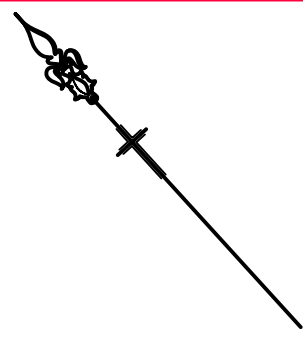


- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AA) BENEFITING LOT 121
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AD) BENEFITING LOTS 124 - 127
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM)(AK) BENEFITING LOT 131
- EASEMENT FOR ACCESS 1 WIDE (LIMITED IN STRATUM) (BA) BENEFITING LOT 121
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BC) BENEFITING LOT 123
- EASEMENT FOR ACCESS 1 WIDE (LIMITED IN STRATUM) (BD) BENEFITING LOTS 124 - 127
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BK) BENEFITING LOT 131
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CD) BENEFITING LOTS 124 - 127
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CK) BENEFITING LOT 131

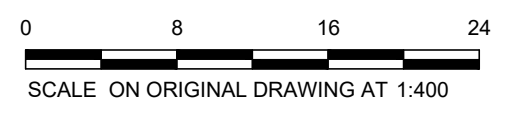
- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 129 - AFFORDABLE
- LOT 131 - RETAIL



BASEMENT 3

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
 AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
 SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS
 LOTS 121-127, 129 & 131 ARE STRATUM LOTS AT BASEMENT 3 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

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 Registered Surveyors
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 Consultants
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CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION OF LOT 12 AND 13 IN UNREGISTERED DP 1271599

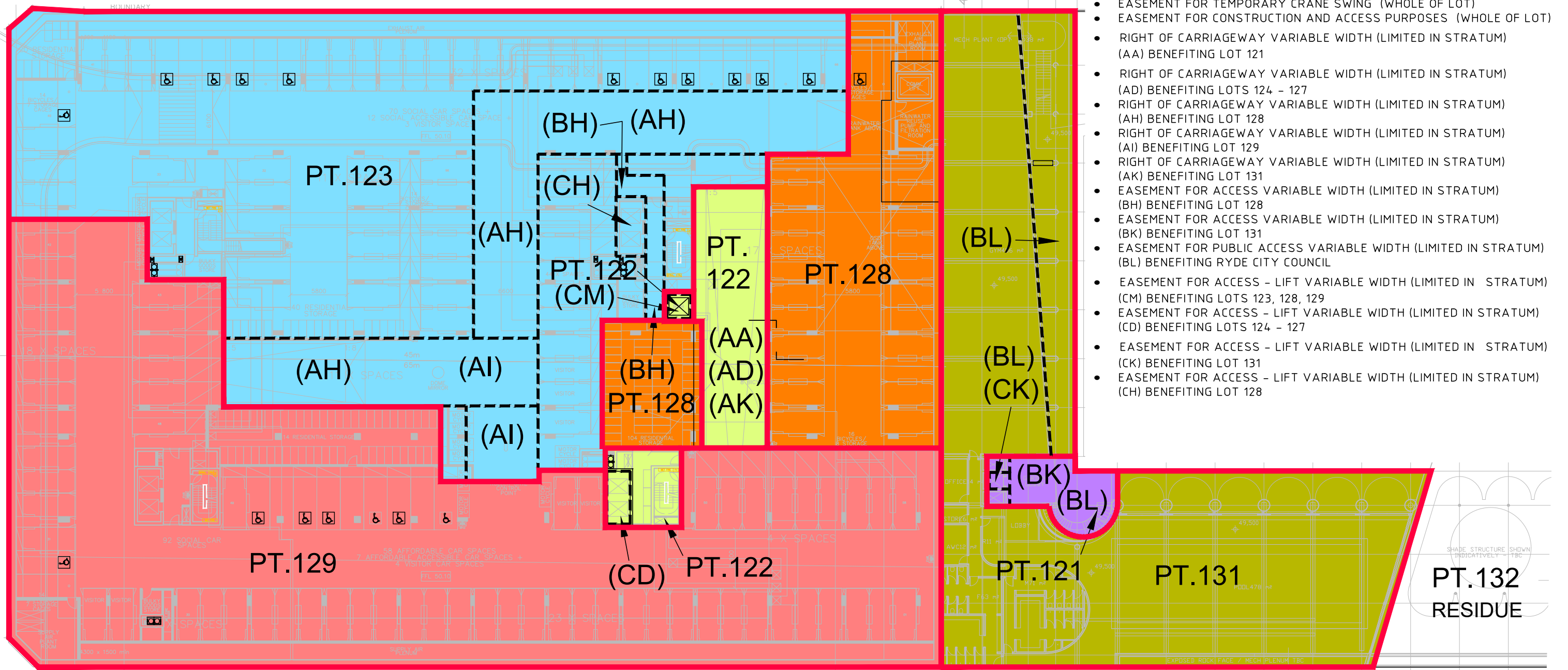
ORIGINAL SCALE
1:400
 SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 1 OF 13	

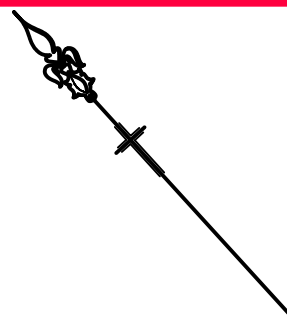
PROJECT No.
1601644
 DRAWING REF.
LOT 12 - STRATUM
 VERSION
18B

EASEMENTS (at this level)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AA) BENEFITING LOT 121
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AD) BENEFITING LOTS 124 - 127
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AH) BENEFITING LOT 128
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AI) BENEFITING LOT 129
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AK) BENEFITING LOT 131
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BH) BENEFITING LOT 128
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BK) BENEFITING LOT 131
- EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BL) BENEFITING RYDE CITY COUNCIL
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CM) BENEFITING LOTS 123, 128, 129
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CD) BENEFITING LOTS 124 - 127
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CK) BENEFITING LOT 131
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CH) BENEFITING LOT 128



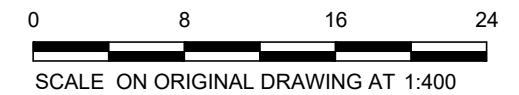
- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 128 - SOCIAL - ILUs
- LOT 129 - AFFORDABLE
- LOT 131 - RETAIL



BASEMENT 2

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
 AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
 SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS
 LOTS 121 - 123, 129 & 131 ARE STRATUM LOTS AT BASEMENT 2 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

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CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION OF LOT 12 AND 13 IN UNREGISTERED DP 1271599

ORIGINAL SCALE
1:400
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18

SHEET 2 OF 13

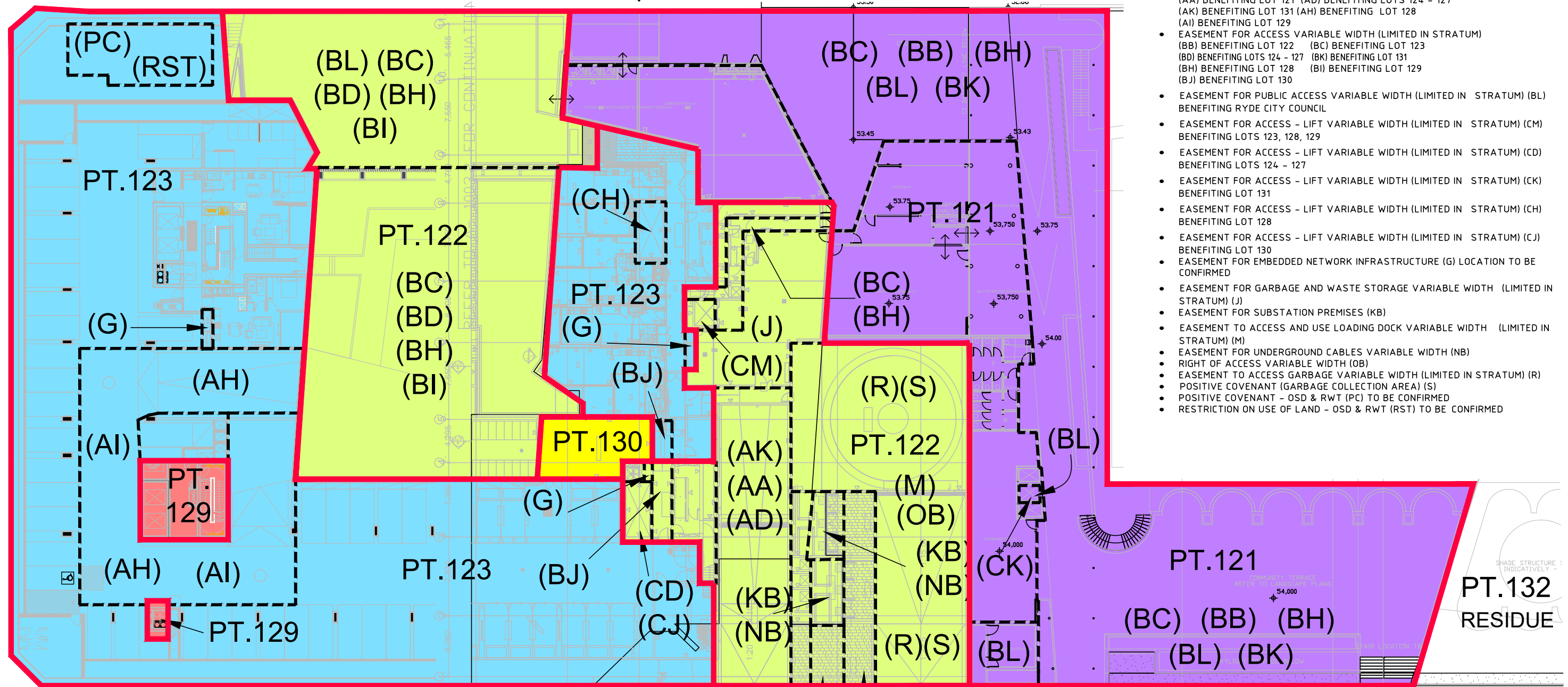
PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	18B

DRAFT PLAN OF SUBDIVISION
17-02-2022

STRATUM SUBDIVISION BLOCK C1 & C2
IVANHOE ESTATE, MACQUARIE PARK

EASEMENTS (at this level)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (AA) BENEFITING LOT 121 (AD) BENEFITING LOTS 124 - 127 (AK) BENEFITING LOT 131 (AH) BENEFITING LOT 128 (AI) BENEFITING LOT 129
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BB) BENEFITING LOT 122 (BC) BENEFITING LOT 123 (BD) BENEFITING LOTS 124 - 127 (BK) BENEFITING LOT 131 (BH) BENEFITING LOT 128 (BI) BENEFITING LOT 129 (BJ) BENEFITING LOT 130
- EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BL) BENEFITING RYDE CITY COUNCIL
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CM) BENEFITING LOTS 123, 128, 129
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CD) BENEFITING LOTS 124 - 127
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CK) BENEFITING LOT 131
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CH) BENEFITING LOT 128
- EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CJ) BENEFITING LOT 130
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) LOCATION TO BE CONFIRMED
- EASEMENT FOR GARBAGE AND WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (J)
- EASEMENT FOR SUBSTATION PREMISES (KB)
- EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (M)
- EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (NB)
- RIGHT OF ACCESS VARIABLE WIDTH (OB)
- EASEMENT TO ACCESS GARBAGE VARIABLE WIDTH (LIMITED IN STRATUM) (R)
- POSITIVE COVENANT (GARBAGE COLLECTION AREA) (S)
- POSITIVE COVENANT - OSD & RWT (PC) TO BE CONFIRMED
- RESTRICTION ON USE OF LAND - OSD & RWT (RST) TO BE CONFIRMED



- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 129 - AFFORDABLE
- LOT 130 - REAL UTILITIES

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
 AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
 SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS
 LOTS 121 - 123, 129 & 130 ARE STRATUM LOTS AT BASEMENT 1 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.



