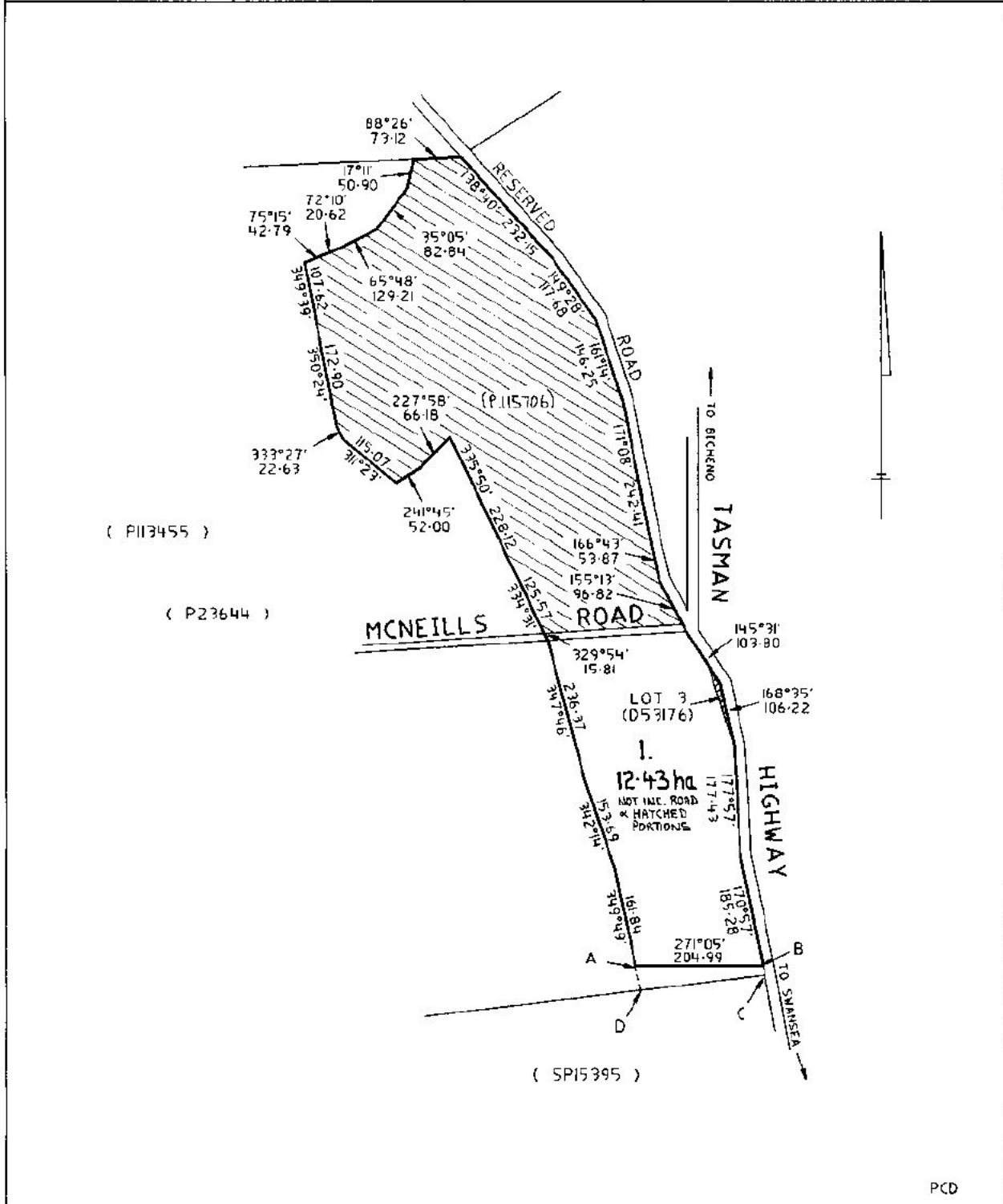


OWNER	PLAN OF TITLE	Registered Number
FOLIO REFERENCE F/A 128101-1		LOCATION GLANMORGAN CAMBRIA
GRANTEE PART OF 2674A± GTD TO GEORGE MEREDITH	FIRST SURVEY PLAN No. 48/98D.O. COMPILED BY L.T.O. SCALE 1: 6000 LENGTHS IN METRES	APPROVED 22 ND OCT. 2006 <i>Alice Kawa</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 112 (583322)	LAST UPI No. AQMB8	LAST PLAN No. P.128101	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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PCD

SEARCH OF TORRENS TITLE

VOLUME 115706	FOLIO 1
EDITION 5	DATE OF ISSUE 25-Aug-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.01 PM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN
 Lot 1 on Plan 115706
 Being the land described in Conveyance No.44/759
 Derivation : Part of 2674ac Gtd. to George Meredith
 Prior CT 113455/1

SCHEDULE 1

M527491 TRANSFER to SIU LAM SUEN Registered 25-Aug-2015 at
 noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 115706	FOLIO 2
EDITION 3	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.01 PM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN
 Lot 2 on Plan 115706
 Derivation : Part of 2674 Acres Gtd to George Meredith
 Derived from Y18647
 Prior CT 128101/1

