

ALL SAINTS' PARRAMATTA NORTH CRAWFORD VILLAGE
CONSTITUTION ORDINANCE 1986

No. 5, 1986

AN ORDINANCE to provide for the variation of the trusts of land at Parramatta and to constitute an organisation for the purposes of the construction management and control of a residential village on part of such land.

WHEREAS

- A. By Deed of Conveyance dated 3rd day of November, 1873 made between Anne Hassall of the first part, Sir Charles Cowper of the second part, George Fairfowl MacArthur of the third part and the Reverend John Roe Blomfield, Patrick McKay and William Goodin therein called Trustees of the fourth part Registered No. 611 Book 140 the land described in the First Schedule hereto was conveyed to the said Trustees upon trust to hold the same "for the site of a dwelling house with a garden and other appurtenances thereto and suffer such dwelling house and premises to be erected and built thereon for the use occupation and benefit of the Minister for the time being duly licensed by the Bishop of Sydney in the Church called and known as the Church of All Saints' Parramatta" which said land is vested in Church of England Property Trust Diocese of Sydney, now known as the Anglican Church Property Trust Diocese of Sydney (hereinafter called "the Corporate Trustee") upon the aforesaid trusts.
- B. Pursuant to the All Saints' Parramatta Vesting, Variation of Trusts and Land Sale Ordinance 1967 the Corporate Trustee was authorised to sell so much of the said land as is comprised in Lot 13 in Deposited Plan No. 236320 which land was subsequently conveyed by Registered Conveyance No. 437 Book 2887 to the Council of the City of Parramatta.
- C. The Corporate Trustee was registered as proprietor in fee simple of the whole of the land comprised in Certificate of Title Volume 4576 Folio 154 such land having been purchased by the Corporate Trustee out of the general funds of the Parish of All Saint's Parramatta.

D. Pursuant to the said Ordinance the Corporate Trustee was also authorised to sell so much of the said land within the said Certificate of Title as is comprised in Lot 12 in the said Deposited Plan which land was also transferred to the said Council.

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E. Consequent upon the aforesaid recited dealings the Corporate Trustee is presently the owner in fee simple of the land comprised in Lot 10 in the said Deposited Plan subject to certain easement for support of 14 feet, variable, and 10 feet wide created by registration of the said Deposited Plan which said land is held upon those trusts hereinbefore declared in Recital A hereof and is also presently the registered proprietor of Lot 11 in the said Deposited Plan subject to the aforesaid easement which said land is the whole of the land comprised in Certificate of Title Volume 10797 Folio 198 (which said lands are collectively called "the lands adjacent to the Church").

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F. By Indenture dated 1st January 1845 made between John Campbell of Sydney in the Colony of New South Wales Hannibal Hawkins MacArthur of Parramatta in the said Colony and William MacArthur of Camden of the one part and the Bishop of Australia of the other part Registered Numbered 818 Book 12 in execution of a contract therein recited and in consideration of the sum therein referred to, they the said John Campbell, Hannibal Hawkins MacArthur and William MacArthur pursuant to the trust and authorities reposed in them by the Will of the late Samuel Marsden therein referred to and of all or any other trusts or authorities enabling them in that behalf did and each of them did grant bargain sell and release unto the said Bishop of Australia and his successors all the land described in the Second Schedule hereto (which is herein called "the Church Land") upon trust for the erection thereon of a church for the performance of divine service according to the rites of the United Church of England and Ireland and as by law established and for all or any such

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objects as the said Bishop of Australia and his successors shall from time to time think proper and determine.

G. The lands referred to in Recitals E and F hereof are collectively called "the Parish Property" which said lands are Church Trust Property within the meaning of the Anglican Church of Australia Trust Property Act 1917, as amended. 5

H. It is considered desirable in respect of so much of the lands adjacent to the Church as is set out in the Third Schedule hereto (and herein referred to as "the Village Land") that a residential village be constructed and managed thereon upon the terms and conditions as hereinafter set forth. 10

I. By reason of circumstances which have arisen subsequently to the creation of the several trusts on which the Village Land are held, it is expedient to carry out and observe the same to the extent to which they are hereby severally varied. 15

J. By reason of circumstances which have arisen subsequent to the creation of the several trusts on which so much of the Parish Property as is not comprised in the Village Land are held, it is inexpedient to carry out and observe the same to the extent to which they are hereby severally varied. 20

K. Furthermore for the purposes aforesaid it is desired that an Organisation be established for the purposes of the construction management and control of the said residential village upon the Village Land.