BASEMENT 1

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.

VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

BW Beveridge Williams
 Registered Surveyors
 Land Development
 Consultants
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CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
 PLAN OF SUBDIVISION
 OF LOT 12 AND 13 IN
 UNREGISTERED DP 1271599

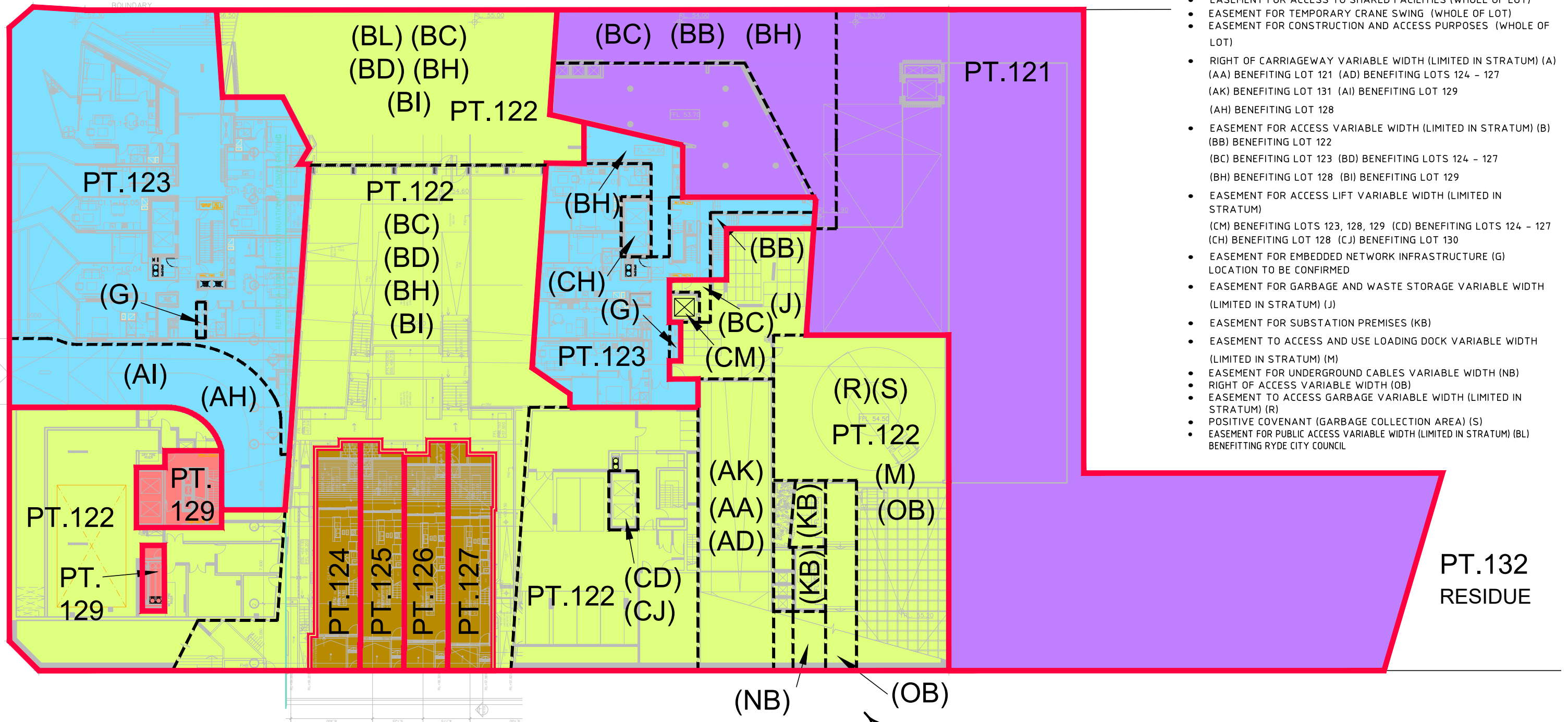
ORIGINAL SCALE
1:400
 SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 3 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	18B

EASEMENTS (at this level)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (A) (AA) BENEFITING LOT 121 (AD) BENEFITING LOTS 124 - 127 (AK) BENEFITING LOT 131 (AI) BENEFITING LOT 129 (AH) BENEFITING LOT 128
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (B) (BB) BENEFITING LOT 122 (BC) BENEFITING LOT 123 (BD) BENEFITING LOTS 124 - 127 (BH) BENEFITING LOT 128 (BI) BENEFITING LOT 129
- EASEMENT FOR ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CM) BENEFITING LOTS 123, 128, 129 (CD) BENEFITING LOTS 124 - 127 (CH) BENEFITING LOT 128 (CJ) BENEFITING LOT 130
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) LOCATION TO BE CONFIRMED
- EASEMENT FOR GARBAGE AND WASTE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM) (J)
- EASEMENT FOR SUBSTATION PREMISES (KB)
- EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (M)
- EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (NB)
- RIGHT OF ACCESS VARIABLE WIDTH (OB)
- EASEMENT TO ACCESS GARBAGE VARIABLE WIDTH (LIMITED IN STRATUM) (R)
- POSITIVE COVENANT (GARBAGE COLLECTION AREA) (S)
- EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BL) BENEFITING RYDE CITY COUNCIL



- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 129 - AFFORDABLE

THIS PLAN MAY BE STAGED,
RESULTING IN ALTERED LOT
NUMBERING.



LOWER GROUND FLOOR

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS
LOTS 121 - 127 & 129 ARE STRATUM LOTS AT LOWER GROUND FLOOR AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

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Land Development
Consultants
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CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599

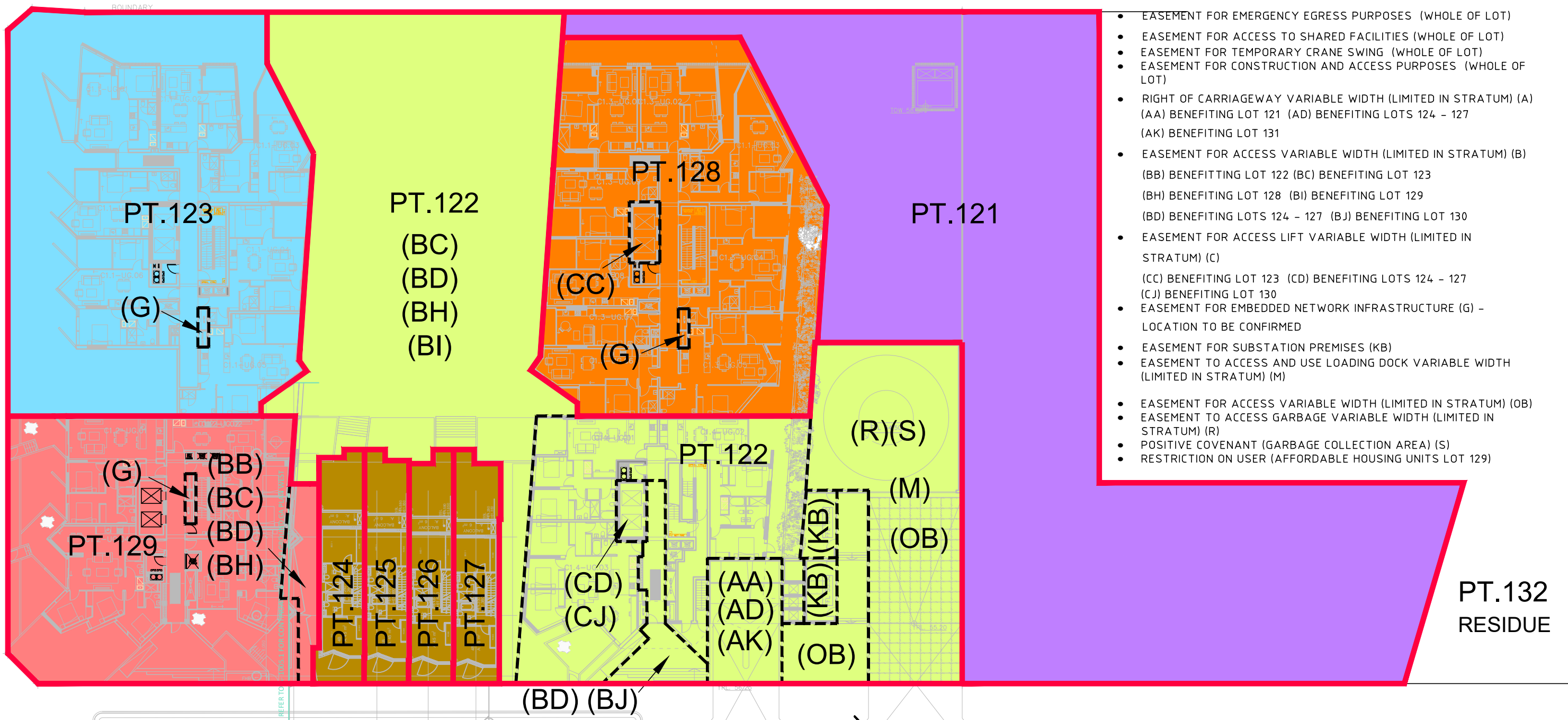
ORIGINAL SCALE
1:400
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 4 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	18B

EASEMENTS (at this level)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) (A)
(AA) BENEFITING LOT 121 (AD) BENEFITING LOTS 124 - 127
(AK) BENEFITING LOT 131
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (B)
(BB) BENEFITING LOT 122 (BC) BENEFITING LOT 123
(BH) BENEFITING LOT 128 (BI) BENEFITING LOT 129
(BD) BENEFITING LOTS 124 - 127 (BJ) BENEFITING LOT 130
- EASEMENT FOR ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (C)
(CC) BENEFITING LOT 123 (CD) BENEFITING LOTS 124 - 127
(CJ) BENEFITING LOT 130
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) -
LOCATION TO BE CONFIRMED
- EASEMENT FOR SUBSTATION PREMISES (KB)
- EASEMENT TO ACCESS AND USE LOADING DOCK VARIABLE WIDTH
(LIMITED IN STRATUM) (M)
- EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (OB)
- EASEMENT TO ACCESS GARBAGE VARIABLE WIDTH (LIMITED IN STRATUM) (R)
- POSITIVE COVENANT (GARBAGE COLLECTION AREA) (S)
- RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)



PT.132
RESIDUE

- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 128 - SOCIAL - ILUs
- LOT 129 - AFFORDABLE

THIS PLAN MAY BE STAGED,
RESULTING IN ALTERED LOT
NUMBERING.



