



STATEMENT OF ENVIRONMENTAL EFFECTS SUBDIVISION OF SITE 3, No.'s 9-11 AUSTRALIA AVENUE SYDNEY OLYMPIC PARK

PROPOSAL

To subdivide Lot 1 in DP1159930 into 4 stratum lots. Lot 1 currently contains the whole of development approved for Major Project No. 06-0127, File No. 9043260. The development consists of two residential towers, a retail centre and a childcare facility.

The stratum lots have been arranged to separate, by ownership, the four distinct uses of the site.

Stratum Lot 101	Tower A Residential building containing 140 units, plus associated basement car parking. (No. 11 Australia Ave, Sydney Olympic Park)
Stratum Lot 102	Retail Centre containing 4 retail units, which could be subject to future strata subdivision, plus associated basement car parking. (No. 11 Australia Avenue, Sydney Olympic Park)
Stratum Lot 103	Childcare Centre on two levels, plus associated basement car parking. (No. 11 Australia Avenue, Sydney Olympic Park) Stratum Lot 103 is both above and below Lot 76 in DP1134933 (the railway tunnel land).
Stratum Lot 104	Tower B Residential building containing 76 units (including one commercial unit) plus associated basement car parking. (No. 9 Australia Avenue, Sydney Olympic Park)

METHODOLOGY

Stratum lots are defined by both reduced levels (ie RL's which may describe horizontal, sloping or curved planes) and vertical planes, which together provide a mathematical definition of cubic space. This is unlike conventional lots that are defined by only vertical planes that reach from the centre of the earth to infinity.

The vertical stratum boundary lines, or planes, between lots will run generally through the centre of the common dividing walls between the lots. Where the wall of a lift shaft forms part of a boundary, the "face of the wall" is to be taken as the boundary, hence providing a complete ownership of the structure. The horizontal stratum boundary lines, or planes, will have nominated RL's and will run generally through the centre of the concrete floor and ceiling slabs.

BLANKET EASEMENTS

"Blanket Easements" noted 1-4 on the Administration Sheet are essential for the functioning of the title system.

1. "Easement for Services (affecting the whole of the lots)" will burden and benefit each lot. This easement is to permit the various services that provide for the whole of the building and landscape areas to be located and maintained within any part of the four lots.

2. "Easement for Future Services (affecting the whole of the lots)" will burden Lots 101 and 104 and benefit the retail Lot 102. This will allow trespassing services within Lots 101 and 104 to be installed so ongoing fit out and maintenance of the retail units can continue subject to future shopfront Development Applications.
3. "Easement for Support & Shelter (affecting the whole of the lots)" will burden and benefit each lot and provide the necessary documentation for each lot to support and exist alongside, above or below each other.
4. "Easement for Emergency Egress (affecting the whole of the lots)" will burden and benefit each lot and permit unrestricted evacuation throughout the development during emergency evacuations.

ENERGY AUSTRALIA & RAILCORP EASEMENTS

Both these easements are to be created separate to this stratum subdivision prior to registration of this subdivision. Energy Australia have issued their requirements for the kiosk, cable and access easements.

The creation of the Energy Australia easements prior to registration of the stratum plan will allow the early release of the Energy Australia caveat that is due to appear on the title for Lot 1.

The RailCorp easement is a Stratum Right of Footway within the upper stratum of Lot 103 (Childcare Centre). This easement permits foot access from Parkview Drive to the sewer pumping station within the railway land adjacent, as well as foot access to the railway corridor. The terms of the Right of Footway are yet to be issued by RailCorp.

OTHER EASEMENTS

Easements or Rights not included in the Strata Management Statement for the development will be created within this subdivision. Apart from the Energy Australia and RailCorp easements, other easements will mainly be concerned with vehicle and pedestrian access rights between the separate lots. These easements will be determined at the time of survey and will include inter-allotment rights to the access and use of basement car parking, storage spaces, loading docks, letterboxes, ATM's, garbage rooms, awnings, external AC condenser units, lift & stair wells, rooftop services equipment etc.

A construction easement will be necessary to provide access to stage 2 works (Lot 2 in DP 1159930) and will be subject to constructed vehicular access, parking and landscaping works alongside and parallel to the southern boundary of the subject land. An easement for crane will be necessary only should a crane remain on site at time of registration of this stratum plan. The crane may be for either the subject or adjoining Lot 2.

EXISTING EASEMENTS

Easements already existing on title vide DP1134933 are to remain and will run with the subdivision. Appurtenant easements on title created by C512626 (EB) and L827059 (RW) are to be released subject to obtaining the beneficiaries consent.

SHARED FACILITIES

The final survey definition of the easements, together with the notation of certain rights for different lot owners in the Strata Management Statement, will determine the shared services component of the development. A separate plan will be drafted on the basis of final easement delineations and

cost sharing arrangements relating to common services rooms, common accessways, lifts, community space etc.

COLOUR PLANS

The colour plans in Annexure 1 denote the separate lots proposed for each level of the development. The four stratum lots will each have a street frontage and will be linked by a Strata Management Statement, Easements and Restrictions so that the building can function as a single entity.

DRAFT SURVEY PLANS

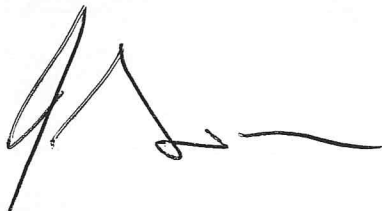
The plans in Annexure 2 have been taken from the "coloured plans" and note the RL's to be adopted for the stratum levels. The levels are preliminary only and are based on Architectural plans, not Structural Engineer drawings. The levels shown are a guide only and will obviously change as the building is surveyed.

STRATA SUBDIVISION

This application is for stratum subdivision only. It is the applicant's intent to lodge separate strata subdivision applications for Lots 101 and 104 under the controlling "Complying Development" planning provisions for Sydney Olympic Park with a Strata Certifier. The Strata Certifier is to be instructed subsequent to consent for this Stratum Subdivision.

ANNEXURES

1. Coloured Architectural Plans noting the separate lot layout for the subdivision of the site.
2. Administration Sheet and draft Survey Plans to be used as a base for the final plan of survey and registration of the subdivision.
3. Sample "Blanket Easement" documentation used on a previous project.
4. Current Deposited Plan, Title and notifications on title.



IAN SOUTER B. Surv M.I.S. (Aust)

Registered Surveyor

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