NOW the Standing Committee of the Synod of the Diocese of Sydney in the name and place of such Synod HEREBY DECLARES DIRECTS RULES AND ORDAINS as follows: 25

PART 1 VESTING OF TITLE AND VARIATION OF TRUSTS

1. The Church Land is hereby vested in the Corporate Trustee. 30
2. By reason of circumstances which have arisen subsequent to the creation of the several respective trusts on which the Village Land are held, it is inexpedient to carry out and observe

the same and to deal with or apply the same for the use or benefit of the said Parish and it is expedient that such trusts be varied as hereinafter set forth.

3. (1) The Village Land shall henceforth be held upon trust for the purposes of the construction, development, ownership, disposition, sale, transfer, lease, license, establishment, management and control of a residential village thereon in accordance with the terms of this ordinance to be managed, governed and controlled by the Board (whether incorporated or not) established pursuant to and in accordance with the terms hereof, and having the objects, powers, purposes, and responsibilities herein set forth. Without limitation to the generality of the foregoing the residential village is presently proposed to be constructed in three principal stages as follows:

(a) Stage I comprising eighteen (18) one bedroom residential units and two (2) bedroom residential units in respect of which units leasehold interests will be assigned or granted by the organisation for consideration to persons over the age of fifty five years of age (herein called Stage I).

(b) Stage II comprising fourteen (14) one bedroom residential units and four (4) two bedroom units in respect of which interests will be assigned or granted as aforesaid.

(c) Stage III comprising eighteen (18) one bedroom residential units and two (2) two bedroom units in respect of which interests will be assigned or granted as aforesaid (herein called Stage III).

(2) Such of the Village Land or such other real or personal property, whether capital or income, which is owned by

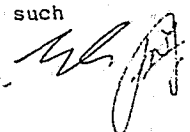
or subject to the management, government or control of the Board and which is not in the opinion of the Board from time to time required for the purposes of or incidental to the said objects powers purposes or responsibilities of the Board shall be held upon the trusts set forth in sub-clause (4) hereof. 5

(3) If at any time the Village Land shall not be used for the purposes set forth in sub-clause (1) hereof or if the Board (whether incorporated or not) shall no longer be in existence then the Village Land and all improvements thereon shall thenceforth be held upon trust for the benefit and purposes of the said Parish of All Saints' Parramatta North or the ecclesiastical district of All Saints' Parramatta North or any parish or ecclesiastical district into which it may subsequently be formed or form part. 10 15

(4) The real or personal property whether capital or income to which this sub-clause (4) applies shall be held upon the following trusts that is to say;

(a) The Board shall firstly be at liberty to make such charges, appropriations, transfers and payments as it considers fit in and towards the construction, establishment, development and maintenance of the said Village which, without limiting the generality of the foregoing shall include any of the following purposes: 20 25

(i) The payment for or reimbursement towards the cost attributable to the construction on the Parish Property of such facilities (comprising accommodation, administrative offices and community rooms) as are intended to be for the benefit of the said residential village provided that such 30



payment shall not be in excess of the sum of \$100,000.00 and provided further that if such payment is not made on or before the expiry of six (6) months from the date of completion of Stage I of the said village then the provisions of clause 3 (5) shall apply;

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(ii) The management and maintenance of the said village;

(iii) Adequate provision for all depreciation and long term maintenance costs;

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(iv) Adequate provision of a reserve fund or funds for replacement of all or any limited life plant and equipment;

(v) The appropriation payment or provision of such other funds reserves or moneys as the Board may consider appropriate and necessary.

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(b) Subject to the provisions of subclause (a) hereof the Board shall secondly hold the net surplus in respect of the said property or moneys from time to time upon trust for the following purposes:


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(i) as to a sum herein called, "The Parish Hall Replacement Fund" the amount of which shall be determined in accordance with the next succeeding paragraph (ii) hereof such sum shall be paid by the Board to the Corporate Trustee to be held by the Corporate Trustee in and towards all costs, fees, expenses and charges of and incidental to the demolition of the present parish hall situated on the Village Land and the construction on the Parish Property of a

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parish hall, community centre and administrative offices together with furnishings and fittings therein.