UPPER GROUND FLOOR

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION
AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS
LOTS 121 - 129 ARE STRATUM LOTS AT UPPER GROUND FLOOR AND ARE
LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB
THAT FORMS THE FLOOR & CEILING.

VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

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Land Development
Consultants
(02) 9283 6677 www.beveridgewilliams.com.au

CLIENT:
**FRASERS PROPERTY
AUSTRALIA**

DETAILS:
**PLAN OF SUBDIVISION
OF LOT 12 AND 13 IN
UNREGISTERED DP 1271599**

ORIGINAL
SCALE
1:400

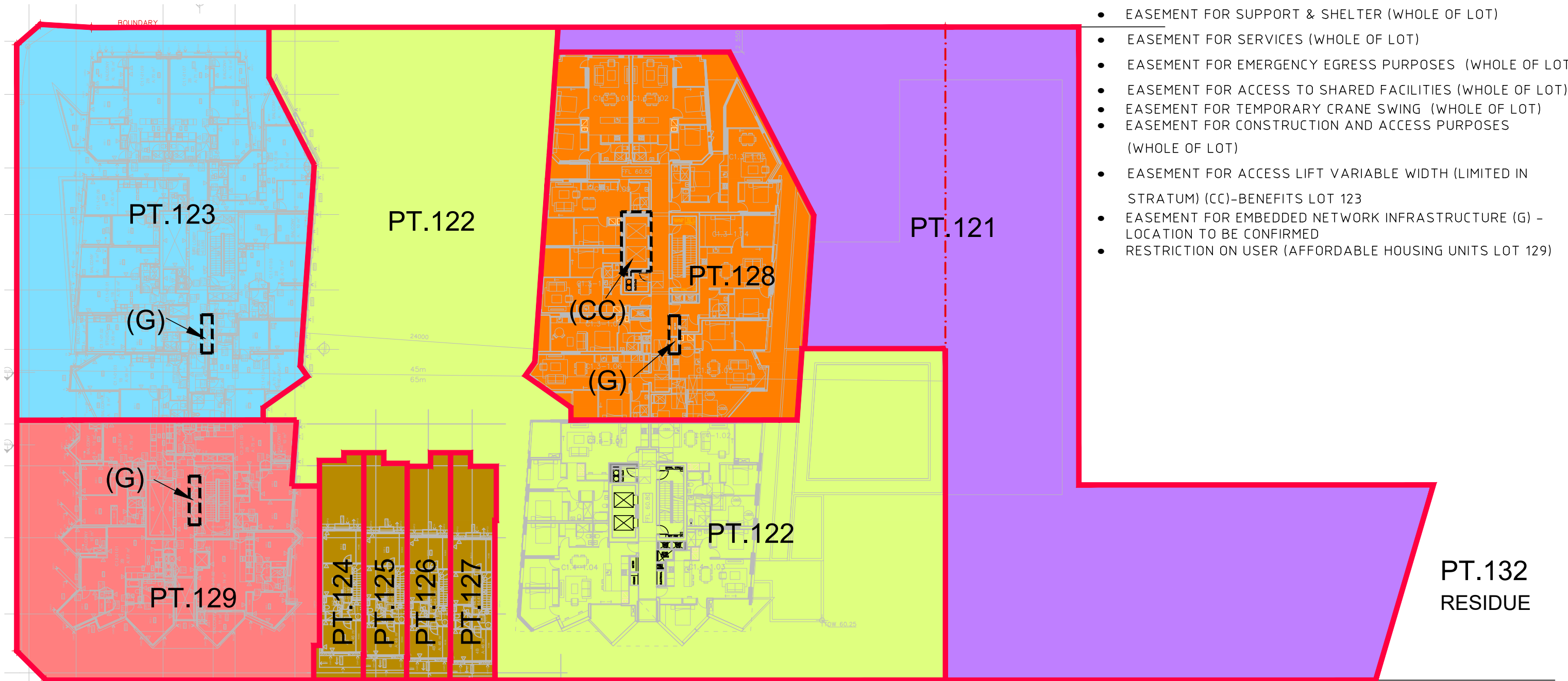
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 5 OF 13	

PROJECT No.	1601644
DRAWING REF.	LOT 12 - STRATUM
VERSION	18B

EASEMENTS (at this level)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC)-BENEFITS LOT 123
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)



- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 128 - SOCIAL - ILUs
- LOT 129 - AFFORDABLE

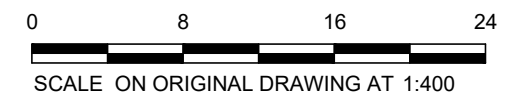
LEVEL 1

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 - 129 ARE STRATUM LOTS AT LEVEL 1 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

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Registered Surveyors
Land Development
Consultants
(02) 9283 6677 www.beveridgewilliams.com.au

CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION OF LOT 12 AND 13 IN UNREGISTERED DP 1271599

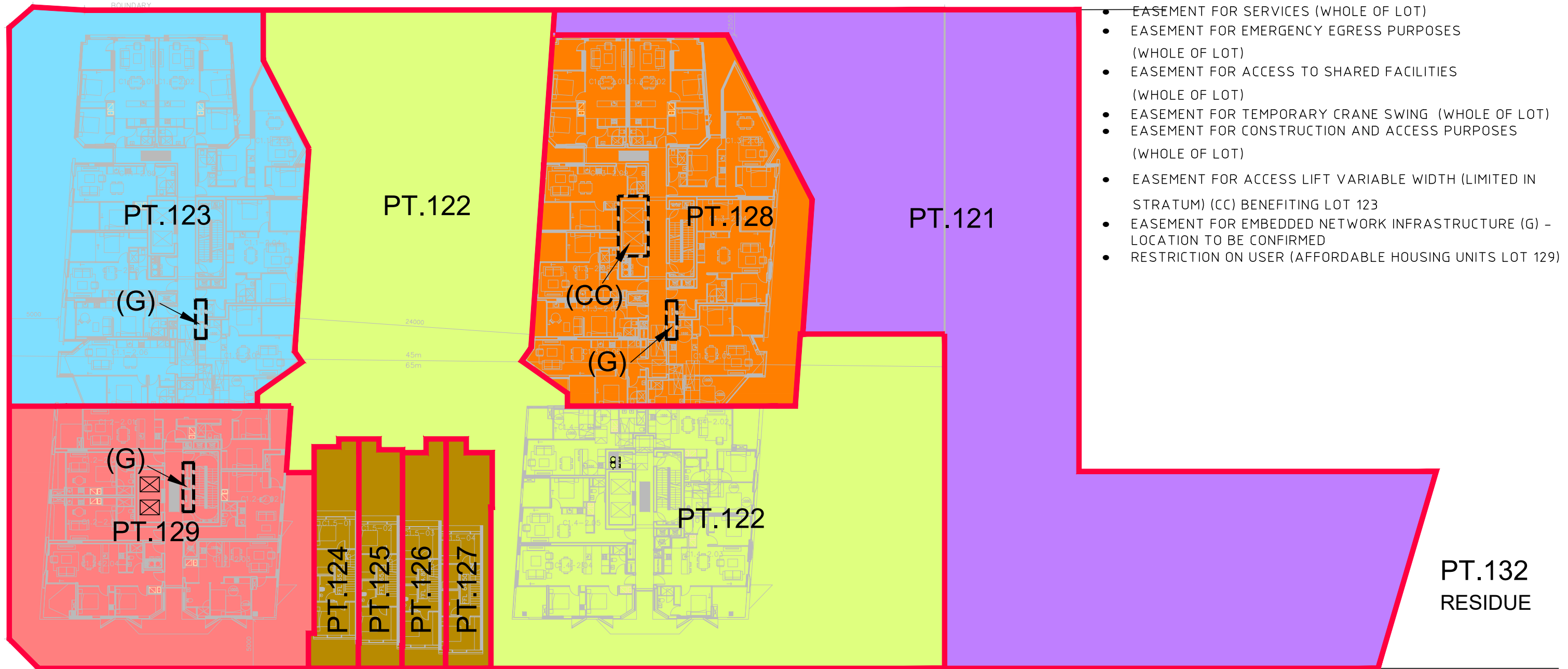
ORIGINAL SCALE
1:400
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 6 OF 13	

PROJECT No. 1601644
DRAWING REF. LOT 12 - STRATUM
VERSION 18B

EASEMENTS (at this level)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC) BENEFITING LOT 123
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)



- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 128 - SOCIAL - ILUs
- LOT 129 - AFFORDABLE

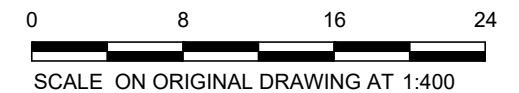
LEVEL 2

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 - 129 ARE STRATUM LOTS AT LEVEL 2 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

BW Beveridge Williams
Registered Surveyors
Land Development
Consultants
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CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION OF LOT 12 AND 13 IN UNREGISTERED DP 1271599

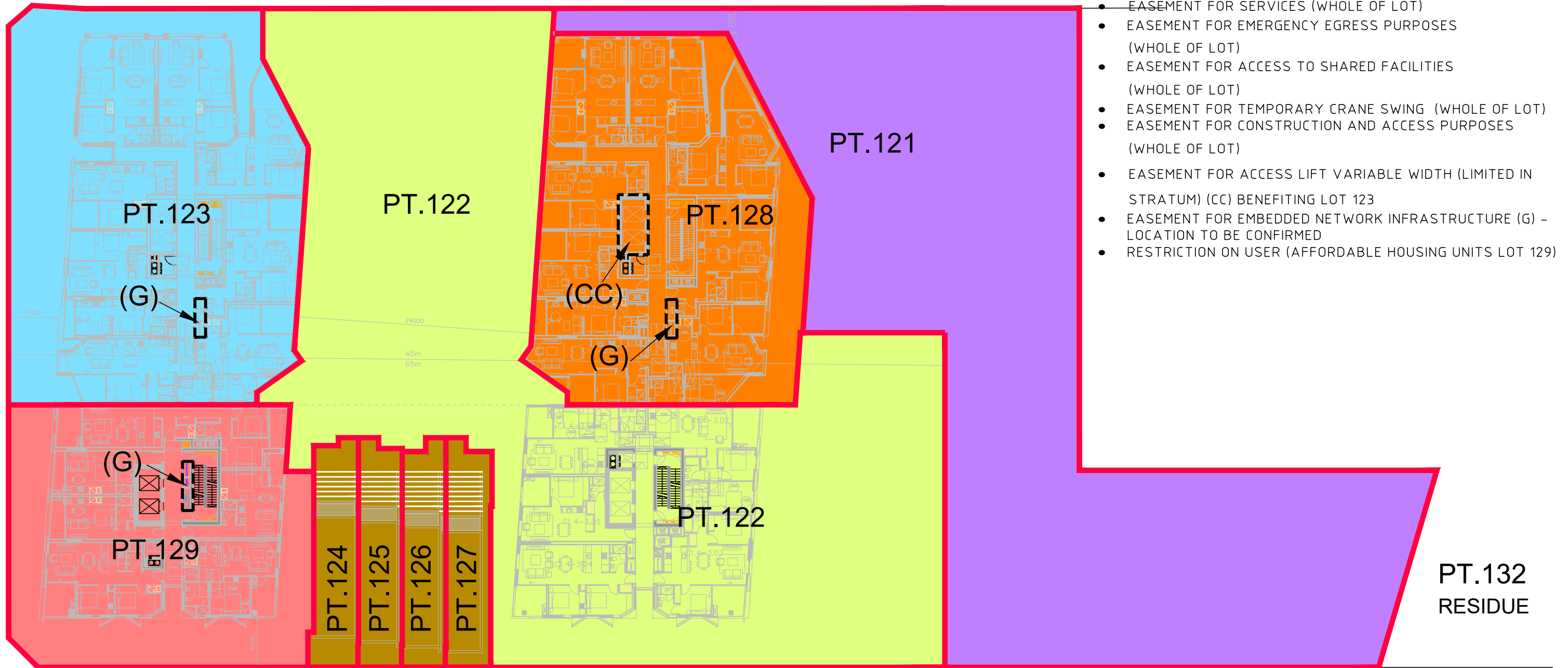
ORIGINAL SCALE
1:400
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 7 OF 13	