SCHEDULE 1

M509814 TRANSFER to MR. LIU, KEJING Registered 27-Apr-2015
 at 12.01 PM

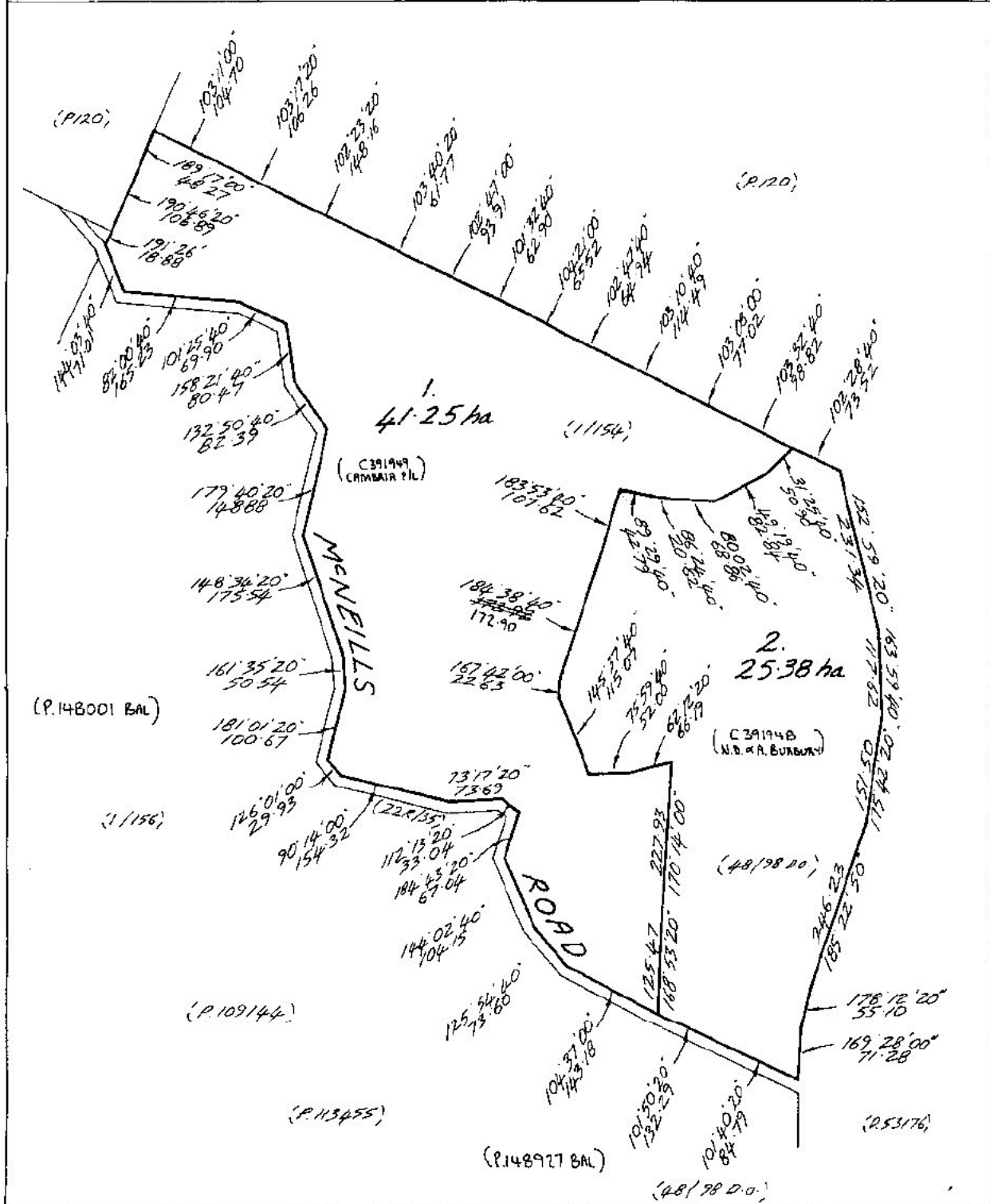
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 55/3594 CONVEYANCE: BENEFITING EASEMENT: Right to pass and
 repass over the land marked ABCD on P.148927

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER <i>CAMBRIA PTY LTD</i> <i>N. D. & A. BURBURY</i> FOLIO REFERENCE <i>CT 113455-1</i> <i>CONV. 29/1/65</i> GRANTEE <i>PART OF 2674 AC LTD</i> <i>TO GEORGE MEREDITH</i>	<p style="text-align: center;">PLAN OF SURVEY</p> BY SURVEYOR <i>A. S. HAMILTON</i> <i>OF BICHENO</i> LOCATION <p style="text-align: center;">LAND DISTRICT GLAMORGAN PARISH CAMBRIA</p> SCALE 1:5000 LENGTHS IN METRES	REGISTERED NUMBER <p style="font-size: 24pt; text-align: center;">P.115706</p> APPROVED EFFECTIVE FROM <i>23 OCT 2016</i> <p style="text-align: right;"><i>Mice Kawa</i> Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No. <i>46 11L (5833)</i>	LAST UPI No. ¹⁶⁰ <i>1053, 1054</i>	LAST PLAN No. <i>P.113455</i>	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SEARCH OF TORRENS TITLE