 (ii) The Parish Hall Replacement Fund shall be the sum of Four hundred thousand dollars (\$400,000.00) provided that if payment in full thereof as aforesaid is not effected on or before the expiry of six (6) months from the date of completion of Stage I of the residential village for the purposes as set forth in paragraph (i) hereof then the provisions of clause 3(5) shall apply. 5 10

 (iii) As to a sum herein called "the Pastoral Ministry Fund" the amount of which shall be determined in accordance with the next succeeding paragraph (iv) hereof such sum shall be paid by the Board to the Corporate Trustee to be held by the Corporate Trustee:- 15

(aa) as to the income arising therefrom upon trust in and towards the payment of the stipend expenses and allowances payable to and for an ordained person licenced by the Archbishop of Sydney to assist the Rector for the time being of the said parish or district with particular responsibility inter alia for pastoral work in respect of the Crawford Village and amongst elderly persons in and around the said parish or district or for the payment of other personnel deemed necessary by 20 25 30

the Board for the care of the residents of the Village provided that any income not used as aforesaid in any year shall be capitalised.

(bb) as to the capital thereof the same shall be invested in accordance with the provisions of the Investment of Church Trust Property Ordinance 1978 as amended from time to time. 5


(iv) The Pastoral Ministry Fund shall be the sum of four hundred thousand dollars (\$400,000.00) provided that if payment in full thereof as aforesaid to the Corporate Trustee is not effected on or before the expiry of six (6) months from the date of completion of Stage II of the residential village for the purposes as set forth in paragraph (iii) hereof then the provisions of clause 3(5) shall apply. 10 15

(v) As to a sum herein called "The Vision for Growth Grant" the amount of which shall be determined in accordance with the next succeeding paragraph (vi) hereof such sum shall be paid by the Board to the Archbishop of Sydney's Vision for Growth Appeal ~~for use in the Parramatta region of the diocese.~~ 20 25

(vi) The Vision for Growth Grant shall be the sum of two hundred thousand dollars (\$200,000.00) provided that if payment in full thereof as aforesaid to the said Appeal is not effected on or before the expiry of six (6) months from the date of 30

completion of Stage II of the residential village for the purposes set forth in paragraph (v) hereof the provisions of clause 3(5) shall apply.

(vii) As to all or any further property or moneys not paid in accordance with the provisions of the preceding paragraphs (i) to (vi) inclusive hereof such property or moneys shall be paid by the Board to the Corporate Trustee to be held by the Corporate Trustee upon trust:

 (a) As to a fifty per centum (50%) share thereof the sum shall be applied for the benefit ~~of the Parramatta Region~~ of the diocese as determined from time to time by ordinance of the Synod.

(b) As to the other fifty per centum (50%) share thereof the same shall be applied for the following purposes in the following manner, that is to say:

(aa) Firstly, at the direction of the Board as it may consider necessary or desirable after taking into account any submissions from time to time by the Rector and/or the Church Wardens of the Church of All Saints' Parramatta North to be paid, applied or transferred by the Corporate Trustee as an accretion to the Parish Hall Replacement Fund to be held upon

and subject to the same Trusts
as a/are herein declared in
respect thereof.

- (bb) Secondly, any moneys whether
capital or income, not applied 5
in accordance with sub-paragraph
(aa) hereof may in whole or in
part from time to time as to the
whole or any part or parts
thereof from time to time at the 10
direction of the Board be paid,
applied or transferred by the
Corporate Trustee and towards
the support and payment of
Parish staff of the Parish of 15
All Saints' Parramatta North or
other of the ecclesiastical
district of All Saints'
Parramatta North or any Parish
or ecclesiastical district into 20
which it may subsequently be
formed or form part, which said
person or persons shall be
either lay persons or ordained
persons to serve in pastoral, 25
management or administrative
capacities within or about the
said Parish or district.
- (cc) Thirdly, any moneys whether
capital or income not applied in 30
accordance with sub-paragraph
(aa) or (bb) hereof hereof shall
be paid, applied or transferred

for and towards the maintenance,
repair, refurbishing,
reconstruction, building,
construction and/or acquisition
of Parish buildings,
improvements and fittings and
furnishings within the said
Parish or district.