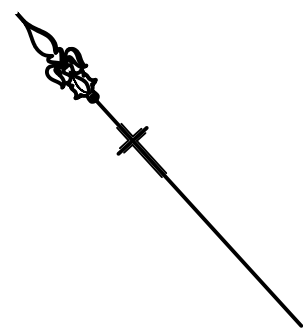
PROJECT No. 1601644
DRAWING REF. LOT 12 - STRATUM
VERSION 18B

EASEMENTS (at this level)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC) BENEFITING LOT 123
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)



- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 128 - SOCIAL - ILUs
- LOT 129 - AFFORDABLE



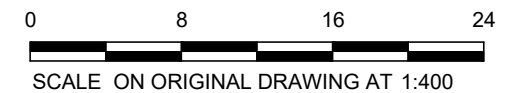
LEVELS 3 & 4

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 - 129 ARE STRATUM LOTS AT LEVELS 3 & 4 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

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CLIENT:
FRASERS PROPERTY AUSTRALIA

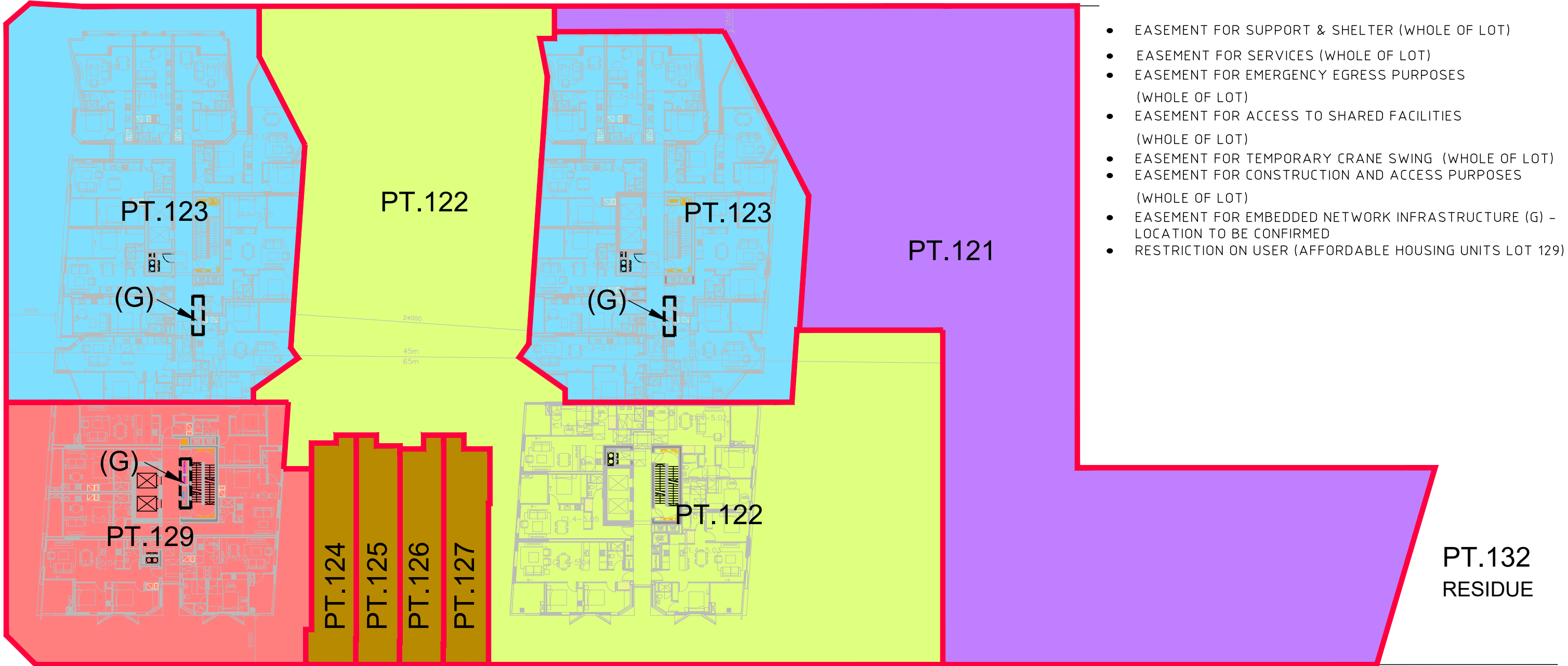
DETAILS:
PLAN OF SUBDIVISION OF LOT 12 AND 13 IN UNREGISTERED DP 1271599

ORIGINAL SCALE
1:400
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 8 OF 13	

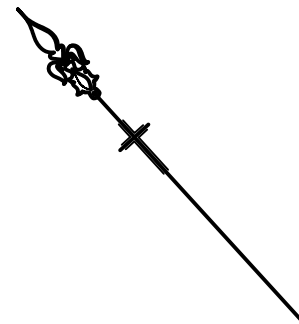
PROJECT No. 1601644
DRAWING REF. LOT 12 - STRATUM
VERSION 18B

EASEMENTS (at this level)



- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)

- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 129 - AFFORDABLE



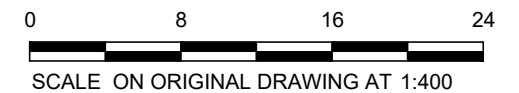
LEVELS 5 TO 12

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 - 127 & 129 ARE STRATUM LOTS AT LEVELS 5 - 12 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

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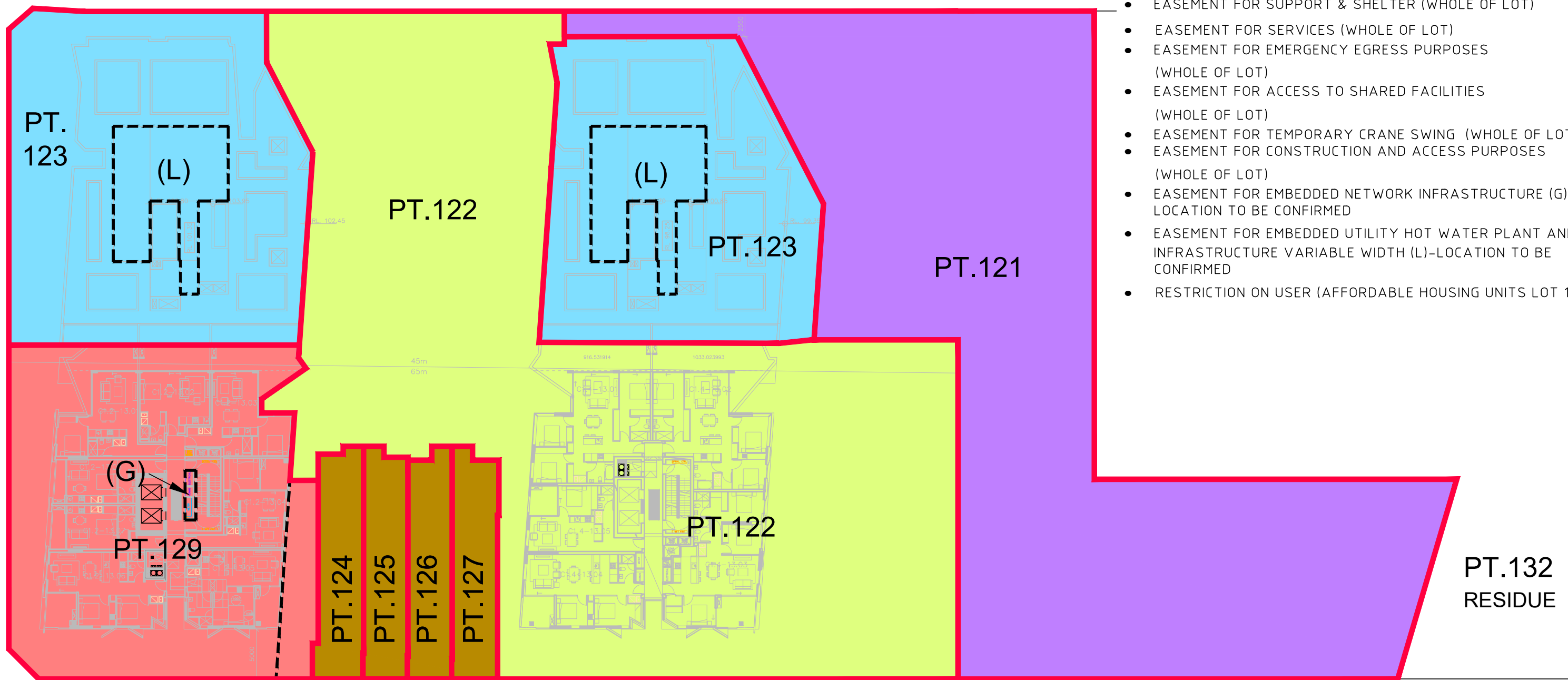
CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION OF LOT 12 AND 13 IN UNREGISTERED DP 1271599

ORIGINAL SCALE
1:400
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 9 OF 13	

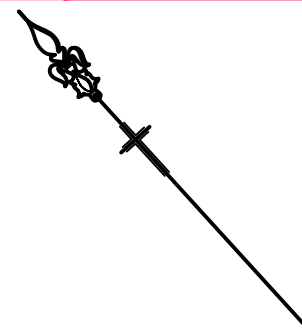
PROJECT No. 1601644
DRAWING REF. LOT 12 - STRATUM
VERSION 18B



