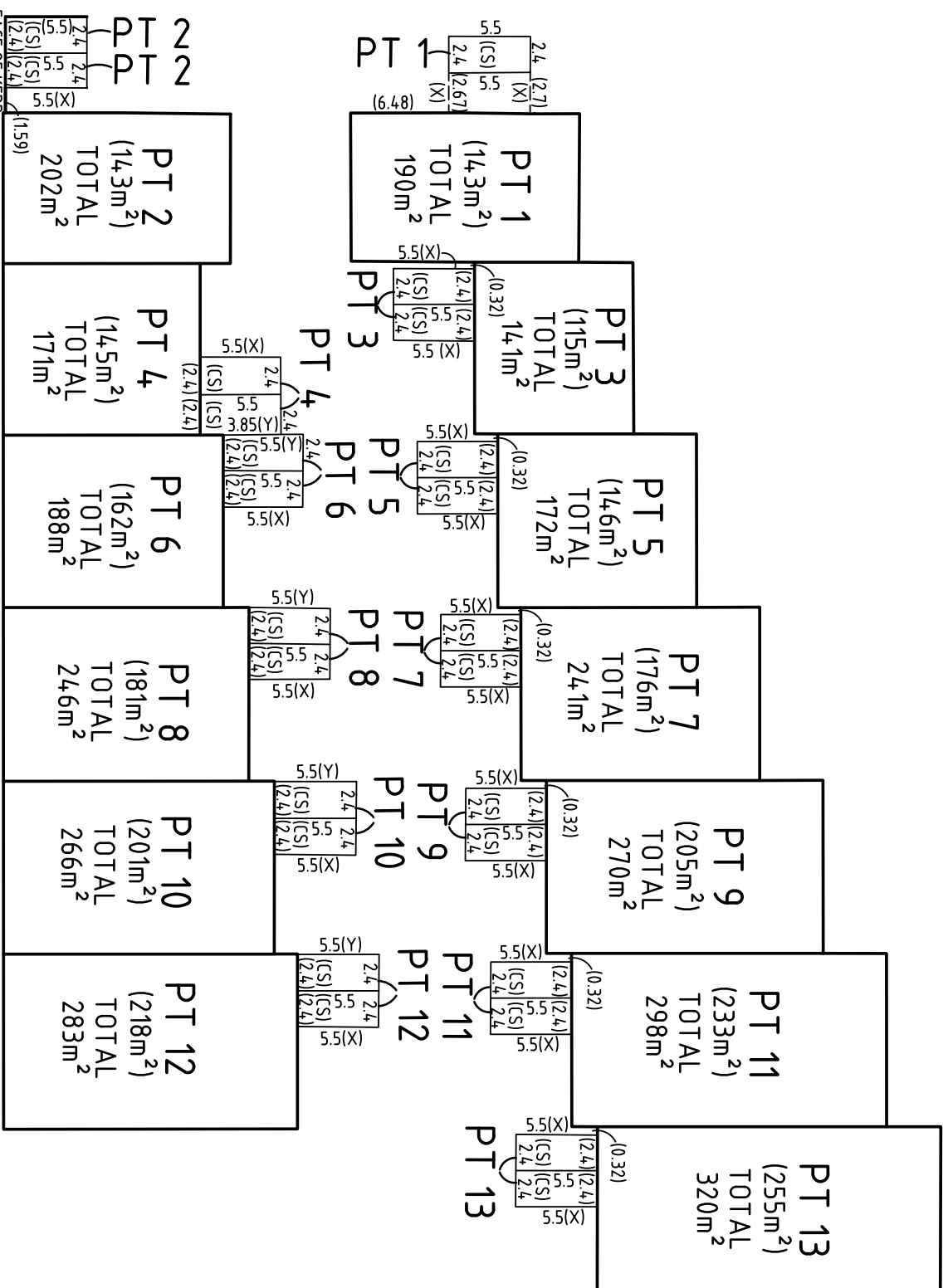
PLAN OF SUBDIVISION OF LOT 610 IN DP1269060

L.G.A.: LAKE MACQUARIE
 Locality: MORISSET
 Reduction Ratio: 1:400
 Lengths are in metres