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(5) In the event that in accordance with this Ordinance the
provision of this clause 3(5) shall be expressed to
apply then such sum or payment owing by the Board as is
respectively referred to shall be a sum which shall be
equal to the amount represented by A in the formula:

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$$A = B \times \frac{C}{D}$$

D

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where:

B = the payment or sum owing by the Board.

C = the Index Number released for the last quarter
year ended prior to the date of actual payment of
the said sum in full by the Board (or if no Index
Number shall have been released for the applicable
quarter year then the Index Number current for
that quarter year) and

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D = the Index Number released for the quarter year
last ended prior to the date when the said sum is
respectively payable by the Board in accordance
with the provisions of this Ordinance (or if no
Index Number shall have been released for the
applicable quarter year than the Index Number
current for that quarter year).

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In this subclause "Index Number" shall mean the Consumer
Price Index Number for Sydney (All Groups) released from
time to time in the Australian Statistician's Summary of

Australian Statistics together with any supplementary summary. In the event that there is any suspension or discontinuance of such Consumer Price Index by the Commonwealth Authorities then "Index Number" shall mean the New South Wales Male Basic or Minimum Wage applicable for the City of Sydney. If the system of practice of the determination of the New South Wales Male Basic or Minimum Wage applicable for the City of Sydney shall also cease then "Index Number" shall mean such Index published in the said Australian Statistician's Summary of Australian Statistics which reflects fluctuations of the cost of living in Sydney and which the Board and the Corporate Trustee may mutually agree upon and if they are unable to agree then such Index as may be determined by the Standing Committee whose decision by resolution shall be conclusive and binding.

4. By reason of circumstances which have arisen subsequent to the creation of the several respective trusts on which so much of the Parish Property as is not comprised in the Village Land are held, it is inexpedient to carry out and observe the same and it is expedient that such trusts be severally varied so that such land be henceforth held upon trust for:-

- (a) a church;
- (b) a residence for a minister, assistant to the minister or person employed by the Churchwardens;
- (c) hall or halls; and
- (d) a school or other place of assembly;

or partly for one or another or other of those purposes in connection with the Anglican Church of Australia within the Diocese of Sydney for the sole benefit of the Parish or other ecclesiastical district of All Saints' Parramatta North or any parish or ecclesiastical district into which it may subsequently

be formed or of which it may form a part.

PART II NAME

5. The retirement village to be established shall be named "Crawford Village Parramatta".

PART III BOARD OF MANAGEMENT

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6. The complete control and management of the Crawford Village and the Village Land and its property and officers shall be vested in a Board of Management (hereinafter to be called "the Board").

7. The objects of the Board shall be:-

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(a) To construct on the Village Land a retirement village intended generally for occupation by persons of the age of fifty-five years and over (herein referred to as "the Crawford Village").

(b) To provide for the management administration and control of the Crawford Village and to enter such deeds contracts or arrangements with any person or corporate body as it may determine or as may be required by law for or associated with any such purpose.

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(c) To sell, transfer, purchase, acquire, lease or licence or otherwise dispose of residential units in the Crawford Village in compliance with the laws of Australia and of the State of New South Wales and upon such terms and conditions as the Board may determine from time to time.

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(d) To manage and control the conduct of the Crawford Village and its occupants and owners and generally to make provision for such persons upon such terms and conditions and subject to such rules and regulations as the Board may from time to time determine in accordance with Christian principles taking into account the association of the Crawford Village with the ministry of the Parish of All Saints' Parramatta North.

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- (e) To control the management and use of all property held by the Board or on its behalf in connection with the Crawford Village or for such other purposes as the Board may determine.
- (f) To make financial or other arrangements and decisions for the present and future carrying on of the Crawford Village and maintenance, improvement and extension of an addition to the lands, premises or other property of any kind owned by the Board or occupied or used directly or indirectly by it in connection with the said Village or any part thereof.
- (g) To use and apply for the benefit of the Crawford Village and in the furtherance of the objects of the Board all property of the Board and all moneys derived therefrom or from the carrying on of the said Village.
- (h) To employ such persons and enter into such contracts and arrangements as may be necessary or incidental to the carrying out of the aforesaid purposes.
- (i) To determine consistently with this ordinance the policy to be adopted in relation to the conduct and order of the Crawford Village and relating to occupants, staff, visitors, employees and other persons of and incidental to the management and conduct of the said Village.