VOLUME 149607	FOLIO 1
EDITION 5	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.02 PM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN
 Lot 1 on Plan 149607
 Derivation : Part of 633 Acres Gtd to J C Gregson & R P Adams,
 Part of Lot 37 (1,030 Acres), 940 Acres and 2,674 Acres Gtd to
 G Meredith, Whole of 100 Acres Gtd to E C McCarthy
 Prior CTs 140707/2 and 140707/4

SCHEDULE 1

M509798 TRANSFER to EMPEROR SHUN GREEN AGRICULTURE
 DEVELOPMENT LIMITED Registered 27-Apr-2015 at noon

SCHEDULE 2

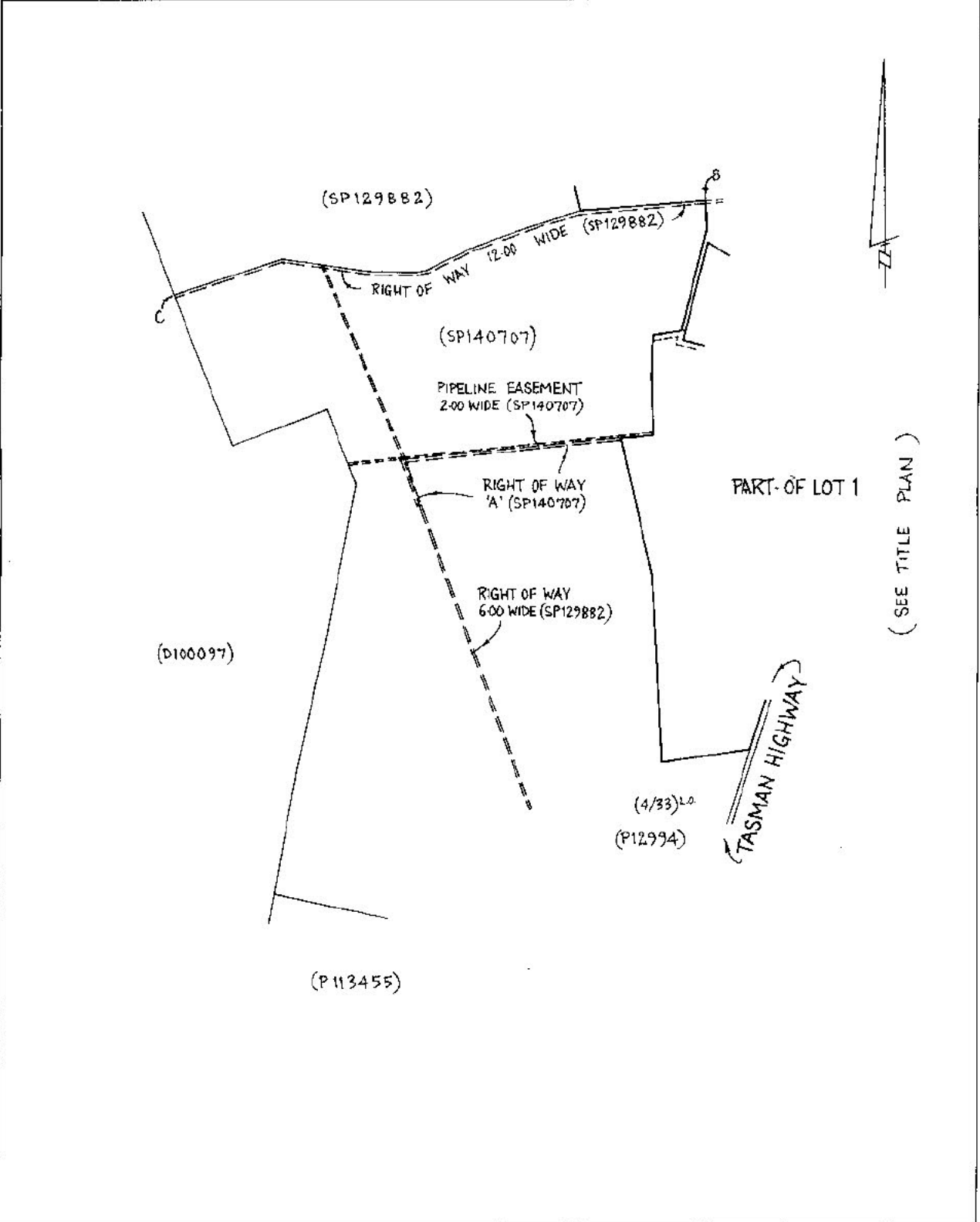
Reservations and conditions in the Crown Grant if any
 SP 140707 BENEFITING EASEMENT:(appurtenant to the land
 formerly comprised in Folio of the Register Volume
 140707 Folio 2) a right of carriageway over the land
 marked Right of Way 6.00 wide shown on Plan 149607
 SP 140707 BURDENING EASEMENT:a right of carriageway and
 pipeline easement (more fully defined in
 SP140707) (appurtenant to Lot 1 and 3 on SP 140707)
 over the Right of Way and Pipeline Easement 12.53
 wide shown on Plan 149607
 SP 140707 BENEFITING EASEMENT:(appurtenant to the land
 formerly comprised in Folio of the Register Volume
 140707 Folio 4) a right of carriageway over the land
 marked Right of Way 12.00 wide AB shown on Plan 149607
 SP 140707 BENEFITING EASEMENT:a right of carriageway
 (appurtenant to the land formerly comprised in Folio
 of the Register Volume 140707 Folio 4) over the land
 marked Right of Way 20.00 wide (SP140707) shown on
 Plan 149607
 SP 140707 BENEFITING EASEMENT: a right of carriageway over the
 land marked Right of Way "A" shown on Plan 149607
 SP 140707 BENEFITING EASEMENT: a right of carriageway over the
 land marked Right of Way 12.00 wide BC shown on Plan
 149067