EASEMENTS (at this level)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- EASEMENT FOR EMBEDDED UTILITY HOT WATER PLANT AND INFRASTRUCTURE VARIABLE WIDTH (L)-LOCATION TO BE CONFIRMED
- RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)

- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 129 - AFFORDABLE



LEVEL 13

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 - 127 & 129 ARE STRATUM LOTS AT LEVEL 13 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

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Consultants
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CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION OF LOT 12 AND 13 IN UNREGISTERED DP 1271599

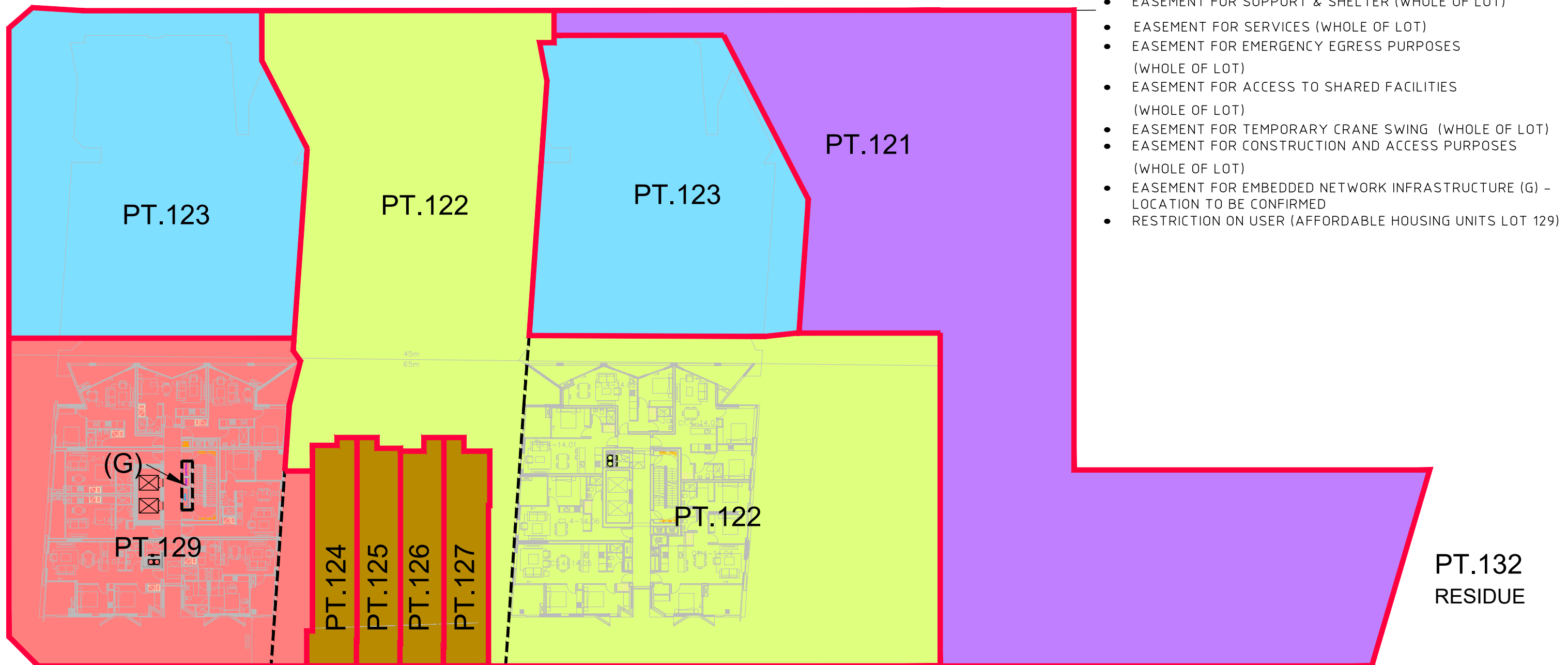
ORIGINAL SCALE
1:400
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 10 OF 13	

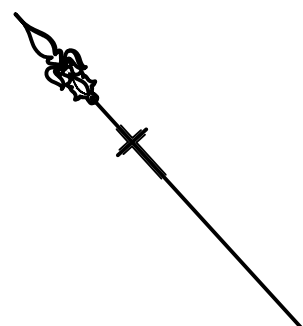
PROJECT No. 1601644
DRAWING REF. LOT 12 - STRATUM
VERSION 18B

EASEMENTS (at this level)

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) - LOCATION TO BE CONFIRMED
- RESTRICTION ON USER (AFFORDABLE HOUSING UNITS LOT 129)



- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 129 - AFFORDABLE



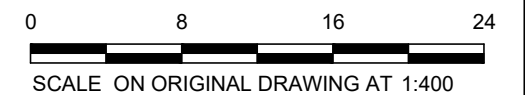
LEVELS 14 TO 19

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 - 127 & 129 ARE STRATUM LOTS AT LEVELS 14-19 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

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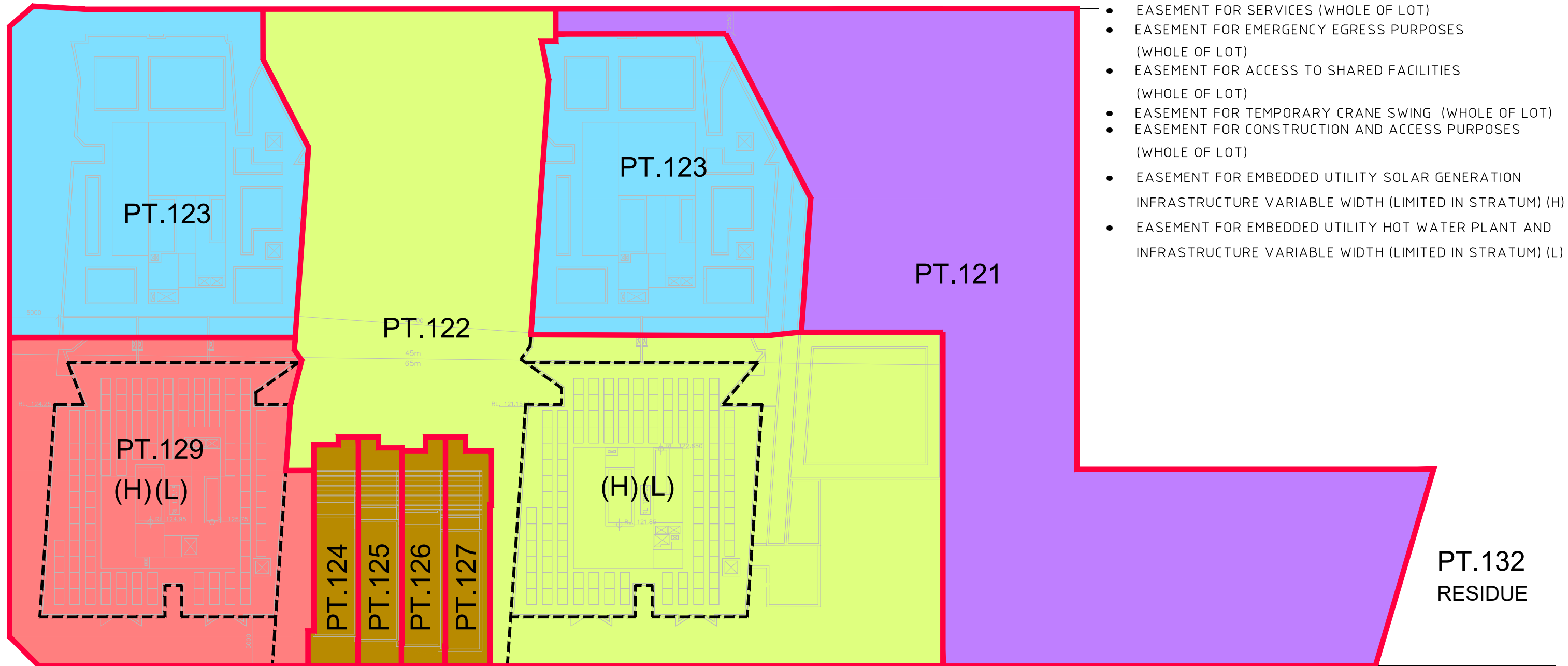
CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION OF LOT 12 AND 13 IN UNREGISTERED DP 1271599

ORIGINAL SCALE
1:400
SHEET SIZE
A3

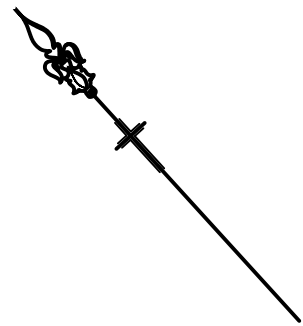
SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 11 OF 13	

PROJECT No. 1601644
DRAWING REF. LOT 12 - STRATUM
VERSION 18B



- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR EMBEDDED UTILITY SOLAR GENERATION INFRASTRUCTURE VARIABLE WIDTH (LIMITED IN STRATUM) (H)
- EASEMENT FOR EMBEDDED UTILITY HOT WATER PLANT AND INFRASTRUCTURE VARIABLE WIDTH (LIMITED IN STRATUM) (L)

- LOT 121 - COMMUNITY
- LOT 122 - MARKET
- LOT 123 - SOCIAL
- LOT 124 TO 127 - TERRACE
- LOT 129 - AFFORDABLE



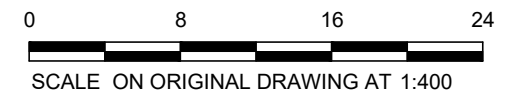
ROOF LEVEL

ARCHITECTURAL PLAN: 5800 S4.55-1102 ISSUE: P3

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE
SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOTS 121 - 129 ARE STRATUM LOTS AT LEVEL 1 AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

THIS PLAN MAY BE STAGED, RESULTING IN ALTERED LOT NUMBERING.



VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22

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Registered Surveyors
Land Development
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CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION OF LOT 12 AND 13 IN UNREGISTERED DP 1271599

ORIGINAL SCALE
1:400
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 12 OF 13	

PROJECT No. 1601644
DRAWING REF. LOT 12 - STRATUM
VERSION 18B

PROPOSED EASEMENTS

- (1) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT)
- (2) EASEMENT FOR SERVICES (WHOLE OF LOT)
- (3) EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- (4) EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- (5) EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- (6) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (LIMITED IN STRATUM) (AA) BENEFITING LOT 121 BURDENS LOT 122
- (7) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (LIMITED IN STRATUM) (AD) BENEFITING LOTS 124-127 BURDENS LOT 122
- (8) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (LIMITED IN STRATUM) (AH) BENEFITING LOT 128 BURDENS LOT 123
- (9) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (LIMITED IN STRATUM) (AI) BENEFITING LOT 129 BURDENS LOT 123
- (10) RIGHT OF CARRIAGE WAY VARIABLE WIDTH (LIMITED IN STRATUM) (AK) BENEFITING LOT 131 BURDENS LOTS 121,122
- (11) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BA) BENEFITING LOT 121 BURDENS LOT 131
- (12) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BB) BENEFITING LOT 122 BURDENS LOTS 121, 123, 129
- (13) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BC) BENEFITING LOT 123 BURDENS LOTS 121, 122, 129
- (14) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BD) BENEFITING LOTS 124-127 (INCL.) BURDENS LOTS 122, 129
- (15) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BH) BENEFITING LOT 128 BURDENS LOTS 121, 122, 123, 129
- (16) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BI) BENEFITING LOT 129 BURDENS LOT 122
- (17) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BJ) BENEFITING LOT 130 BURDENS LOTS 122, 123
- (18) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BK) BENEFITING LOT 131 BURDENS LOT 121
- (19) EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (BL) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 121
- (20) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CC) BENEFITING LOT 123 BURDENS LOT 128
- (21) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CD) BENEFITING LOTS 124-127 (INCL.) BURDENS LOT 122
- (22) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CH) BENEFITING LOT 128 BURDENS LOT 123
- (23) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CJ) BENEFITING LOT 130 BURDENS LOT 122
- (24) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CK) BENEFITING LOT 131 BURDENS LOT 121
- (25) EASEMENT FOR ACCESS - LIFT VARIABLE WIDTH (LIMITED IN STRATUM) (CM) BENEFITING LOTS 123, 128, 129 BURDENS LOT 122
- (26) EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (G) BENEFITING LOT 130 BURDENS LOTS 122, 123, 128, 129 LOCATION TO BE CONFIRMED
- (27) EASEMENT FOR EMBEDDED UTILITY SOLAR GENERATION (H) BENEFITING LOT 130 BURDENS LOTS 122, 129
- (28) EASEMENT FOR GARBAGE AND WASTE STORAGE (J) BENEFITING LOT EVERY OTHER LOT BURDENS LOT 122
- (29) EASEMENT FOR SUBSTATION PREMISES VARIABLE WIDTH (LIMITED IN STRATUM) (KB) BENEFITING AUTHORITY AUSGRID BURDENS LOT 122
- (30) EASEMENT FOR EMBEDDED UTILITY HOT WATER PLANT & INFRASTRUCTURE (L) BENEFITING LOT 130 BURDENS LOTS 122, 123, 129
- (31) EASEMENT FOR ACCESS AND USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) (M) BENEFITING EVERY OTHER LOT BURDENS LOT 122
- (32) EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (LIMITED IN STRATUM) (NB) BENEFITING AUTHORITY AUSGRID BURDENS LOT 122
- (33) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (OB) BENEFITING AUTHORITY AUSGRID BURDENS LOT 122
- (34) POSITIVE COVENANT (ON-SITE DETENTION & RAINWATER TANK) (PC) (TBC) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 123
- (35) RESTRICTION ON THE USE OF LAND (ON-SITE DETENTION & RAINWATER TANK) (RST) (TBC) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 123
- (36) EASEMENT TO ACCESS GARBAGE VARIABLE WIDTH (LIMITED IN STRATUM) (R) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 122
- (37) POSITIVE COVENANT (GARBAGE COLLECTION AREA) (S) BENEFITING AUTHORITY RYDE COUNCIL BURDENS LOT 122
- (38) RESTRICTION ON THE USER (LOT TO BE USED FOR AFFORDABLE HOUSING) BENEFITS NSW LAND & HOUSING CORPORATION (LAHC) AND BURDENS LOT 129
- (39) EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT) BENEFITS LOTS 121 & 131 AND BURDENS EVERY OTHER LOT
- (40) EASEMENT FOR SUBSTATION PREMISES VARIABLE WIDTH (LIMITED IN STRATUM) (KA) BENEFITING AUTHORITY AUSGRID BURDENS LOT 121
- (41) EASEMENT FOR UNDERGROUND CABLES VARIABLE WIDTH (LIMITED IN STRATUM) (NA) BENEFITING AUTHORITY AUSGRID BURDENS LOT 121
- (42) RIGHT OF ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) (OA) BENEFITING AUTHORITY AUSGRID BURDENS LOT 121

DRAFT PLAN OF SUBDIVISION
17-02-2022

STRATUM SUBDIVISION BLOCK C1 & C2
IVANHOE ESTATE, MACQUARIE PARK

VER	BY	AMENDMENTS	DATE
12	DW	AMENDMENTS (CAR SPACE LOT 131)	04.08.21
13	DW	LOT 128 CS & STORE ADDED AT B2	13.08.21
14	DW	LOT 123 STORE AT B2 & CS 124-127 B3	20.08.21
15	DW	MINOR AMENDMENTS	16.9.21
16	DW	AMENDMENTS	12.11.21
17	DW	AMENDMENTS TO LOTS 124 - 127	12.01.22
18	PM	ADD (BL) TO 122 & REMOVE (KA) 121	16.02.22



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CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF SUBDIVISION OF LOT 12 AND 13 IN DP 1271599

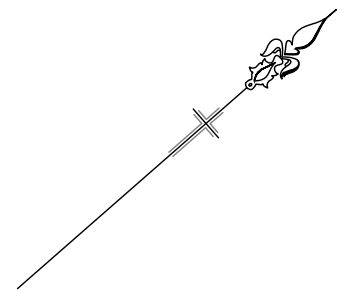
ORIGINAL SCALE
1:400
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	D.G.W.
CHECKED:	J.T.
SURVEY DATE:	29/04/2021
CAD REFERENCE:	1601644_STRATUM_220216_ver18
SHEET 13 OF 13	

PROJECT No.
1601644
DRAWING REF.
LOT 12 - STRATUM
VERSION
18B

EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)



ARCHITECTURAL PLAN: A-110-B02 Basement 2_1Basement 02
07.02.2022
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOT 220 IS A STRATUM LOT AT BASEMENT 2 AND BELOW AND IS UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE CEILING.

LOT 221 IS A STRATUM LOT AT BASEMENT 2 AND IS LIMITED IN DEPTH TO THE CENTRE OF THE CONCRETE SLAB AND LIMITED IN HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE CEILING.

LOT 221 LABELLED SD1 IS LIMITED IN DEPTH TO THE UPPER SURFACE OF BASEMENT 3 SLAB, AND LIMITED IN HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE CEILING

LOT 220 - MARKET
LOT 221 - RETAIL

BASEMENT 2 AND BELOW



VER	BY	AMENDMENTS	DATE
A	P.M.	ORIGINAL	07.07.21
B	J.T.	UPDATED CAD XREFS	30.07.21
C	P.M.	ADD PUBLIC ACCESS EASEMENTS	17.02.22
D	P.M.	UPDATED CAD XREFS, AMEND BDY	22.02.22
E	P.M.	AMENDED RETAIL BUILDING	03.03.22
F			
G			

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CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF PROPOSED STRATUM SUBDIVISION LOT 22 UNREGISTERED DP

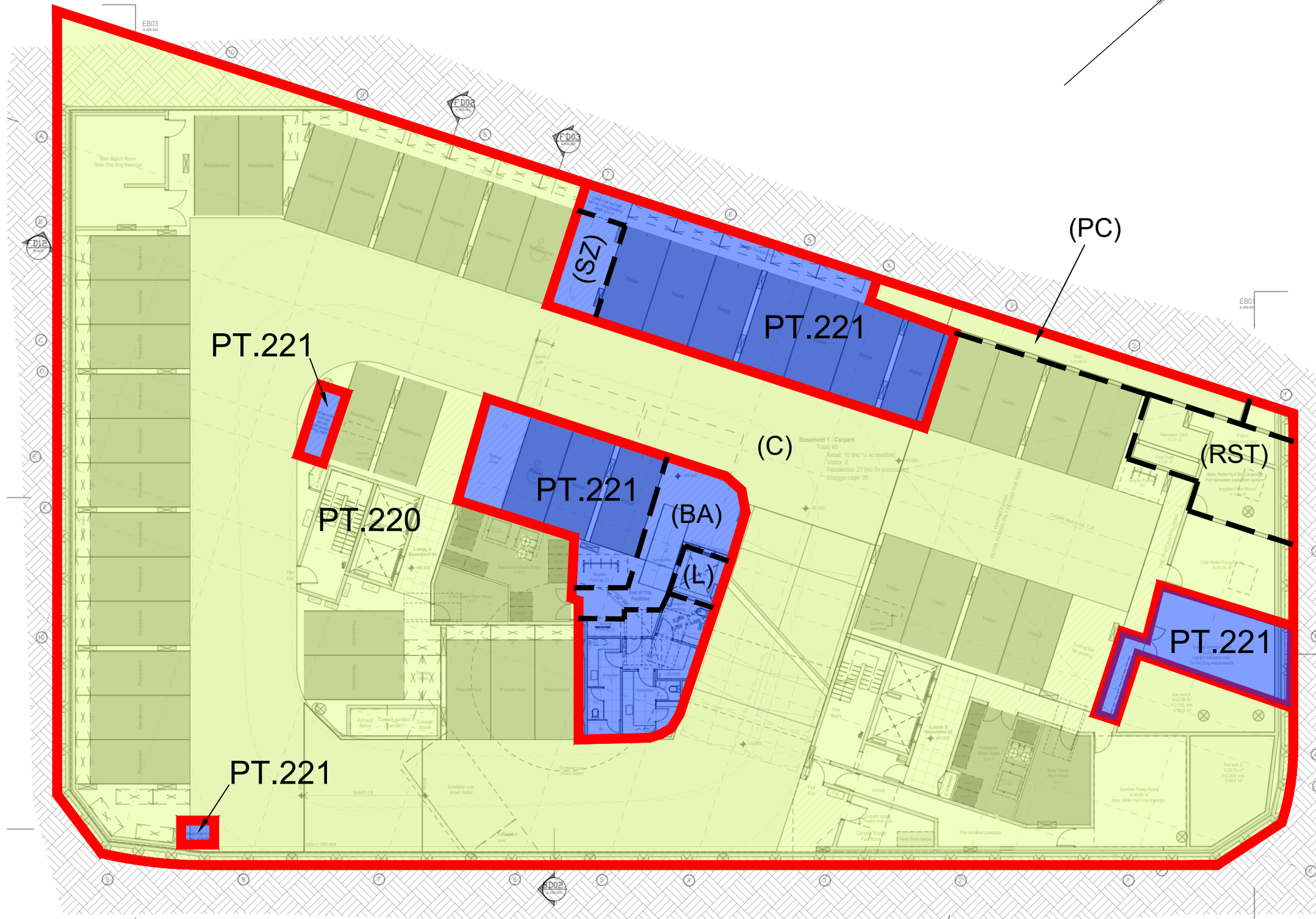
ORIGINAL SCALE
1:250
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	23/06/21
CAD REFERENCE:	1601644_LOT22_STRATUM_E
SHEET 1 OF 6	

PROJECT No.	1601644
DRAWING REF.	SHEET 1
VERSION	E

EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- (BA) EASEMENT FOR ACCESS (LIMITED IN STRATUM)
- (C) RIGHT OF CARRIAGEWAY (LIMITED IN STRATUM)
- (L) EASEMENT FOR ACCESS-LIFT (LIMITED IN STRATUM)
- (PC) POSITIVE COVENANT (OSD) TO BE CONFIRMED
- (RST) RESTRICTION ON THE USE OF LAND (RAINWATER TANK) TO BE CONFIRMED
- (SZ) EASEMENT FOR SHARED ZONE