8. Subject to this ordinance the Board shall have all powers necessary to enable it to perform its objects and the duties imposed upon it by this Ordinance and in particular shall have the following powers (the conferring of which shall not be taken as limiting the generality of the preceding words of this clause):-

- (a) To borrow or raise money and secure the repayment thereof with or without interest in such manner as the Board may think fit and to secure the same or the repayment or performance of any debt contract guarantee

or other liability incurred or entered into by the Board in any way and in particular by charging all or any of the lands premises and other property of any kind both present and future owned by the Board or occupied or used directly or indirectly by it in connection with the Crawford Village PROVIDED THAT the Board shall not exercise any power to borrow money if the amount which it proposes to borrow when added to the amount of all moneys borrowed by it prior thereto and not repaid prior thereto exceeds one million dollars (\$1,000,000) or such other amount as may have been last approved by resolution of the Standing Committee PROVIDED FURTHER THAT the Board shall not execute or deliver any bill of exchange or other negotiable instrument other than a cheque drawn on the Board's bank.

- (b) To invest and deal with moneys by purchasing or taking on lease or hire real or personal estate or in such other manner as the Board may from time to time think fit.
- (c) To purchase take on lease or on hire or in exchange or otherwise by any means whatsoever acquire any real or personal property and any rights or privileges which the Board may think fit.
- (d) To sell improve manage develop exchange lease dispose turn to account or otherwise deal with all or any part of the lands premises and other property of any kind owned by the Board or occupied or used directly or indirectly by it in connection with the Crawford Village.
- (e) To enter into contracts of any kind (including contracts of guarantee and indemnity) and to draw make accept endorse discount execute and issue cheques.
- (f) To lend and advance money or give credit to any person

or company whether on security or not and to take such security (if any) as the Board may think fit for money lent or advanced or credit given by it.

- (g) To employ or appoint or cause to be employed or appointed such persons on such terms and conditions and for such periods as the Board or any person thereto authorised may think fit, and to dismiss or cause to be dismissed or terminate or cause to be terminated the appointment or any person so employed or appointed. 5
- (h) To appoint such executive or other committee with such powers and duties and to delegate thereto or to a member or employee such matters as the Board may think fit. 10
- (i) To solicit and accept real or personal property of any kind by way of gift, subsidy or subvention as the Board may think fit. 15
- (j) To make such rules or regulations not inconsistent with this Ordinance as the Board may think fit.

9. (1) The Board shall consist of:-

- (a) The Bishop of Parramatta for the time being who shall be President thereof or alternatively the nominee from time to time of the said Bishop who may at his discretion be appointed President in place of the Bishop. 20
- (b) Two (2) persons appointed from time to time by the Standing Committee of the Synod upon such terms and conditions as it may determine from time to time by resolution thereof. 25
- (c) Four (4) persons appointed by the Bishop of Parramatta for the time being upon the prior recommendation of the Rector and Churchwardens for the time being of All Saints' Parramatta North or any other parish or ecclesiastical district into which it may subsequently be formed or of which it 30

may form a part.

(2) Upon vacancies arising such persons shall be appointed or re-appointed from time to time by the Standing Committee or the said Bishop for the time being upon such recommendation as aforesaid.

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PART IV PROCEEDINGS OF THE BOARD

10. A quorum at meetings of the Board shall comprise four (4) members including at least one (1) member appointed by the Standing Committee pursuant to clause 9(1)(b) hereof.

11. The Board shall elect from among its members a Chairman of the Board who in the absence of the President shall preside at meetings provided that in the absence of the President and the Chairman the meeting may appoint one of its members then present to act as Chairman of such meeting. The President, the Chairman or the Acting Chairman shall while chairing a meeting have both a deliberative and a casting vote at that meeting. 10 15

12. Subject to the concurrence of the Chairman of a meeting of the Board the Council may invite any person not a member to be present for the whole or any part of such meeting.