- SP 140707 BURDENING EASEMENT:a right of carriageway
(appurtenant to Lots 1,3 & 4 on SP 140707 and
Certificates of Title Volume 100097 Folio 1, Volume
129882 Folio 5 and Volume 53936 Folio 1) over the
Right of Way 20.00 wide (SP140707) shown on Plan
149607
- SP 140707 BURDENING EASEMENT:a right of carriageway
(appurtenant to Lots 1,3 & 4 on SP 140707 and
Certificates of Title Volume 100097 Folio 1, Volume
129882 Folio 5 and Volume 53936 Folio 1) over the
Right of Way 12.00 wide (SP140707) shown on Plan
149607
- SP 140707 BENEFITING EASEMENT:(appurtenant to the land
formerly comprised in Folio of the Register Volume
140707 Folio 2) a pipeline easement (more fully
defined in SP140707) over the lands marked Pipeline
Easement 2.00 wide (SP140707) shown on Plan 149607
- SP 140707 FENCING PROVISION in Schedule of Easements
- SP 140707 SEWERAGE AND/OR DRAINAGE RESTRICTION
- C529839 INSTRUMENT creating Restrictive Covenants pursuant to
section 34 Nature Conservation Act 2002 affecting
part of the said land within described Registered
11-Dec-2003 at noon
- C734358 ADHESION ORDER under Section 110 of the Local
Government (Building and Miscellaneous Provisions)
Act 1993 Registered 03-Jan-2007 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>PLAN OF TITLE SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER CAMBRIA PTY. LTD. FOLIO REFERENCE FR140707-2 SCALE 1:15000 LENGTH IN METRES</p>	<p>Registered Number P149607</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p>_____ Council Delegate _____ Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET</p> <p>_____ Registered Land Surveyor _____ Date</p>	<p>APPROVED EFFECTIVE FROM _____</p> <p>_____ Recorder of Titles</p>



SEARCH OF TORRENS TITLE

VOLUME 111628	FOLIO 1
EDITION 7	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.03 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN
 Lot 1 on Diagram 111628
 Derivation : Part of 2674ac & 2715ac gtd. to George Meredith
 Prior CT 109144/1

SCHEDULE 1

M509806 TRANSFER to STAR GREEN AGRICULTURE DEVELOPMENT LTD
 Registered 27-Apr-2015 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 C412613 INSTRUMENT creating Restrictive Covenant pursuant to
 section 37B of the National Parks & Wildlife Act 1970
 (of part of the said land within described as defined
 therein) Registered 03-Feb-2003 at noon