ARCHITECTURAL PLAN: A-110-B01 Basement 1_Basement 01
07.02.2022
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE
NSW LAND REGISTRY SERVICES OFFICE SITES OF EASEMENTS
ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOT 220 & 221 ARE STRATUM LOTS AT BASEMENT 1 AND
ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE
CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

LOT 220 - MARKET
LOT 221 - RETAIL

BASEMENT 1



VER	BY	AMENDMENTS	DATE
A	P.M.	ORIGINAL	07.07.21
B	J.T.	UPDATED CAD XREFS	30.07.21
C	P.M.	ADD PUBLIC ACCESS EASEMENTS	17.02.22
D	P.M.	UPDATED CAD XREFS, AMEND BDY	22.02.22
E	P.M.	AMENDED RETAIL BUILDING	03.03.22
F			
G			

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CLIENT:
FRASERS PROPERTY AUSTRALIA

DETAILS:
PLAN OF PROPOSED STRATUM SUBDIVISION LOT 22 UNREGISTERED DP

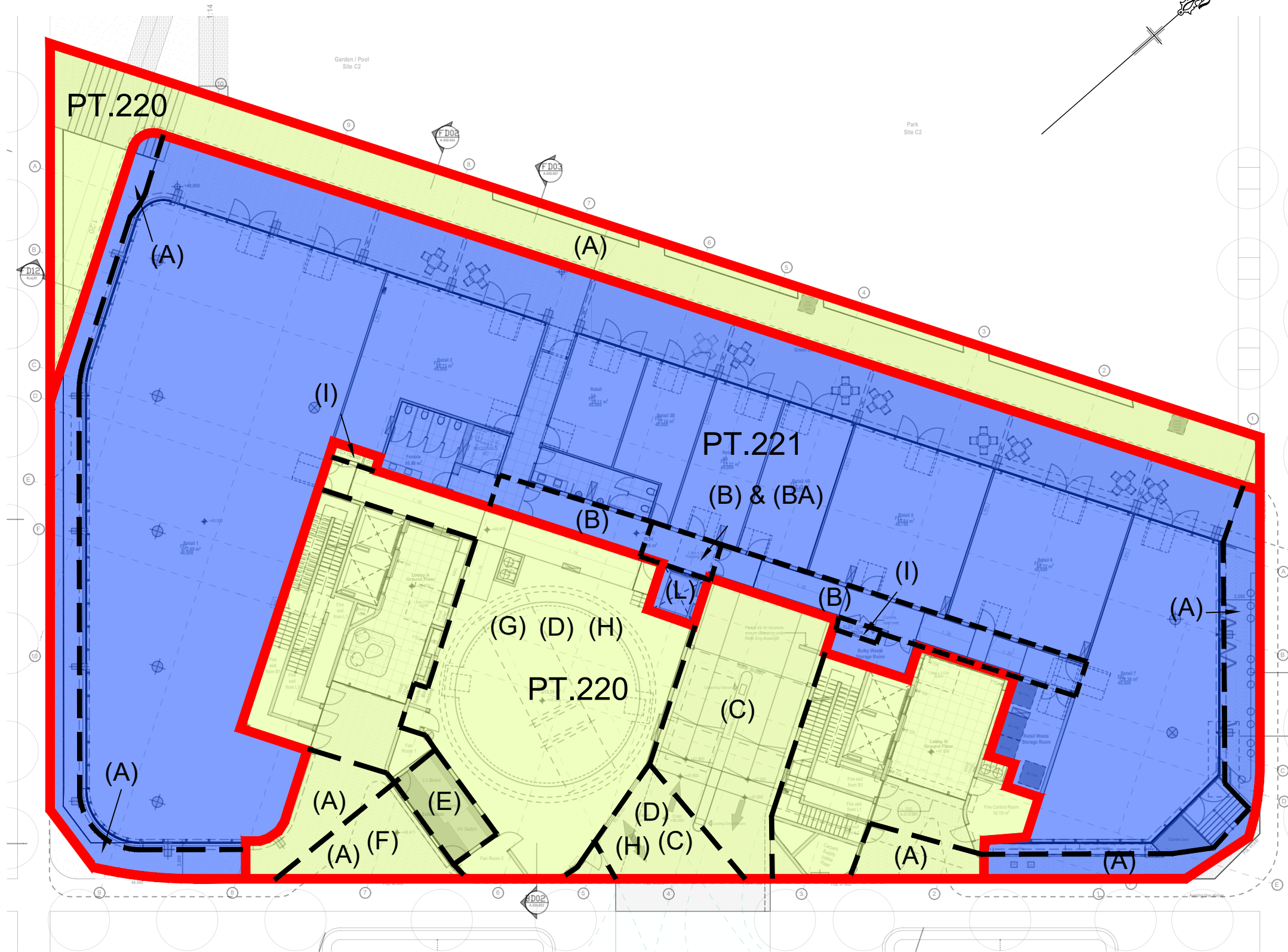
ORIGINAL SCALE
1:250
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	23/06/21
CAD REFERENCE:	1601644_LOT22_STRATUM_E
SHEET 2 OF 6	

PROJECT No.
1601644
DRAWING REF.
SHEET 2
VERSION
E

EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- (A) EASEMENT FOR PUBLIC ACCESS (LIMITED IN STRATUM)
- (BA) EASEMENT FOR ACCESS (LIMITED IN STRATUM)
- (C) RIGHT OF CARRIAGEWAY (LIMITED IN STRATUM)
- (D) EASEMENT TO ACCESS & USE LOADING DOCK (LIMITED IN STRATUM)
- (E) EASEMENT FOR INDOOR SUBSTATION (LIMITED IN STRATUM)
- (F) EASEMENT FOR UNDERGROUND CABLES (LIMITED IN STRATUM)
- (G) POSITIVE COVENANT (GARBAGE)
- (H) EASEMENT TO ACCESS GARBAGE (LIMITED IN STRATUM)
- (I) EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE LOCATION TO BE CONFIRMED
- (L) EASEMENT FOR ACCESS-LIFT (LIMITED IN STRATUM)



ARCHITECTURAL PLAN: A-110-000 Ground Level_1Ground Floor
07.02.2022

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOT 220 & 221 ARE STRATUM LOTS AT GROUND FLOOR AND ARE LIMITED IN DEPTH & HEIGHT TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR & CEILING.

LOT 220 - MARKET
 LOT 221 - RETAIL

GROUND LEVEL



VER	BY	AMENDMENTS	DATE
A	P.M.	ORIGINAL	07.07.21
B	J.T.	UPDATED CAD XREFS	30.07.21
C	P.M.	ADD PUBLIC ACCESS EASEMENTS	17.02.22
D	P.M.	UPDATED CAD XREFS, AMEND BDY	22.02.22
E	P.M.	AMENDED RETAIL BUILDING	03.03.22
F			
G			


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DETAILS:
PLAN OF PROPOSED STRATUM SUBDIVISION LOT 22 UNREGISTERED DP

ORIGINAL SCALE
 1:250
 SHEET SIZE
 A3

SURVEYOR:	P.J.M.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	23/06/21
CAD REFERENCE:	1601644_LOT22_STRATUM_E
SHEET 3 OF 6	

PROJECT No.	1601644
DRAWING REF.	SHEET 3
VERSION	E

STRATUM SUBDIVISION BLOCK C3
IVANHOE ESTATE, MACQUARIE PARK

EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- (B) EASEMENT FOR ACCESS (LIMITED IN STRATUM)
- (I) EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (LIMITED IN STRATUM) LOCATION TO BE CONFIRMED
- (L) EASEMENT FOR ACCESS-LIFT (LIMITED IN STRATUM)

NOTE: LEVELS 1 - 17 OVERHANG NEIGHBOURHOOD ST ROAD 2 & 3 AND MAIN ROAD

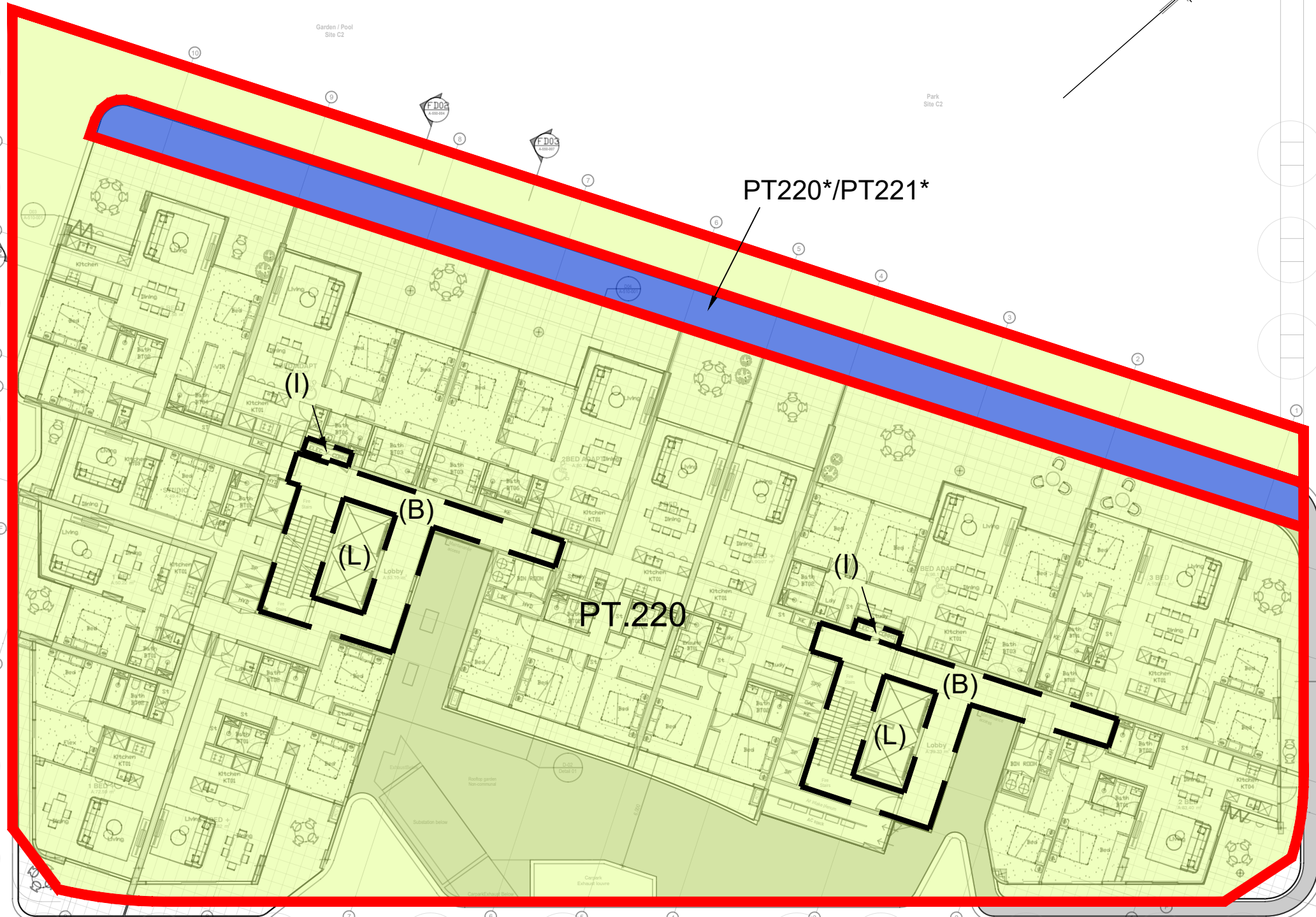
ARCHITECTURAL PLAN: A-110-001 Level 01_1Level 01
07.02.2022

AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

* PART LOT 221 IS LIMITED IN HEIGHT TO THE UPPER SURFACE OF THE AWNING, AND LIMITED TO THE LOT BELOW. PART LOT 220 IS LIMITED IN DEPTH TO THE UPPER SURFACE OF THE AWNING, AND UNLIMITED IN HEIGHT.