Registered

 26/08/2025

SP110196

FLOOR PLAN - GROUND LEVEL

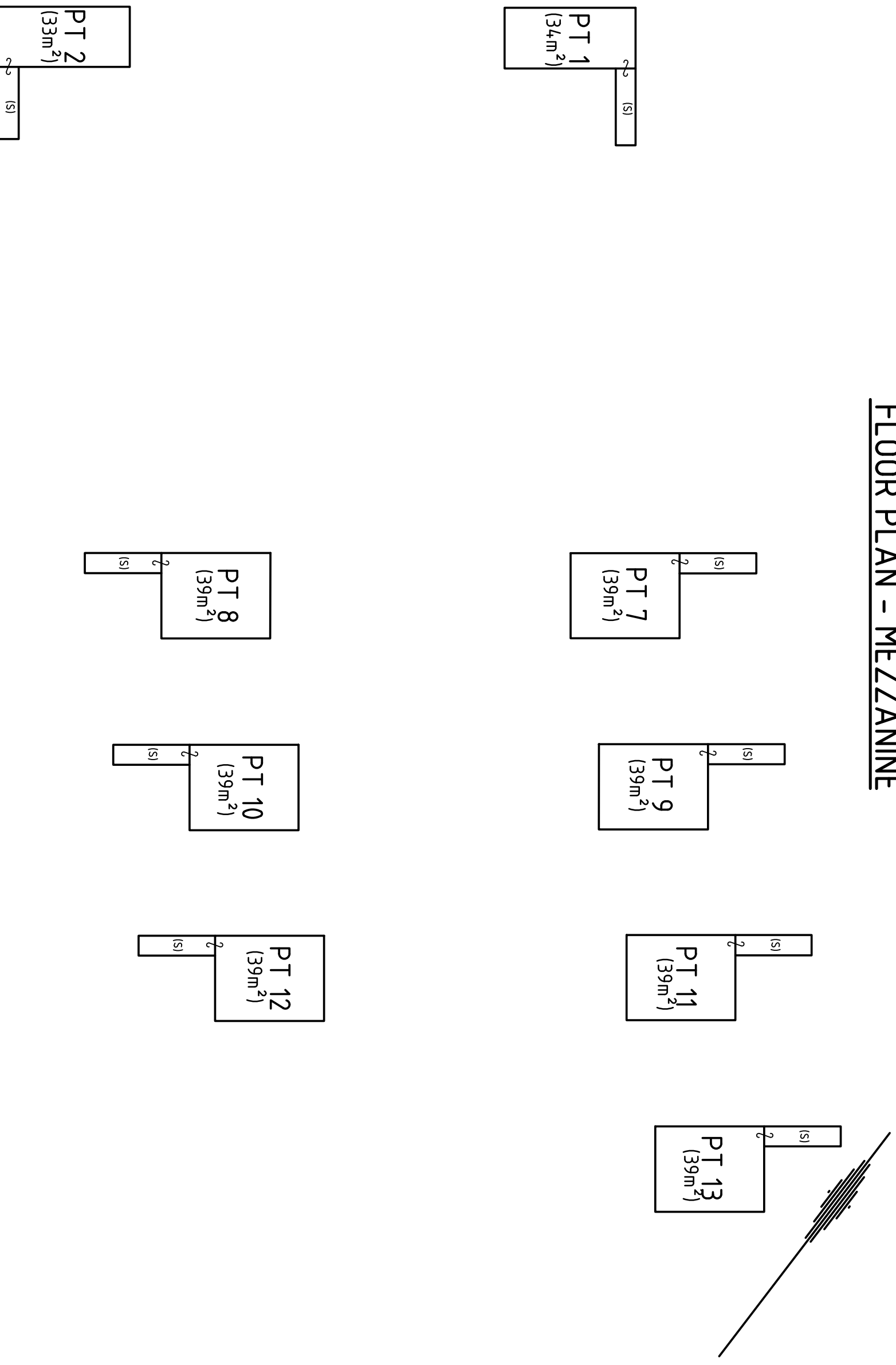


NOTE:

1. (CS) DENOTES CAR PARKING (EACH 13m²)
2. (X) DENOTES PERPENDICULAR TO FACE OF STRUCTURE
3. (Y) DENOTES EXTERNAL FACE OF STRUCTURE PRODUCED
4. ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.
5. ANY COMMON SERVICE LINES ARE COMMON PROPERTY.
6. ALL RETAINING WALLS ARE COMMON PROPERTY.
7. THE STRATUM OF EACH CAR PARKING SPACE IS LIMITED FROM THEIR UPPER CONCRETE SURFACE TO 5 METRES ABOVE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT
8. MEASUREMENTS OF FLOOR PLAN SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREA FOR OTHER PURPOSES.

<p>SURVEYOR Name: JOSEPH KENNETH HOLT Date: 06/05/2025 Reference: B2396SP</p>	<p>PLAN OF SUBDIVISION OF LOT 610 IN DP1269060</p>	<p>L.G.A.: LAKE MACQUARIE Locality: MORISSET Reduction Ratio: 1:400 Lengths are in metres</p>	<p>Registered</p> <p>26/08/2025</p>	SP110196
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FLOOR PLAN - MEZZANINE




NOTE:

1. (S) DENOTES STAIRS
2. MEASUREMENTS OF FLOOR PLAN SHOWN ON THE FLOOR PLAN ARE APPROXIMATE AND CALCULATED FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREA FOR OTHER PURPOSES.

<p>SURVEYOR Name: JOSEPH KENNETH HOLT Date: 06/05/2025 Reference: B2396SP</p>	<p>PLAN OF SUBDIVISION OF LOT 610 IN DP1269060</p>	<p>L.G.A.: LAKE MACQUARIE Locality: MORISSET Reduction Ratio: 1:250 Lengths are in metres</p>	<p>Registered 26/08/2025</p>	<h1 style="font-size: 2em;">SP110196</h1>
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SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 5 sheet(s)
Office Use Only	Office Use Only	
Registered:  26/08/2025	SP110196	
PLAN OF SUBDIVISION OF LOT 610 IN DP1269060	LGA: LAKE MACQUARIE Locality: MORISSET Parish: MANDOLONG County: NORTHUMBERLAND	
This is *FREEHOLD/*LEASEHOLD Strata Scheme		
Address for Service of Documents 41 ACCOLADE AVENUE MORISSET NSW 2264	The by-laws adopted for the scheme are: * Model by-laws for residential strata schemes together with: Keeping of animals: Option *A/*B Smoke penetration: Option *A/*B (see Schedule 3 Strata Schemes Management Regulation 2016) * The strata by-laws lodged with the plan.	
<p style="text-align: center;">Surveyor's Certificate</p> <p>I, JOSEPH KENNETH HOLT of PARKER SCANLON PTY LTD PO BOX 986 HAMILTON, being a land surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the <i>Strata Schemes Development Act 2015</i> has been met.</p> <p>*The building encroaches on:</p> <p>*(a) a public place</p> <p>*(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^</p> <p>Signature: <u>J. Holt</u> Date: <u>6/05/2025</u> Surveyor ID: SU009166 Surveyor's Reference: B2396SP</p> <p><small>^ Insert the deposited plan number or dealing number of the instrument that created the easement</small></p>	<p style="text-align: center;">Strata Certificate (Registered Certifier)</p> <p>I, <u>Christopher Wahbe</u>.....being a Registered Certifier, registration number <u>BDC3015</u>....., certify that in regards to the strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 <i>Strata Schemes Development Regulation 2016</i> and the relevant parts of Section 58 <i>Strata Schemes Development Act 2015</i>.</p> <p>*(a) This plan is part of a development scheme.</p> <p>*(b) The building encroaches on a public place and in accordance with section 62(3) <i>Strata Schemes Development Act 2015</i> the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment.</p> <p>*(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ^..... will be created as utility lots and restricted in accordance with section 63 <i>Strata Schemes Development Act 2015</i>.</p> <p>Certificate Reference: <u>SUB/5689002</u> Relevant Planning Approval No.: <u>SC/5689002</u> issued by: <u>Darnell Cordova</u></p> <p>Signature: <u>Christopher Wahbe</u> Electronic signature affixed by me, Christopher Wahbe (17/07/2025 8:30am) Date: <u>17/07/2025</u></p> <p><small>^ Insert lot numbers of proposed utility lots.</small></p>	
* Strike through if inapplicable		