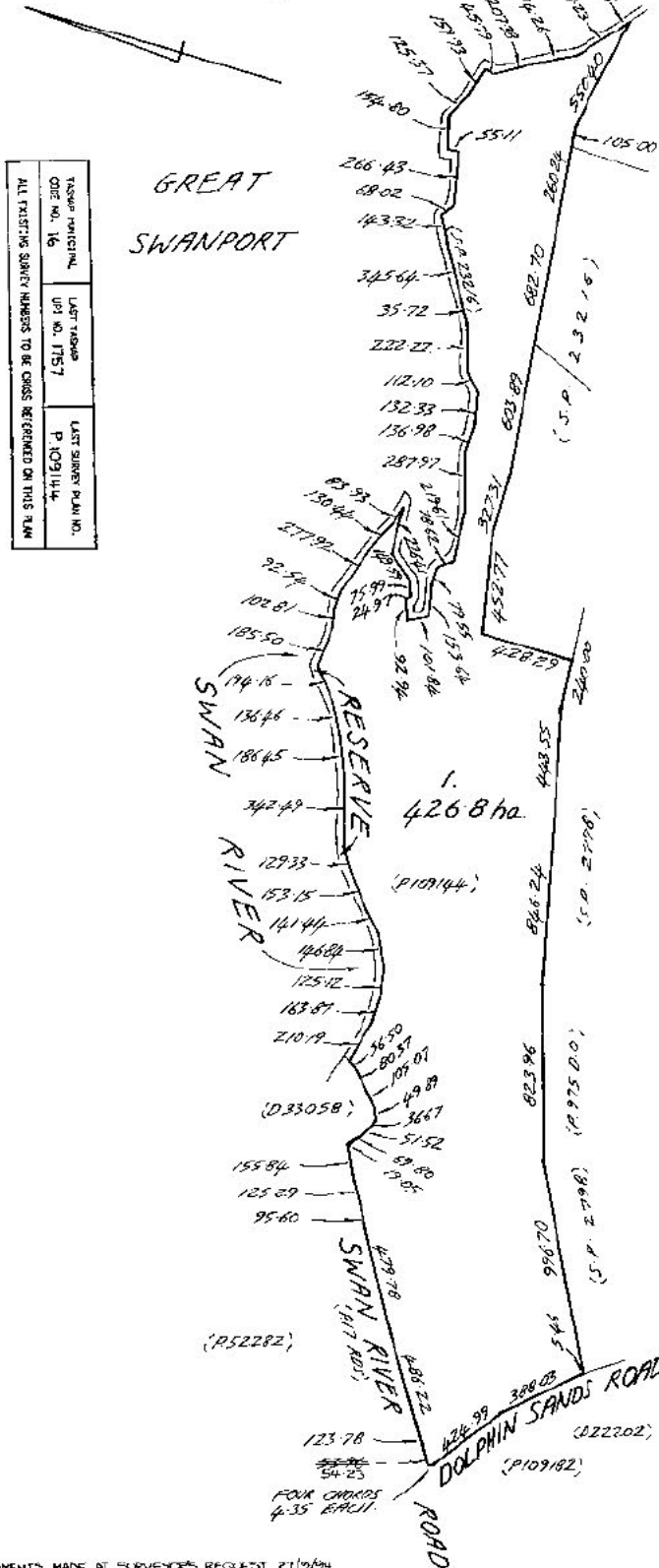
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <i>CAMBRIA PTY LTD</i>	PLAN OF TITLE of land situated in the LAND DISTRICT GLAMORGAN PARISH CAMBRIA COMPILED FROM: <i>CT 109144-1</i> COMPILED BY: <i>HAMILTON SURVEYS, BRISBANE</i> SCALE 1: 17500 MEASUREMENTS IN METRES	REGISTERED NUMBER P 111628
Title Reference: <i>CT 109144-1</i>		Approved Effective from: 14 OCT 2014 <i>M. Hamilton</i> Recorder of Titles
Grantee: <i>PART OF 2674 ** & 2152** GTD TO GEORGE MEREDITH</i>		

COMPILED PLAN

BALANCE PLAN



AMENDMENTS MADE AT SURVEYORS REQUEST 21/9/14

P.111628

Sec. 90 Certificate

not required

⊕

17/10/1994

REPORT.

- THERE ARE NO ROADS MAINTAINED BY COUNCIL RUNNING THROUGH LOT 1 ON THIS PLAN.

- 12'12'40" WAS ADDED TO BRGS P17 RDS B. 0'00'50" WAS SUBTRACTED FOR PURPOSE OF CALCULATING E/C & AREA. E/C EXCEEDING 1:2000.

A. J. ... REGISTERED SURVEYOR 6/1/94.

SEARCH OF TORRENS TITLE

VOLUME 23216	FOLIO 3
EDITION 7	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.03 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN
 Lot 3 on Sealed Plan 23216
 Derivation : Part of 2715 Acres (Lot 36) Gtd. to George Meredith
 Prior CT 4126/80

SCHEDULE 1

M509825 TRANSFER to CAMBRIA GREEN AGRICULTURE DEVELOPMENT PTY. LTD. Registered 27-Apr-2015 at 12.02 PM