PART LOT 220 IS A STRATUM LOT AT LEVELS 1 - 15 AND IS LIMITED IN DEPTH TO THE CENTRE OF THE CONCRETE SLAB THAT FORMS THE FLOOR, AND UNLIMITED IN HEIGHT.

LOT 220 - MARKET
LOT 221 - RETAIL



LEVEL 01 - 15



VER	BY	AMENDMENTS	DATE
A	P.M.	ORIGINAL	07.07.21
B	J.T.	UPDATED CAD XREFS	30.07.21
C	P.M.	ADD PUBLIC ACCESS EASEMENTS	17.02.22
D	P.M.	UPDATED CAD XREFS, AMEND BDYS	22.02.22
E	P.M.	AMENDED RETAIL BUILDING	03.03.22
F			
G			

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DETAILS:
PLAN OF PROPOSED STRATUM SUBDIVISION LOT 22 UNREGISTERED DP

ORIGINAL SCALE
1:250

SHEET SIZE
A3

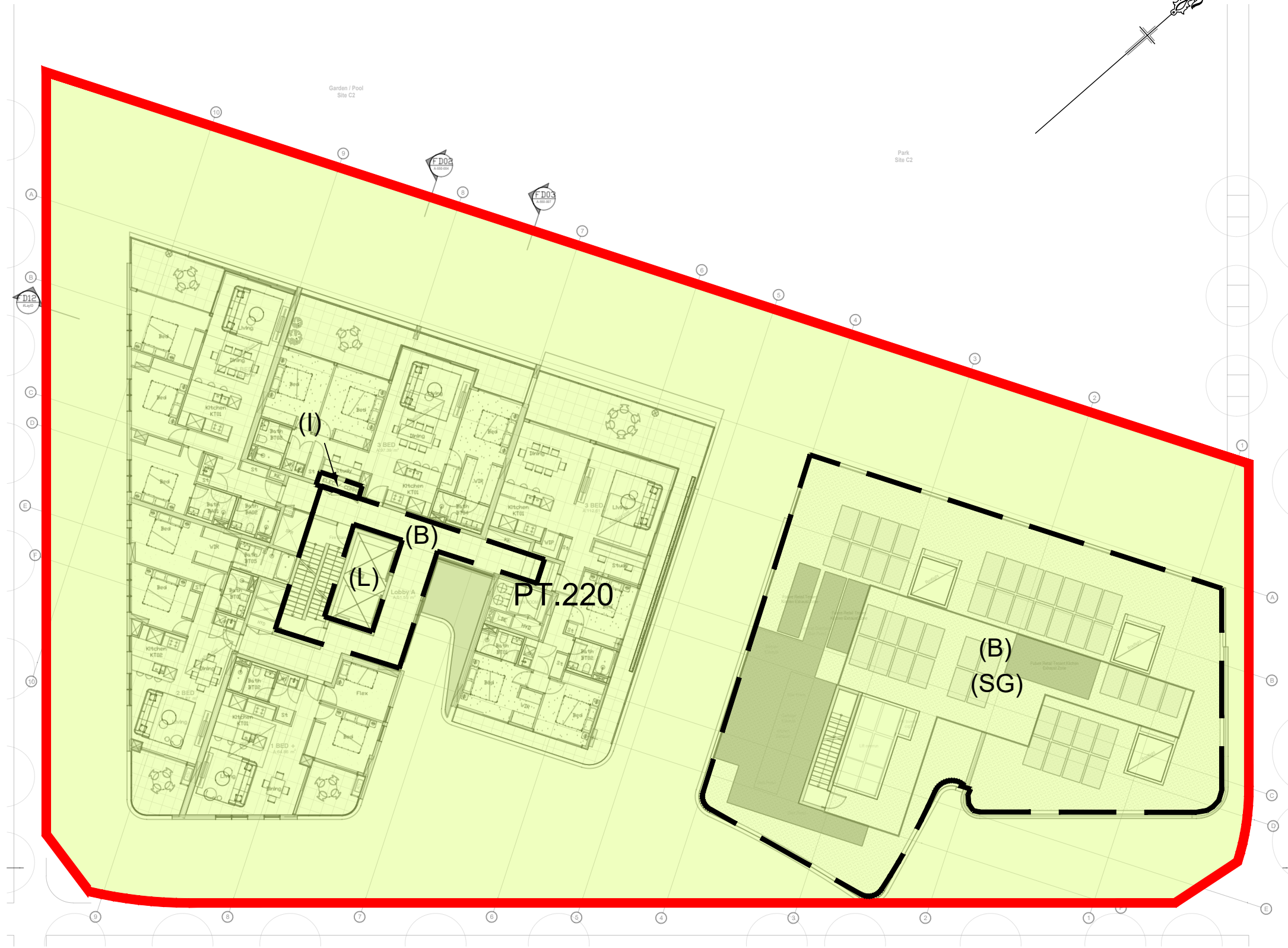
SURVEYOR:	P.J.M.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	23/06/21
CAD REFERENCE:	1601644_LOT22_STRATUM_E
SHEET 4 OF 6	

PROJECT No.	1601644
DRAWING REF.	SHEET 4
VERSION	E

STRATUM SUBDIVISION BLOCK C3
IVANHOE ESTATE, MACQUARIE PARK

EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- (B) EASEMENT FOR ACCESS (LIMITED IN STRATUM)
- (I) EASEMENT FOR EMBEDDED NETWORK INFRASTRUCTURE (LIMITED IN STRATUM) LOCATION TO BE CONFIRMED
- (SG) EASEMENT FOR EMBEDDED UTILITY SOLAR GENERATION INFRASTRUCTURE (LIMITED IN STRATUM) LOCATION TO BE CONFIRMED
- (L) EASEMENT FOR ACCESS-LIFT (LIMITED IN STRATUM)

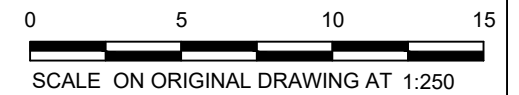


ARCHITECTURAL PLAN: A-110-017 Roof Plan_1Level 16
07.02.2022
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOT 220 IS A STRATUM LOT AT LEVEL 16 AND IS LIMITED IN DEPTH TO THE LOT BELOW & UNLIMITED IN HEIGHT.

□ LOT 220 - MARKET

LEVEL 16



VER	BY	AMENDMENTS	DATE
A	P.M.	ORIGINAL	07.07.21
B	J.T.	UPDATED CAD XREFS	30.07.21
C	P.M.	ADD PUBLIC ACCESS EASEMENTS	17.02.22
D	P.M.	UPDATED CAD XREFS, AMEND BDYS	22.02.22
E	P.M.	AMENDED RETAIL BUILDING	03.03.22
F			
G			

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CLIENT:
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DETAILS:
PLAN OF PROPOSED STRATUM SUBDIVISION LOT 22 UNREGISTERED DP

ORIGINAL SCALE
1:250

SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	23/06/21
CAD REFERENCE:	1601644_LOT22_STRATUM_E
SHEET 5 OF 6	

PROJECT No. 1601644
DRAWING REF. SHEET 5
VERSION E

STRATUM SUBDIVISION BLOCK C3
IVANHOE ESTATE, MACQUARIE PARK

EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
- EASEMENT FOR SERVICES (WHOLE OF LOT)
- EASEMENT FOR EMERGENCY EGRESS PURPOSES (WHOLE OF LOT)
- EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT)
- EASEMENT FOR TEMPORARY CRANE SWING (WHOLE OF LOT)
- EASEMENT FOR CONSTRUCTION AND ACCESS PURPOSES (WHOLE OF LOT)
- (B) EASEMENT FOR ACCESS (LIMITED IN STRATUM)
- (HW) EASEMENT FOR EMBEDDED UTILITY HOT WATER PLANT & INFRASTRUCTURE (LIMITED IN STRATUM) LOCATION TO BE CONFIRMED
- (SG) EASEMENT FOR EMBEDDED UTILITY SOLAR GENERATION INFRASTRUCTURE (LIMITED IN STRATUM) LOCATION TO BE CONFIRMED

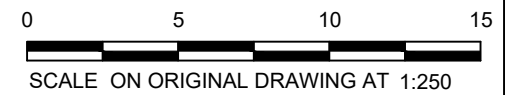


ARCHITECTURAL PLAN: A-110-017 Roof Plan_1Level 16
A-110-017 Roof Plan_1Roof Plan 07.02.2022
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND REGISTRATION OF PLAN AT THE NSW LAND REGISTRY SERVICES OFFICE SITES OF EASEMENTS ARE SUBJECT TO DESIGN AND CONSTRUCTION VARIATIONS

LOT 220 IS A STRATUM LOT AT LEVEL 17 AND ABOVE AND IS LIMITED IN DEPTH TO THE LOT BELOW & UNLIMITED IN HEIGHT.

□ LOT 220 - MARKET

LEVEL 17 & ABOVE



VER	BY	AMENDMENTS	DATE
A	P.M.	ORIGINAL	07.07.21
B	J.T.	UPDATED CAD XREFS	30.07.21
C	P.M.	ADD PUBLIC ACCESS EASEMENTS	17.02.22
D	P.M.	UPDATED CAD XREFS, AMEND BDYS	22.02.22
E	P.M.	AMENDED RETAIL BUILDING	03.03.22
F			
G			

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CLIENT:
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DETAILS:
PLAN OF PROPOSED STRATUM SUBDIVISION LOT 22 UNREGISTERED DP

ORIGINAL SCALE
1:250
SHEET SIZE
A3

SURVEYOR:	P.J.M.
DRAWN:	J.T.
CHECKED:	P.J.M.
SURVEY DATE:	23/06/21
CAD REFERENCE:	1601644_LOT22_STRATUM_E
SHEET 6 OF 6	

PROJECT No. 1601644
DRAWING REF. SHEET 6
VERSION E