Office Use Only	Office Use Only
Registered:  26/08/2025	SP110196

VALUER'S CERTIFICATE

I, * Stewart Bray of Preston Rowe Paterson Newcastle & Central Coast Pty Ltd
being a qualified valuer, as defined in the Strata Schemes Development Act 2015 by virtue of
having membership with:

Professional Body: Australian Property Institute.....
Class of membership: AAPI CPV.....
Membership number: 101496

certify that the unit entitlements shown in the schedule herewith were apportioned
on 30 June 2025 (being the valuation day) in accordance with Schedule 2 Strata Schemes
Development Act 2015


Signature:  Date 3 July 2025.....
Digitally signed by Stewart Bray, this day, 3 July 2025

* Full name, valuer company name or company address

SCHEDULE OF UNIT ENTITLEMENT

LOT	UNIT ENTITLEMENT
1	74
2	74
3	49
4	59
5	60
6	66
7	77
8	77
9	86
10	85
11	98
12	91
13	104
TOTAL	1000

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 of 5 sheet(s)
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Office Use Only	Office Use Only
Registered:  26/08/2025	SP110196

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

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
C.P.	-	41	ACCOLADE	AVENUE	MORISSET
1	1	41	ACCOLADE	AVENUE	MORISSET
2	2	41	ACCOLADE	AVENUE	MORISSET
3	3	41	ACCOLADE	AVENUE	MORISSET
4	4	41	ACCOLADE	AVENUE	MORISSET
5	5	41	ACCOLADE	AVENUE	MORISSET
6	6	41	ACCOLADE	AVENUE	MORISSET
7	7	41	ACCOLADE	AVENUE	MORISSET
8	8	41	ACCOLADE	AVENUE	MORISSET
9	9	41	ACCOLADE	AVENUE	MORISSET
10	10	41	ACCOLADE	AVENUE	MORISSET
11	11	41	ACCOLADE	AVENUE	MORISSET
12	12	41	ACCOLADE	AVENUE	MORISSET
13	13	41	ACCOLADE	AVENUE	MORISSET

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 4 of 5 sheet(s)
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Office Use Only	Office Use Only
Registered:  26/08/2025	SP110196

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

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

SIGNATURES AND SEALS

Executed by **41 Accolade Avenue Pty Ltd (ACN 672 153 481)**
in accordance with Section 127 of the Corporations Act 2001

Tim Baker

Tim Baker (Aug 3, 2025 16:37:27 GMT+10)

Signature of Director - Timothy Baker

Electronic Signature of me, Timothy Baker,
affixed by me on:

03/08/2025


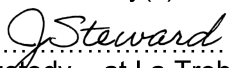
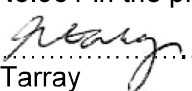
Sarah Poulos

Sarah Poulos (Jul 30, 2025 17:58:52 GMT+10)

Signature of Secretary - Sarah Poulos

Electronic Signature of me, Sarah
Poulos, affixed by me on:

30/07/2025

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 5 of 5 sheet(s)
Office Use Only Registered:  26/08/2025		Office Use Only SP110196
<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none">• Any information which cannot fit in the appropriate panel of any previous administration sheets• Statements of intention to create and or release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>• Signatures and seals- see section 22 <i>Strata Schemes Development Act 2015</i>		
<p>Executed by Perpetual Corporate Trust Limited (ACN 000 341 533)</p> <p>Signed on behalf of Perpetual Corporate Trust Limited ACN 000 341 533 by its Attorney(s)</p> <p>Name Jodie Steward ..... Position: Manager-Custody at La Trobe Financial Services Pty Ltd (ACN 003 479 527) under registered Book 4769 No.961 in the presence of:</p> <p>Signature of Witness ..... Name of Witness : Evelyn Tarray Address of Witness: 25/333 Collins Street Melbourne VIC 3000</p> <p>electronic signature of me , Jodie Steward affixed by me or at my direction on 07/08/25</p> <p>electronic signature of me , Evelyn Tarray affixed by me or at my direction on 07/08/25</p>		
Surveyor's Reference: B2396SP		

Approved Form 7	Strata Plan By-laws	Sheet 1 of 9 sheets(s)
Registered:	Office Use Only	Office Use Only

Instrument setting out the terms of by-laws to be created upon registration of the strata plan.