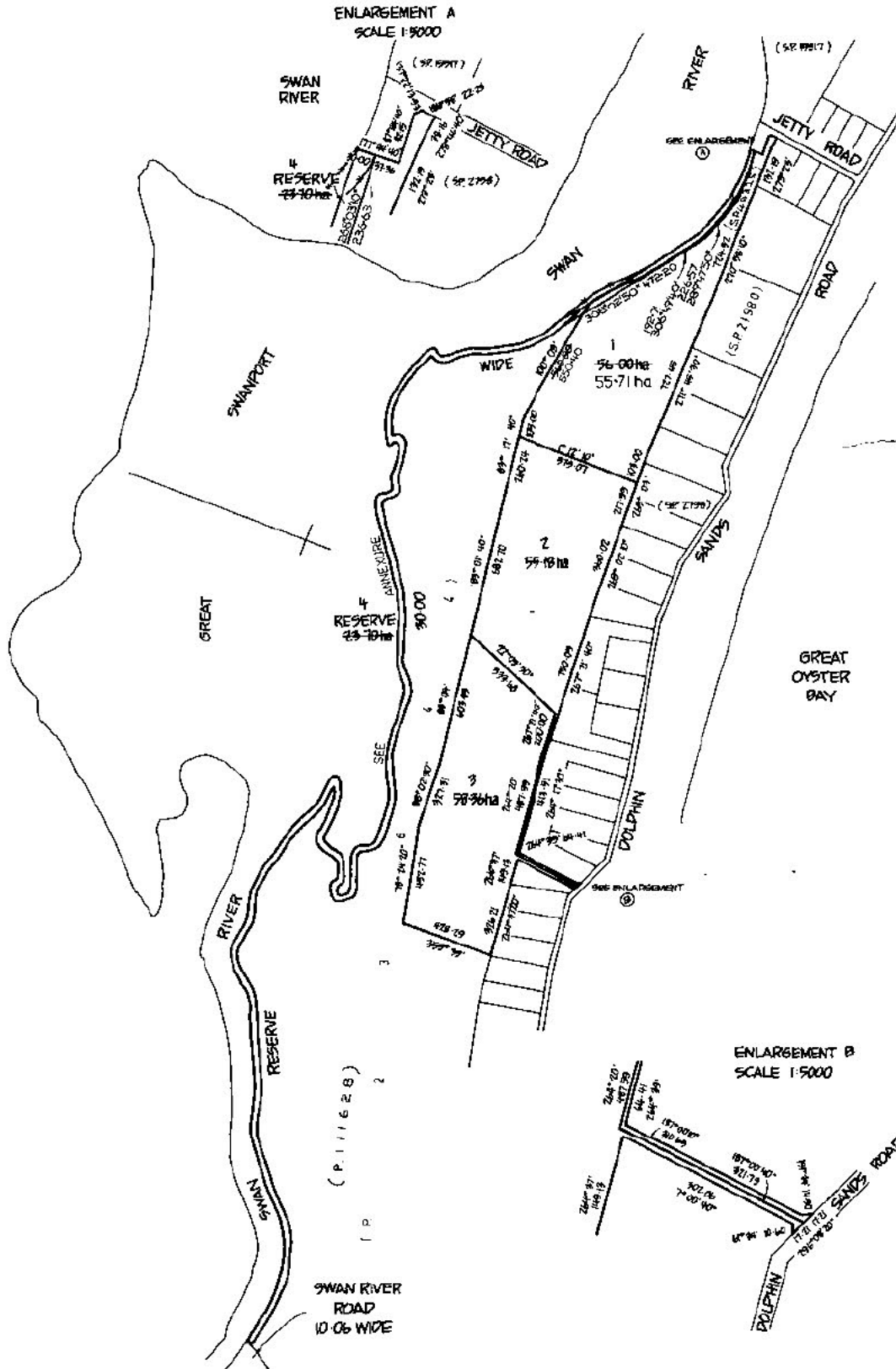
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 23216 FENCING COVENANT in Schedule of Easements
 C412613 INSTRUMENT creating Restrictive Covenant pursuant to section 37B of the National Parks & Wildlife Act 1970 (of part of the said land within described as defined therein) Registered 03-Feb-2003 at noon