13. (1) The office of any member of the Board shall become vacant if he or she:- 20

(a) resigns by writing under his or her hand addressed to the President, the Chairman or Secretary for the time being;

(b) becomes bankrupt or insolvent; 25

(c) be convicted of any felony or misdemeanor;

(d) becomes within the meaning of the Mental Health Act 1958 as amended an incapable person, a patient, a protected person or a voluntary patient; 30

(e) be absent from six (6) consecutive ordinary meetings of the Board without leave of absence ;
or

(f) shall attain the age of seventy (70) years
or if the Synod or the Standing Committee of the Synod when
the Synod is not in session by resolution declares the office
of that member to be vacant.

(2) The Standing Committee may by resolution revoke the
appointment of any person appointed by it.

14. The Board shall meet at least quarterly but the President or
Chairman may convene a meeting whenever he or she thinks fit and
the Secretary shall convene a meeting on receipt of a request in
writing so to do signed by not less than three (3) members of the
Board within one (1) month of the receipt of any such request. 10

15. The Board may employ such persons on such terms and
conditions as it thinks fit provided that no employed person may
be a member of the Board.

16. A resolution of the Board in relation to a major issue shall
require an affirmative vote of both of the persons appointed by
the Standing Committee pursuant to clause 9(1)(b) hereof. For
the purpose of this clause a "major issue" shall mean any
proposal to the Board which authorises:- 15

(a) the commencement of any major stage in the construction
of the said Village and the entering into any building
contracts for any such stage. 20

(b) the entry of the Board into any financial obligation in
excess of the sum of one hundred thousand dollars
(\$100,000); or 25

(c) the sale or transfer of a substantial part of the assets
and undertaking of the Crawford Village;

and in the event that there shall be any dispute as to whether a
particular matter is a major issue then the matter may be
referred by the Board to the Standing Committee of the Synod of
the Diocese whose decision shall be final. 30

17. Subject to the provisions hereof the Board may regulate its
affairs and conduct its business in such manner in such places

and at such times as its members may think fit. The Board may from time to time make amend or repeal rules and regulations for the conduct and management of the Crawford Village, for the provision of facilities in connection therewith, the employment of staff and all other matters incidental to the conduct and affairs of the Village from time to time.

18. The members of the Board shall be indemnified out of the assets of the Board against all loss or liability which they or any of them may have properly incurred for or on behalf of the Board and to which they or any of them may be subject by reason of his or her being or having been a member of the Board other than those occasioned by his or her own wilful act or neglect.

PART V PROPERTY, ACCOUNTS AND ADMINISTRATION

19. The Board shall furnish to the Synod or the Standing Committee of Synod any information as to the Board's affairs which it may be requested so to do in pursuance of a resolution thereof and shall at least once in each year report its proceedings to the Synod and shall present a statement of income and expenditure and a balance sheet duly audited and such other accounts as may be required from time to time by resolution of the Synod.

20. The Board shall comply with the provisions of the Accounts Ordinance 1975 as amended from time to time.

21. All moneys belonging to the Board and available for investment shall be invested in accordance with the Investment of Church Trust Property Ordinance 1978 or any ordinance amending or replacing the same.

22. The Board shall remain and continue to be solely responsible for the financial stability and sound economy of the Crawford Village and shall not have financial recourse or be entitled expressly or impliedly to indicate that financial recourse may be had to the resources of the Diocese of Sydney or Synod or to any Church Trust Property other than that held in connection with the

said Village.

23. Every order for goods and services or business letter involving the securing of credit for the supply of goods or services to the Crawford Village issued by or on behalf of the Board shall contain the name of the Board and immediately thereafter or thereunder the words "incorporated under the Crawford Village Parramatta Incorporation Ordinance 1988". The same information shall be shown adjacent to every application of the common seal.

24. This ordinance may be cited as the "All Saints' Parramatta North Crawford Village Constitution Ordinance 1986".

FIRST SCHEDULE

All that allotment or parcel of land situate in the Parish of Field of Mars in the County of Cumberland in the Territory of New South Wales being Lot 6 of the Newlands Estate containing Two acres two roods ten perches more or less bounded on the East by Elizabeth Street COMMENCING on the South East corner of an allotment now appropriated for a Church at a point Three hundred and seventeen and three quarter links from Pennant Street bearing South three degrees fifteen minutes West Two hundred and ninety and one quarter links to Lot 7 purchased by Mr. Robert Campbell on the South by that Lot bearing West three degrees fifteen minutes North six hundred and seventy eight links to the Creek on the West by the Creek to the South-west corner of Lot 1 purchased by Mr. Charles Marsden and on the North by Lots 1, 2, 3, 4, 5 and the aforesaid Church allotment bearing East three degrees fifteen minutes South nine chains seventy three links to the point of commencement.