1 Vehicles

- (1) An owner or occupier of a lot must not park or stand any motor or other vehicle on common property or permit any invitees of the owner or occupier to park or stand any motor or other vehicle on common property except with the prior written approval of the owners corporation.
- (2) The owners corporation must not unreasonably withhold its approval to the parking or standing of a motor vehicle on the common property.

2 Obstruction of common property

An owner or occupier of a lot must not obstruct lawful use of common property by any person except on a temporary and non-recurring basis (for example a temporary display).

3 Damage to common property

- (1) An owner or occupier of a lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property without the written approval of the owners corporation.
- (2) An approval given by the owners corporation under clause (1) cannot authorise any additions to the common property.
- (3) This by-law does not prevent an owner or person authorised by an owner from installing:
 - (a) any locking or other safety device for protection of the owner’s lot against intruders or to improve safety within the owner’s lot, or
 - (b) any screen or other device to prevent entry of animals or insects on the lot, or
 - (c) any sign to advertise the activities of the occupier of the lot if the owners corporation has specified locations for such signs and that sign is installed in the specified locations, or
 - (d) any device used to affix decorative items to the internal surfaces of walls in the owner’s lot.

Approved Form 7	Strata Plan By-laws	Sheet 2 of 9 sheets(s)
Registered:	Office Use Only	Office Use Only

(4) Any such locking or safety device, screen, other device or sign must be installed in a competent and proper manner and must have an appearance, after it has been installed, consistent with any guidelines established by the owners corporation about such installations or, in the absence of guidelines, in keeping with the appearance of the rest of the building.

(5) Despite section 62 of the Act, the owner of a lot must:

- (a) maintain and keep in a state of good and serviceable repair any installation referred to in clause (3) that forms part of the common property and that services the lot, and
- (b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or sign referred to in clause (3) that forms part of the common property and that services the lot.

4 Behaviour of invitees

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier (including all customers and staff) do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

5 Depositing rubbish and other material on common property

An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the owners corporation.

6 Cleaning windows and doors

The owners corporation must keep clean all exterior surfaces of glass in windows and doors on the boundary of the lots, whether a part of a lot or common property.

7 Garbage disposal

(1) An owner or occupier of a lot in a strata scheme that does not have shared receptacles for garbage, recyclable material or waste:

- (a) must maintain such receptacles within the lot, or on such part of the common property as may be authorised by the owners corporation, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered, and

Approved Form 7	Strata Plan By-laws	Sheet 3 of 9 sheets(s)
Registered:	Office Use Only	Office Use Only

(b) must ensure that before garbage, recyclable material or waste is placed in the receptacles it is, in the case of garbage, securely wrapped or, in the case of tins or other containers, completely drained or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and

(c) for the purpose of having the garbage, recyclable material or waste collected, must place the receptacles within an area designated for that purpose by the owners corporation and at a time not more than 12 hours before the time at which garbage, recyclable material or waste is normally collected, and

(d) when the garbage, recyclable material or waste has been collected, must promptly return the receptacles to the lot or other area referred to in paragraph (a), and

(e) must not place any thing in the receptacles of the owner or occupier of any other lot except with the permission of that owner or occupier, and

(f) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled from the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.

(2) An owner or occupier of a lot in a strata scheme that has shared receptacles for garbage, recyclable material or waste:

(a) must ensure that before garbage, recyclable material or waste is placed in the receptacles it is, in the case of garbage, securely wrapped or, in the case of tins or other containers, completely drained or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and

(b) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled in the area of the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.