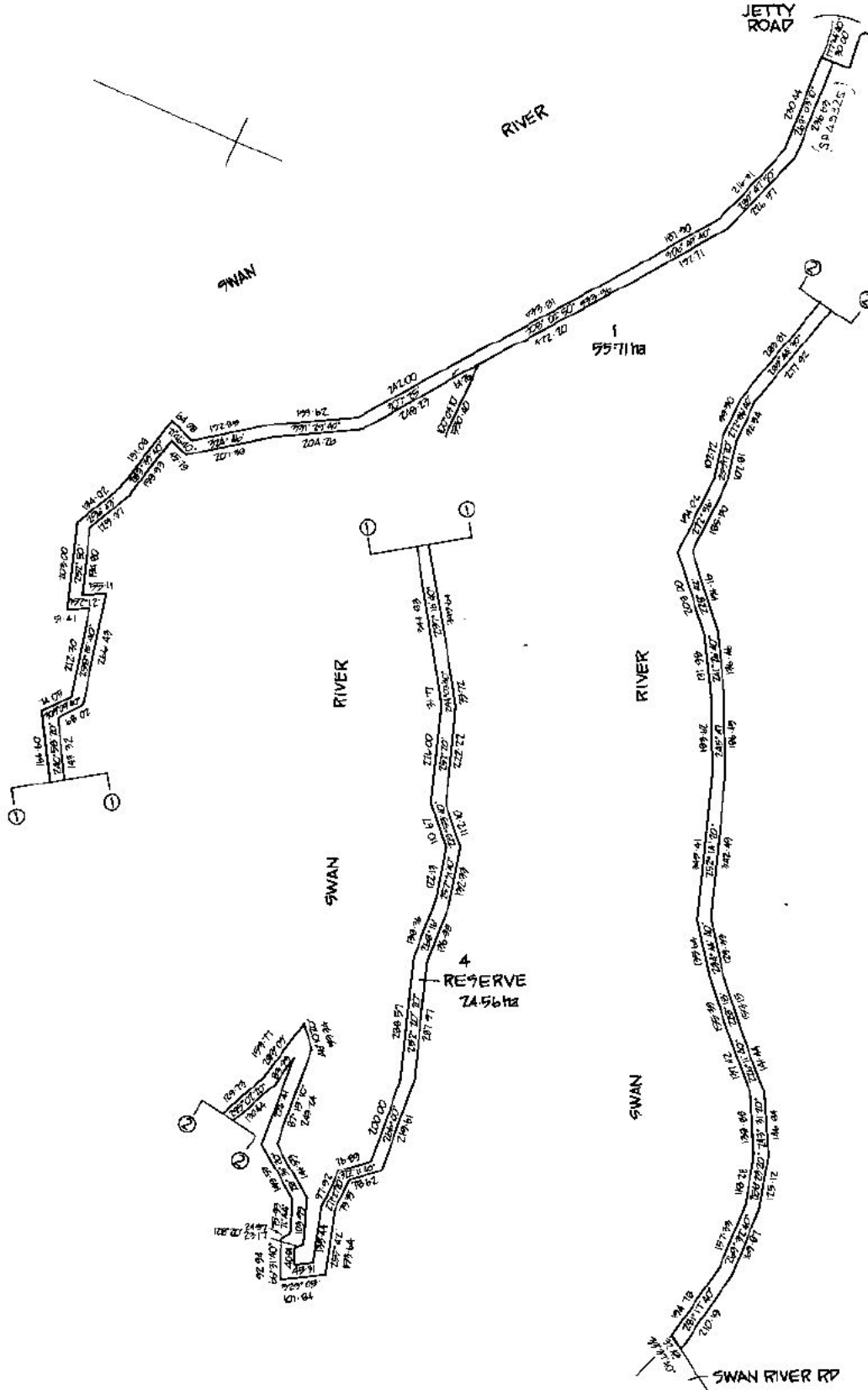
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: CAMBRIA PTY LTD Title Reference: CONV 44 (759)	PLAN OF SURVEY by Surveyor... TERENCE S. CROMER ... of land situated in the LAND DISTRICT OF GLAMORGAN PARISH OF CAMBRIA	Registered Number: S. P23216
Grantee: PART OF 2115-0-0 (LOT 16) GRANTED TO GEORGE MEREDITH	SCALE 1: 15000 MEASUREMENTS IN METRES	Approved Effective from: - 7 NOV 1984 <i>C.R. Thorne</i> Recorder of Titles



<p>ANNEXURE SHEET No. 1 (of 1 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 23-4-84 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P23216</p>
<p>Signed for the purposes of identification <i>W. J. ...</i></p>	<p>Surveyor: TERENCE S. CROMER Owner: CAMBRIA PTY LTD Title Reference: CONV 44/159</p>	<p>SCALE 1:1500</p>



APPENDIX B - COMPARATIVE USE TABLE

COMPARATIVE USE TABLE

NPR = No Permit Required

P = Permitted

D= Discretionary (subject to discretionary use standards)

X = Prohibited

USES IDENTIFIED AS PART OF CAMBRIA CONCEPT MASTERPLAN	OTHER USES AS PER USE TABLES OF ZONES	EXISTING ZONING			PROPOSED AMENDMENT - SAP			COMMENTS
		SIGNIFICANT ZONE PRECINCT 1, 3 & PARTIALLY 4	AGRICULTURAL ZONE PRECINCT 2 & PARTIALLY 4	RURAL RESOURCE ZONE PRECINCT 2 & PARTIALLY 4	SIGNIFICANT ZONE PRECINCT 3	AGRICULTURAL ZONE PRECINCT 1, 2, & 4	RURAL RESOURCE ZONE PRECINCT 1, 2, & 4	
	Bulky goods sales	X		D - Only if rural suppliers, garden and landscape suppliers or timber yard	X		X	This use is not consistent with the vision for the Cambria land, and would not be capable of being appropriately located on the land.
	Community meeting and entertainment	X		D - Only if by the Council, an agency or a community organisation.	X		Precinct 1 or 4 - D Otherwise X	The land is privately owned, so that privately operated conference facilities would be otherwise prohibited. In order to accommodate facilities that would be of benefit to the region and integrated with accommodation facilities consistent with the Masterplan the Discretionary qualification has been modified.
	Crematoria and cemeteries	X		D	X		Precinct 1 - D	A crematoria can trigger provisions within the Attenuation code which would not be appropriate, however a a cemetery could be consistent with the use of the land at the Cambria Homestead.
	Domestic Animal breeding, boarding and training	X		D	X		X	This use is not consistent with the vision for the Cambria land, and would not be capable of being appropriately located on the land.
	Emergency Services	X		D		Precinct 3 - D - Only if associated with the airstrip.	D	It would be appropriate for the airstrip to adequately service potential emergency use.
	Educational and Occasional Care	P - Only if for home-based child care in accordance with a licence under the Child Care Act 2001 D - Only if related to agriculture.	P - Only if for home-based child care in accordance with a licence under the Child Care Act 2001 D - Only if related to rural resource use	P - Only if for home-based child care in accordance with a licence under the Child Care Act 2001 D - Only if related to allowable uses of the site	P - Only if for home-based child care in accordance with a licence under the Child Care Act 2001 D - Only if related to allowable uses of the site			No change is proposed.
	Extractive Industry	D		D	D		D	No change is proposed.
	Food Services	D - Only if for the serving agricultural produce primarily from the property.	D	D	Precinct 3 - D - Only if for the serving agricultural produce primarily from the site.		Precinct 1, 2 & 4 - D	The status is consistent with the status within the amended underlying zone.
	General Retail & Hire	D - Only if for the sale of agricultural produce primarily from the property.	D - Only if for the sale of agricultural produce primarily from the property or for the hire of rural equipment.	Precinct 3 - Only if for the sale of agricultural produce primarily from the property.	D			The proposal would allow for retail associated with the broader Cambria development.
	Manufacturing and Processing	X		D - Only if manufacturing of rural equipment or processing rural products.	X		X	This use is not consistent with the vision for the Cambria land.
	Motor racing facility	X		D	X		X	This use is not consistent with the vision
	Pleasure Boat facility	X		D	X		Precinct 2 - D Precinct 1 & 4 - X	Precinct 2 is the only part of the site that has water frontage where any boating facilities would be possible.