SECOND SCHEDULE

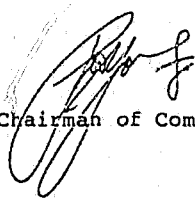
All that parcel of land containing three roods and 26 perches more or less situated at the Field of Mars bounded on the North by Pennant Street on the Kissing Point Road, commencing at Lot 4 of the land comprised in the grant purchased by Mr. Harvey bearing easterly 314 links on the East by Elizabeth Street bearing South 3 degrees 15 minutes West 317-3/4 links, on the South by Lot 6 bearing West 3 degrees 15 minutes North 315 links to Lot 4 and on the West by Lot 4 bearing North 3 degrees 15 minutes East 293-3/4 links to the commencing point.

THIRD SCHEDULE


ALL THAT piece or parcel of land situate Parramatta North in the City of Parramatta Parish of Field of Mars County of Cumberland State of New South Wales being part of Lots 10 and 11 in Deposited Plan 236320 COMMENCING at a point on the western alignment of Elizabeth Street bearing 136 degrees 00 minutes 20 seconds distant 4.965 metres and 183 degrees 15 minutes for 119.325 metres from the southern alignment of Victoria Road and bounded thence on the East by that alignment of Elizabeth Street aforesaid bearing 3 degrees 15 minutes for 44.57 metres on the

North by various lines bearing as follows 273 degrees 05 minutes
 40 seconds for 20.71 metres 3 degrees 06 minutes for 0.88 metres
 273 degrees 06 minutes for 12.165 metres 183 degrees 06 minutes
 for 20.31 metres 273 degree 06 minutes for 23.1 metres 3 degrees
 06 minutes for 28.4 metres 317 degrees 00 minutes for 3.4 metres 5
 273 degrees 06 minutes for 2.3 metres 3 degrees 05 minutes for
 3.16 metres 272 degrees 26 minutes for 5.63 metres 342 degrees 30
 seconds for 3.32 metres and 273 degrees 06 minutes for 30.8
 metres thence on the West by the eastern boundary of Lot 13 in
 Deposited Plan 236320 bearing 178 degrees 45 minutes 40 seconds 10
 for 28.5 metres and 187 degrees 57 minutes 30 seconds for 33.91
 metres on the South by the northern boundary of Lot 15 in
 Deposited Plan 565790 being a fenced line bearing 93 degrees 05
 minutes 40 seconds for 98.915 metres to the point of commencement
 and containing an area of 4581 metres squared be the said several 15
 dimensions a little more or less EXCEPTING thereout an easement
 for support vide Transfer No. L32929 copy filed as Conveyance No.
 465 Book 2883 Commencing at the south western corner of Lot 10 in
 Deposited Plan 236320 and bounded on the west by the western
 boundary of the aforesaid Lot 10 bearing 7 degrees 57 minutes 30 20
 seconds for 33.91 metres and 358 degrees 45 minutes 40 seconds
 for 28.5 metres on the North by a line bearing 93 degrees 06 for
 2.995 metres on the East by lines bearing 177 degrees 40 minutes
 for 3.265 metres 178 degrees 45 minutes 40 seconds for 32.885 25
 metres and 187 degrees 57 minutes 30 seconds for 26.26 metres
 thence on the South by part of the northern boundary of Lot 15 in
 Deposited Plan 565790 being a fenced line bearing 273 degrees 05
 minutes 40 seconds for 4.28 metres to the point of commencement be
 the said several dimensions a little more or less.

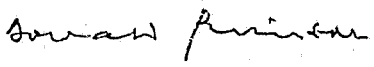
I CERTIFY that the Ordinance as printed is in accordance with the Ordinance as reported.


 Chairman of Committees

I CERTIFY that this Ordinance was passed by the Standing Committee of the Synod of the Diocese of Sydney on the ~~Third~~ ^{22nd} day of ~~August~~ ^{February} 1986.


 Secretary

I ASSENT to this Ordinance


 Archbishop of Sydney
 3 / 2 / 1986