(3) An owner or occupier of a lot must:

(a) comply with the local council's requirements for the storage, handling and collection of garbage, waste and recyclable material, and

(b) notify the local council of any loss of, or damage to, receptacles provided by the local council for garbage, recyclable material or waste.

Approved Form 7	Strata Plan By-laws	Sheet 4 of 9 sheets(s)
Registered:	Office Use Only	Office Use Only

(4) The owners corporation may post signs on the common property with instructions on the handling of garbage, waste and recyclable material that are consistent with the local council's requirements.

(5) This by-law does not require an owner or occupier of a lot to dispose of any chemical, biological, toxic or other hazardous waste in a manner that would contravene any relevant law applying to the disposal of such waste.

8 Appearance of lot

The owner or occupier of a lot must not, without the prior written approval of the owners corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.

9 Change in use of lot to be notified

An occupier of a lot must notify the owners corporation if the occupier changes the existing use of the lot in a way that may affect the insurance premiums for the strata scheme (for example, if the change of use results in a hazardous activity being carried out on the lot).

10 Preservation of fire safety

The owner or occupier of a lot must not do any thing or permit any invitees of the owner or occupier to do any thing on the lot or common property that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the lots or common property.

11 Prevention of hazards

The owner or occupier of a lot must not do any thing or permit any invitees of the owner or occupier to do any thing on the lot or common property that is likely to create a hazard or danger to the owner or occupier of another lot or any person lawfully using the common property.

Approved Form 7	Strata Plan By-laws	Sheet 5 of 9 sheets(s)
Registered:	Office Use Only	Office Use Only

12 Provision of amenities or services

(1) The owners corporation may, by special resolution, determine to enter into arrangements for the provision of the following amenities or services to one or more of the lots, or to the owners or occupiers of one or more of the lots:

- (a) security services,
- (b) promotional services,
- (c) advertising,
- (d) cleaning,
- (e) garbage disposal and recycling services,
- (f) electricity, water or gas supply,
- (g) telecommunication services (for example, cable television).

(2) If the owners corporation makes a resolution referred to in clause (1) to provide an amenity or service to a lot or to the owner or occupier of a lot, it must indicate in the resolution the amount for which, or the conditions on which, it will provide the amenity or service.

Note—

Section 111 of the Act provides that an owners corporation may enter into an agreement with an owner or occupier of a lot for the provision of amenities or services by it to the lot or to the owner or occupier.

13 Controls on hours of operation and use of facilities

(1) The owners corporation may, by special resolution, make any of the following determinations if it considers the determination is appropriate for the control, management, administration, use or enjoyment of the lots or the lots and common property of the strata scheme:

- (a) that commercial or business activities may be conducted on a lot or common property only during certain times,

Approved Form 7	Strata Plan By-laws	Sheet 6 of 9 sheets(s)
Registered:	Office Use Only	Office Use Only

(b) that facilities situated on the common property may be used only during certain times or on certain conditions.

(2) An owner or occupier of a lot must comply with a determination referred to in clause (1).

14 Compliance with planning and other requirements

The owner or occupier of a lot must ensure that the lot is not used for any purpose that is prohibited by law.

15 Service of documents on owner of lot by owners corporation

A document may be served on the owner of a lot by electronic means if the person has given the owners corporation an e-mail address for the service of notices and the document is sent to that address.

16 Hunter Water Corporation

(1) In this by-law the following provisions apply:-

Accessible means the unfettered and unencumbered ability of Hunter Water to access the master meter and the Sub meters for reading and recording purposes.

Automated Meter Reading means the system to be developed by Hunter Water for implementation in the future as another means of reading meters.

Common Property has the same meaning as in the Strata Schemes Management Act 2015 (NSW).

Hunter Water means Hunter Water Corporation, a public authority within the meaning given to that term in the Strata Schemes Management Act 2015 (NSW) and a State Owned Corporation Act 1991 (NSW) its successors and assigns.

Hunter Water Design Criteria means the Hunter Water design criteria as varied from time to time.

Lot has the same meaning as in the Strata Schemes Development Act 2015 (NSW).