Natural and cultural values management	NPR	NPR	NPR	NPR	No change is proposed.
Passive Recreation	X	NPR	X	NPR	No change is proposed, other than to the underlying zoning.
Recycling and waste disposal	X	D	X	X	This use is not consistent with the vision for the Cambria land.
Research development and	Only if for agricultural research	D	Precinct 3 - only if for agricultural research	All other precincts - D	This is consistent with the amended zoning.
Residential	D - Only if a single dwelling necessary to support agricultural use on the property. Permitted if home-based business or an extension or replacement of an existing dwelling.	D - Permitted if home-based business or an extension or replacement of an existing dwelling.	Precinct 3 - Only if a single dwelling necessary to support agricultural use on the property All precincts - Permitted if home-based business or an extension or replacement of an existing dwelling.	All other Precincts -D All precincts - Permitted if home-based business or an extension or replacement of an existing dwelling.	This is consistent with the amended zoning.
Resource Development	NPR - Only if for agriculture use. Except controlled environment agriculture, forest operations, intensive animal husbandry, tree farming and plantation forestry. Otherwise D.	NPR - only if agriculture, bee keeping, crop production, forest operations in accordance with a Forest Practices Plan, horse stud or tree farming and plantation forestry in accordance with a Forest Practices Plan. D - if intensive animal husbandry.	Precinct 3 - NPR - Only if for agriculture use, except controlled environment agriculture, forest operations, intensive animal husbandry, tree farming and plantation forestry. P- Except where No Permit Required or Discretionary. D - if intensive animal husbandry	Precincts 1, 2 & 4 - NPR - only if agriculture, bee keeping, crop production, forest operations in accordance with a Forest Practices Plan, horse stud or tree farming and plantation forestry in accordance with a Forest Practices Plan. P- Except where No Permit Required or Discretionary. D - if intensive animal husbandry.	The No Permit Required qualifications remain the same as the underlying zone. Any other Resource Development is permitted, except for Intensive animal husbandry, which is discretionary.
Resource Processing	D - Only if for the treating, processing and packing of produce from the area.	D	Precinct 3 - D - Only if for the treating, processing and packing of produce from the area.	Precinct 1 - Winery is permitted, otherwise D Precinct 2 and 4 - D	Permitting the winery use within Precinct 1 is consistent with the Masterplan vision. Otherwise the status is consistent with the amended zoning.
Service Industry	X	D - Only if primarily for vehicles and machinery used for resource development uses.	X	X	This use is not consistent with the vision for the Cambria land.
Sports and Recreation	D	D - Only if firing range, golf course or driving range; outdoor recreation facility; race course and sports ground.	All Precincts D	All Precincts D	Sports and Recreation is discretionary within all precincts and will be subject to discretionary use provisions.
Storage	X	D - Only if a contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot or woodyard...	X	X	This use is not consistent with the vision for the Cambria land.
Tourist Operation	D - Only if associated with agricultural use on the property.	d	Precinct 3 - D - Only if associated with agricultural use on the site, or associated with the airstrip.	All other precincts D	The qualification has been amended to allow for the use of the airstrip.
Transport Depot and Distribution	X	D - Only if for transport and distribution of rural equipment and products. Only if for transport and distribution of rural equipment and products.	Precinct 3 - D - Only if associated with the airstrip.	Precinct 2 & 4 - D - Only if for transport and distribution of rural equipment and products. Precinct 1 - X	The qualifications have been amended to allow for the use of the airstrip.
Visitor Accommodation	D - Only if backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation.	D	Precinct 3 - D - Only if backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation.	Precinct 1 - Permitted Precinct 2 & 4 - Discretionary	The change facilitates additional visitor accommodation in proximity to the Cambria Homestead.
Utilities	NPR - Only if no minor utilities D - except if no permit required.	NPR - Only if no minor utilities D - except if no permit required.	NPR - Only if for minor utilities D - except if no permit required.	NPR - Only if for minor utilities D - except if no permit required.	