Occupier means any person in lawful occupation of the lot.

Approved Form 7	Strata Plan By-laws	Sheet 7 of 9 sheets(s)
Registered:	Office Use Only	Office Use Only

Owner means the registered proprietor for the time being of any Lot, their successors and assigns.

Owners Corporation means a corporation constituted under section 11 of the Strata Schemes Management Act 2015 (NSW).

Sub meter means the sub meter installed for each Lot to records the amount of water used by each Owner or Occupier.

(2) All Owners and Occupiers of Lots must:-

- (a) Ensure all water connections (including the water meter assembly) are approved by Hunter Water and are installed in accordance with Hunter Water Design Criteria and ensure that all water connections including the water meter assembly are repaired and maintained at the sole expense of the Owner as required by Hunter Water (acting reasonably) from time to time;
- (b) Modify the water meter assembly when necessary or required to do so by Hunter Water to comply with Hunter Water Design Criteria;
- (c) Ensure the water meter assembly is situated as close as possible to the street boundary of the Lot or in an accessible location on the Common Property and is Accessible at all times;
- (d) Ensure that the water meter assembly is not installed behind fences or in an enclosed area or confined space;
- (e) Ensure that the position of the water meter assembly minimises the risk of harm to Hunter Water employees/contractors. This includes the hazards such as pets, overgrown vegetation or any other obstruction in the vicinity of the water meter which would prevent safe access to the meter for reading and maintenance;
- (f) Pay any account raised by Hunter Water from a reading of the Sub meter, in accordance with Hunter Water's Customer Contract;
- (g) Comply with any request by Hunter Water to upgrade the water meter assembly to enable Hunter Water to implement Automated Meter Reading, promptly when requested to do so;
- (h) When requested to do so by either the Owners Corporation or Hunter Water, promptly provide access to any water meter or associated water equipment

Approved Form 7	Strata Plan By-laws	Sheet 8 of 9 sheets(s)
Registered:	Office Use Only	Office Use Only

situated within the Lot to Hunter Water’s authorised personnel or personnel authorised by the Owners Corporation to allow those personnel to read any water meter, inspect all water connections including the water meter assembly and, if reasonably required by Hunter Water and subject to the Owner’s obligations under paragraph (a) above carry out repair and maintenance work upon those items.

- (3) Either the Owners Corporation or Hunter Water may give a notice to the Owner or Occupier of a Lot requiring the Owner or Occupier to comply with the terms of this by-law. If any Owner or Occupier fails to comply with any requirement relating to access to the Lot or any part of the Lot or repair and maintenance of the Hunter Water meter, the meter assembly or any water equipment within a reasonable time after receipt of a notice requiring compliance, the Owners Corporation or Hunter Water may take such steps as may be reasonable to secure such access or to carry out the relevant repair and maintenance at the expense of the Owner or Occupier of the Lot.

17 Exclusive Use of Courtyards

1. The owners of Lots 1, 3, 5, 7, 9, and 11 have exclusive use and enjoyment of the courtyard areas defined by the concrete slab immediately adjoining their respective lots. These areas remain common property but are allocated for the exclusive use of the respective lot owners.
2. Each lot owner granted exclusive use shall be responsible for the maintenance, repair, and upkeep of their respective courtyard area, including any paving, fixtures, or improvements installed therein. The Owners Corporation shall not be liable for any costs associated with these areas.
3. No structural alterations, additions, or installations may be made to the exclusive use areas without prior written approval from the Owners Corporation and, where applicable, Lake Macquarie City Council.
4. Lot owners must ensure that any use or modification of the exclusive use areas complies with all applicable laws, including planning regulations and any conditions of development approval (DA).
5. Each lot owner shall indemnify the Owners Corporation against any loss, damage, or liability arising from their use or occupation of the exclusive use area.
6. This by-law may only be amended or revoked by unanimous resolution of the Owners Corporation and with the written consent of all affected lot owners.

Approved Form 7	Strata Plan By-laws	Sheet 9 of 9 sheets(s)
Registered:	Office Use Only	Office Use Only

SIGNATURES AND SEALS

DRAFT